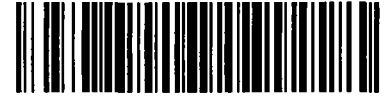




# City of Chicago



SO2017-2221

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/29/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-I at 2501-2503 N Talman Ave - App No. 19174T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 19174 TS

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

INTRO DATE  
MARCH 29, 2017

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-I in the area bounded by

North Talman Avenue: A line 50 feet north of and parallel to West Altgeld Street; A line 125.92 feet east of and parallel to North Talman Avenue; West Altgeld Street

to those of a RM-4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2501-2503 North Talman Avenue


**SUBSTITUTE**  
**PROJECT NARRATIVE**  
**TYPE 1 ZONING AMENDMENT**  
**2501-2503 NORTH TALMAN**

RM-4.5 Residential Multi-Unit District

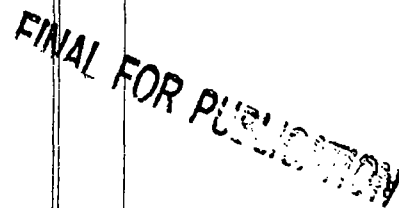
The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit (Detached House) District to a RM-4.5 Residential Multi-Unit District to divide a single zoning lot of 50 x 125.92 into two zoning lots of 25 x 125.92 and 25 x 125.92. The property at 2503 North Talman contains a 2 unit building with a rear building containing 2 units. The rear building will be deconverted into a single family residence. The existing buildings at 2503 North Talman will remain. The lot at 2501 North Talman will contain a single family home with 2 parking spaces.

	2501 North Talman Avenue	2503 North Talman Avenue
Lot Area	3,148 square feet	3,148 square feet
Parking	2	0
Rear Setback	43 feet	0 (existing)
North Setback	3 feet	0 feet
Front Setback	11.5 feet	9 feet
South Setback	2 feet	0 feet
FAR	.90	1.70
Building Square Footage	2,833 square feet	5,351 square feet (existing)
Building Height	25 feet 10 inches	23 feet and 25 feet (existing)

**FINAL FOR PUBLICATION**



ONE-WAY TRAFFIC



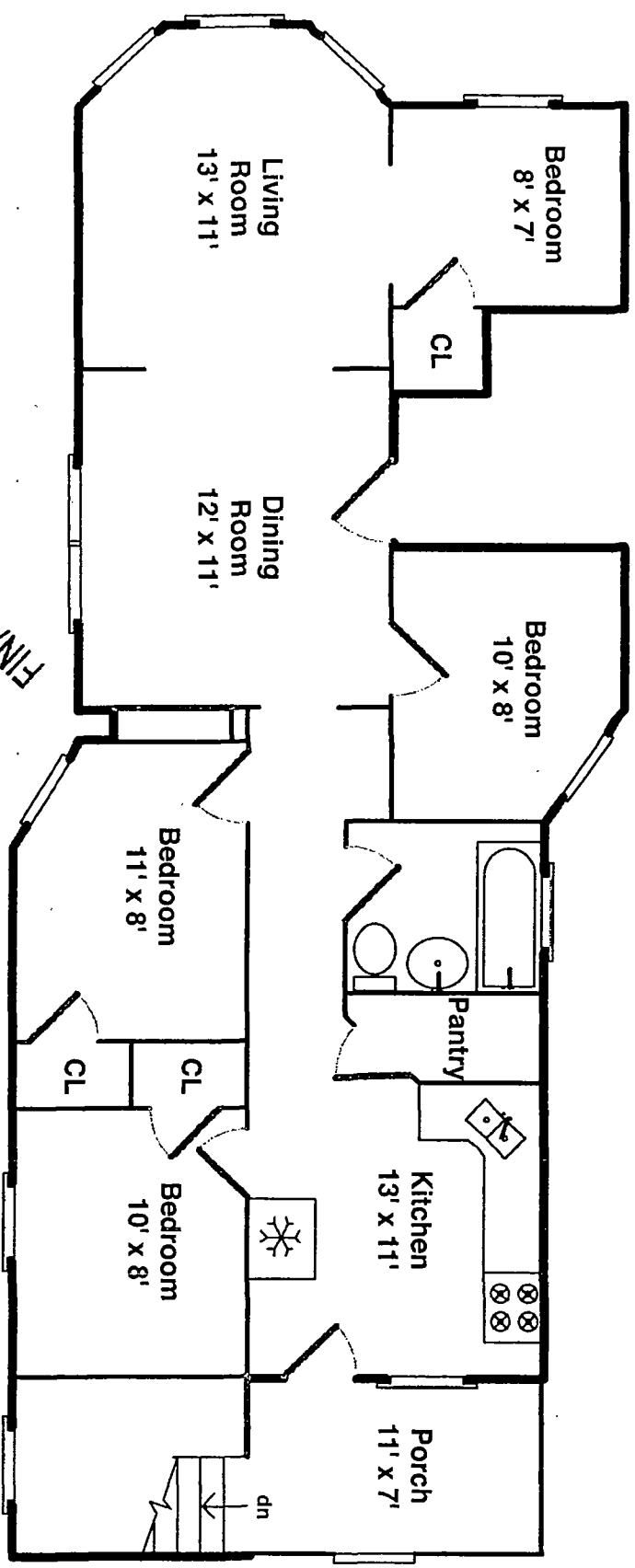
SLOPE

3-STORY FRAME  
COACH HOUSE  
(BASEMENT BELOW GRADE,  
TWO FLOORS ABOVE)

EXISTING BAY  
TO REMAIN

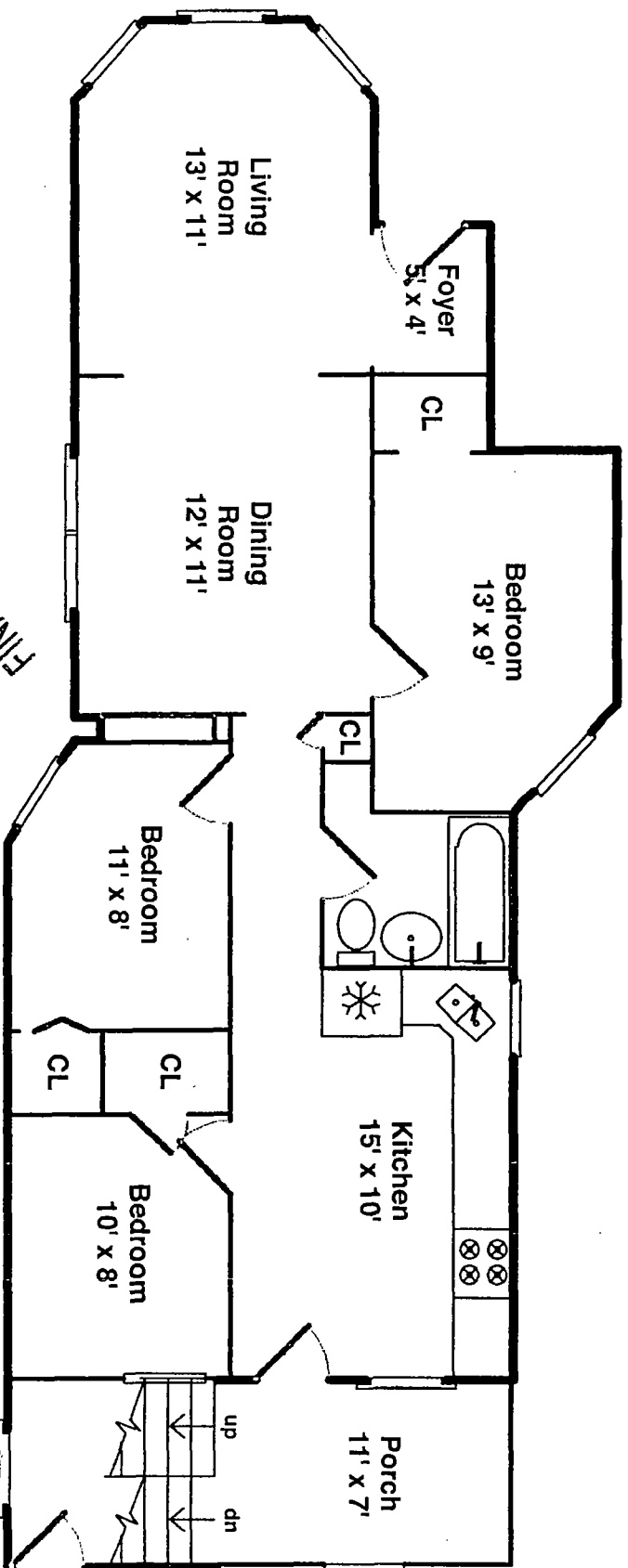
NEW STAIR

# Upper



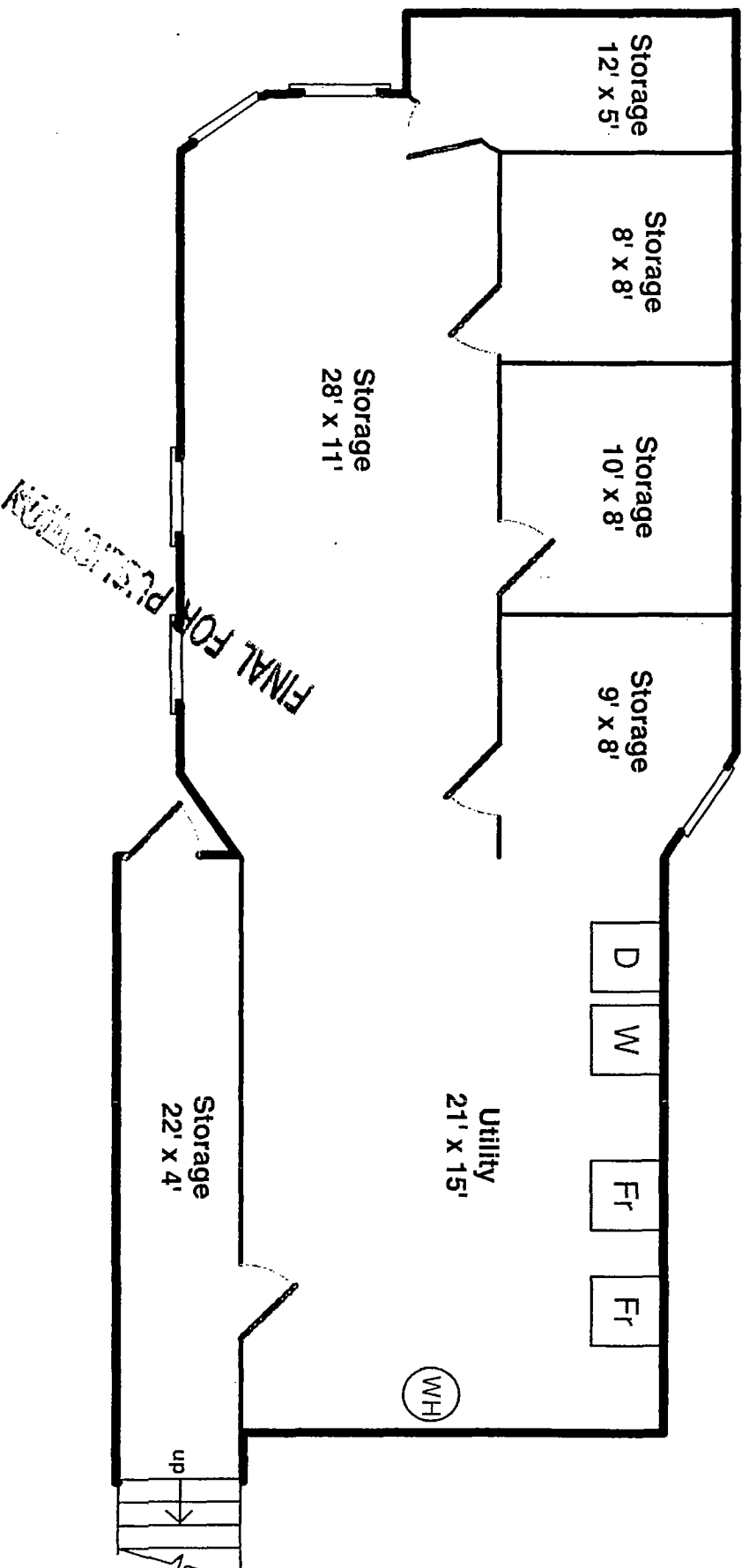
FINAL FOR PERMIT 10/11/2011

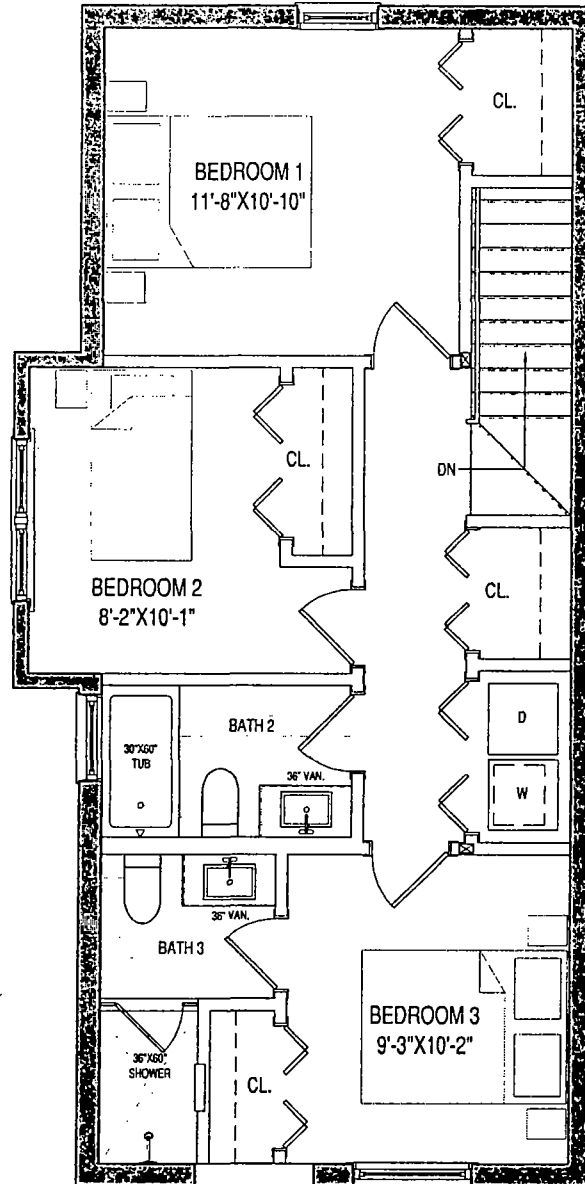
# Main



FINAL FOR PERMITS

# Lower





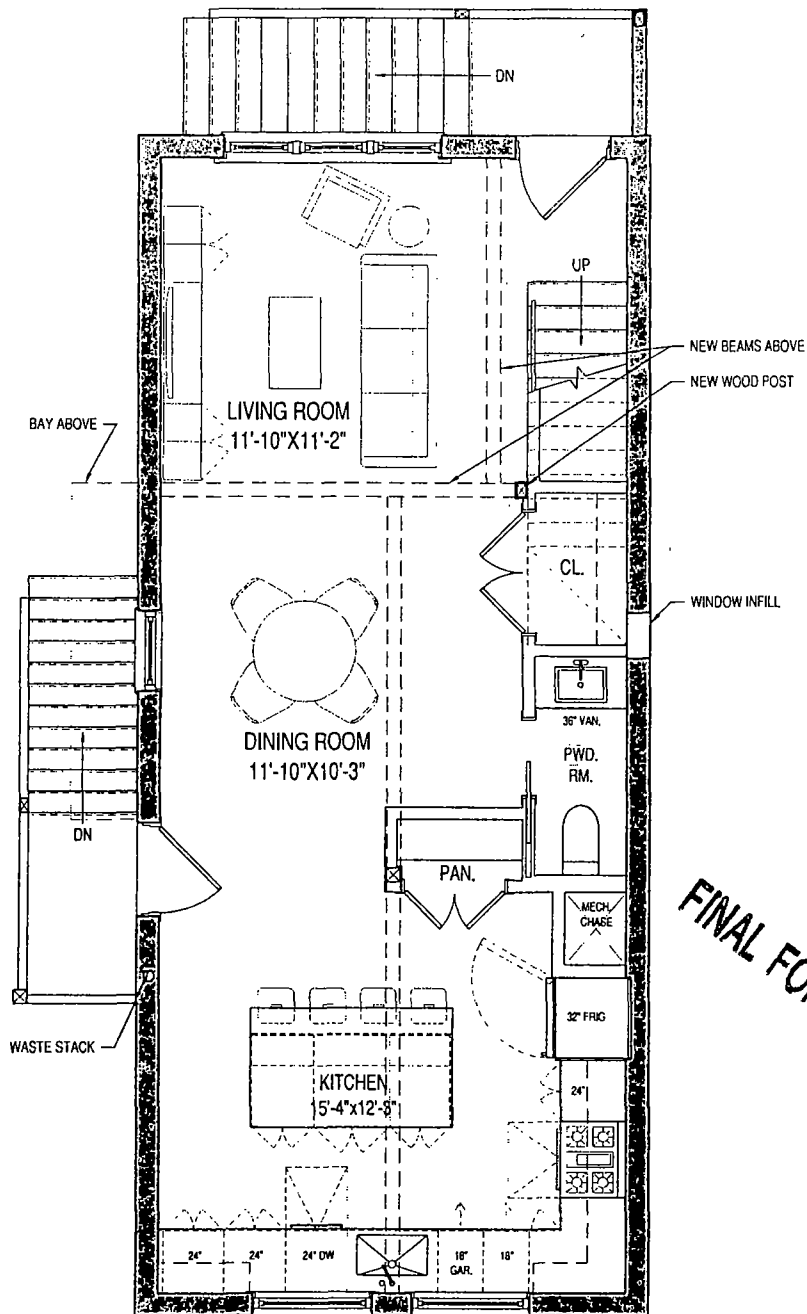
FINAL FOR PUBLICATION

WINDOW INFILL

WINDOW SILL LOWERED  
TO MEET LIGHT-VENT  
CODE

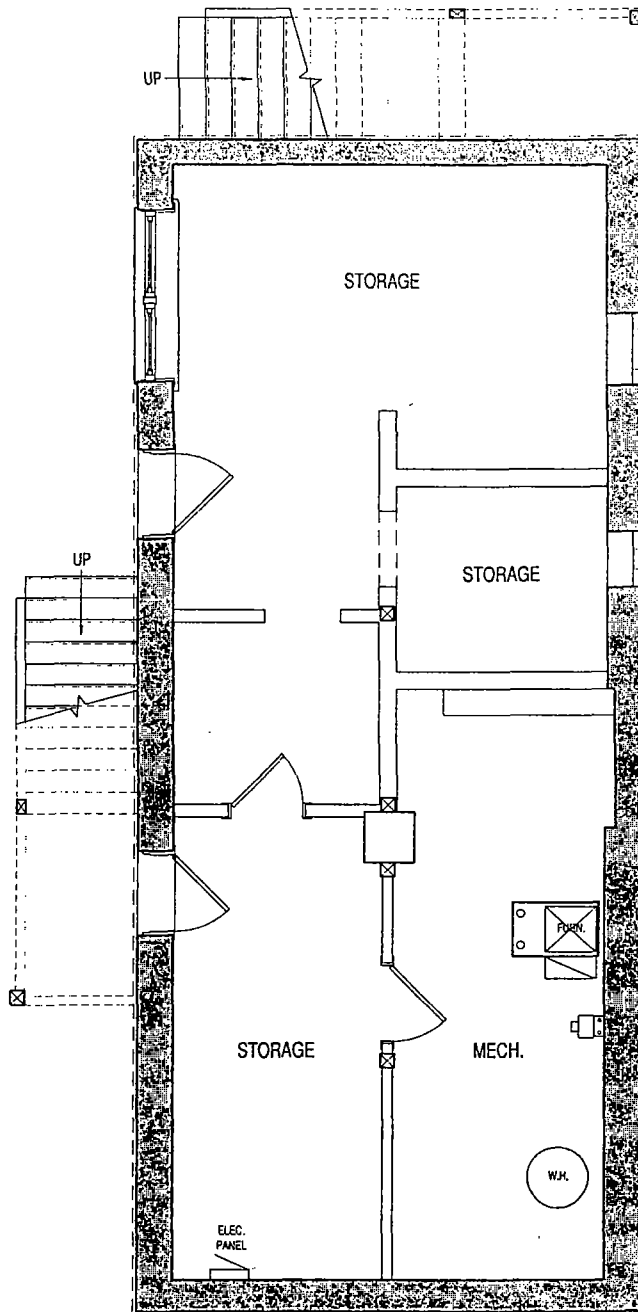






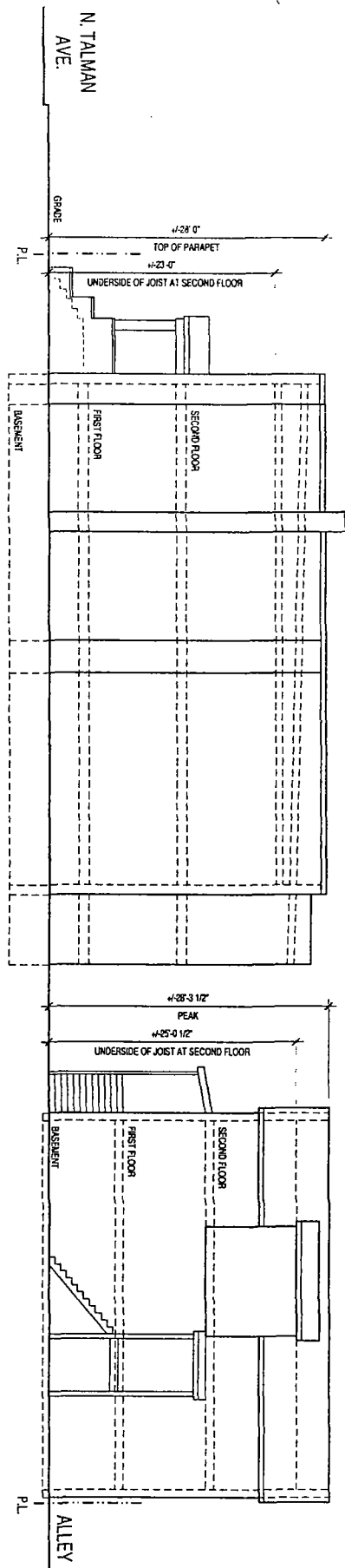
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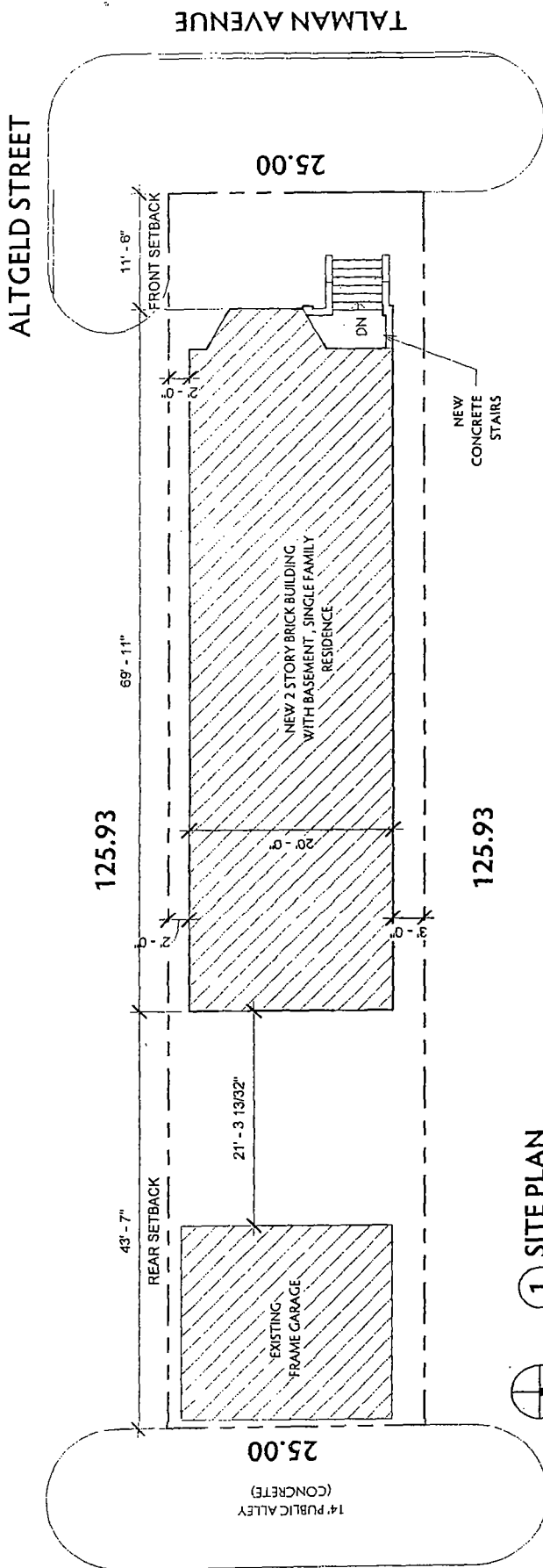
OFFICE 312 2070501  
FAX 312 284 6100  
INFO@PMPARCH.COM  
PMPARCH.COM  
527 S Wells St Suite 402  
Chicago, IL 60607

**TALMAN**  
**SITE PLAN**  
CHICAGO IL, 60647

2501 N TALMAN AVE. CHICAGO IL, 60647

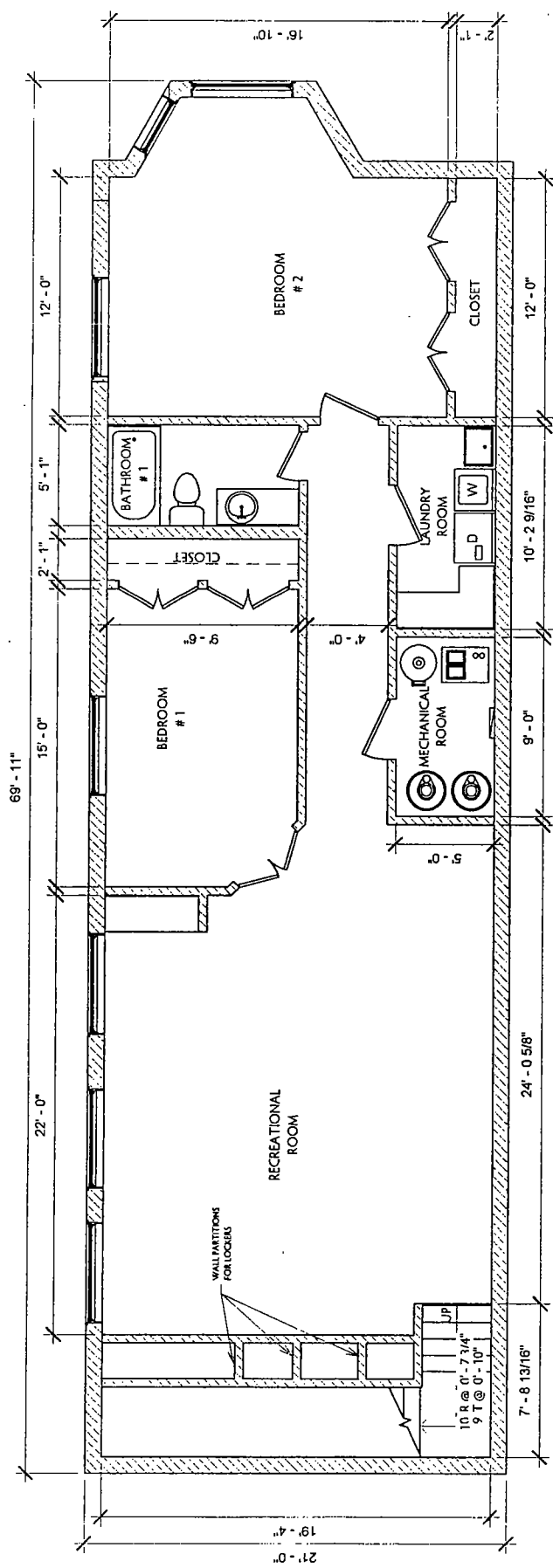
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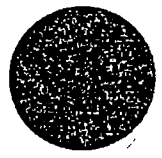
# 1 SITE PLAN





① BASEMENT  
3/16" = 1'-0"

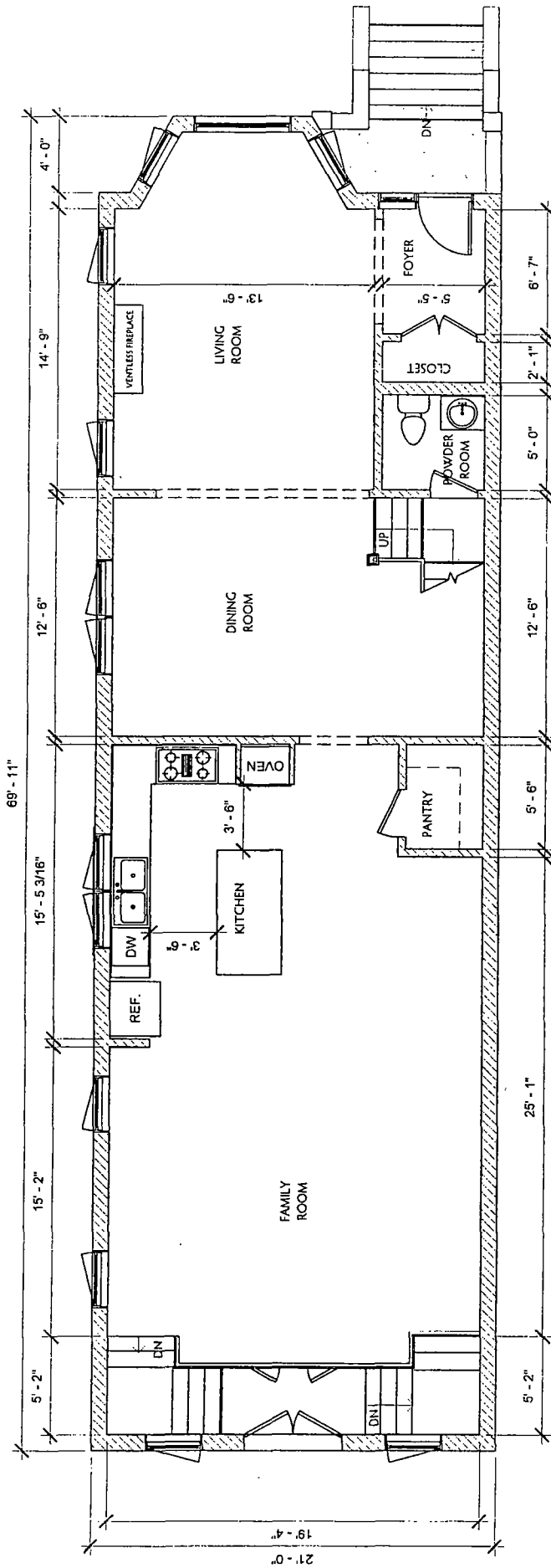
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**PMPC**  
ARCHITECTS

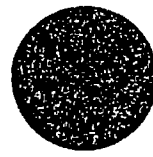
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pmpcarch.com  
527 S Wells St Suite 402  
Chicago, IL 60607

**TALMAN  
RESIDENCE**  
2501 N TALMAN AVE. CHICAGO IL, 60647



① FIRST FLOOR  
3/16" = 1'-0"

FINAL FOR PUBLICATION

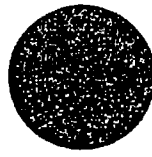


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RESIDENCE**

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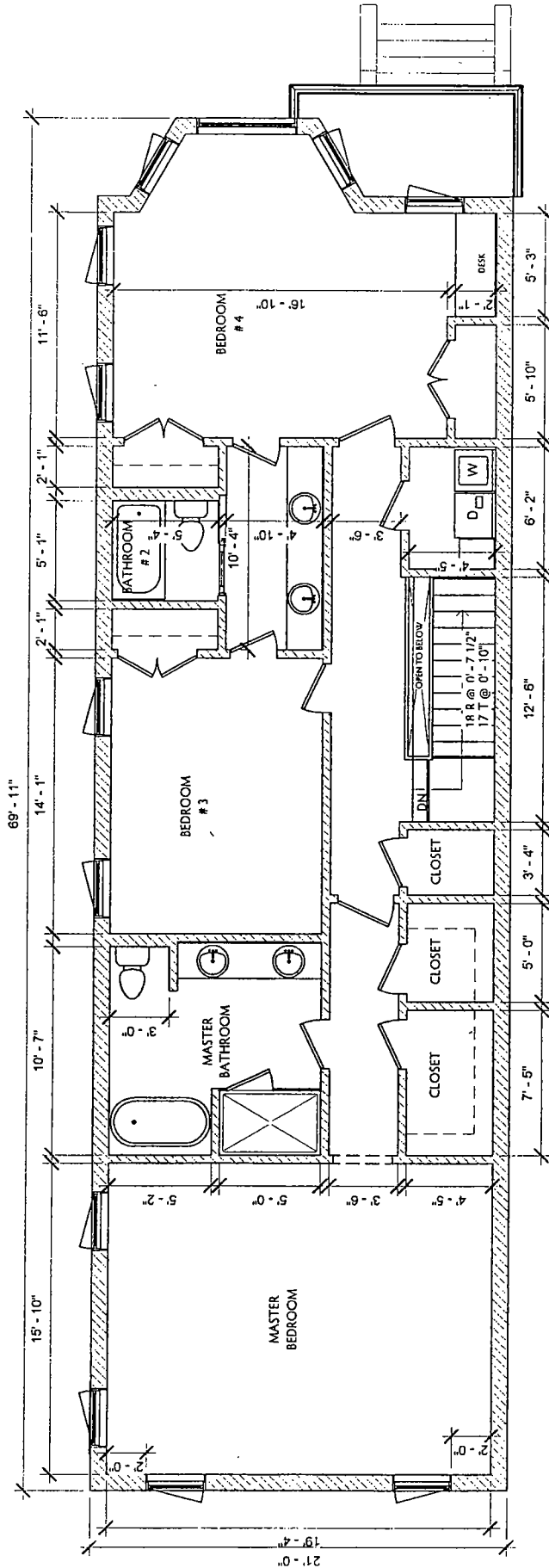


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**TALMAN  
RESIDENCE**

2501 N TALMAN AVE. CHICAGO IL, 60647



① SECOND FLOOR  
3/16" = 1'-0"

**FINAL FOR PUBLICATION**

T/O BUILDING  
28' - 0"

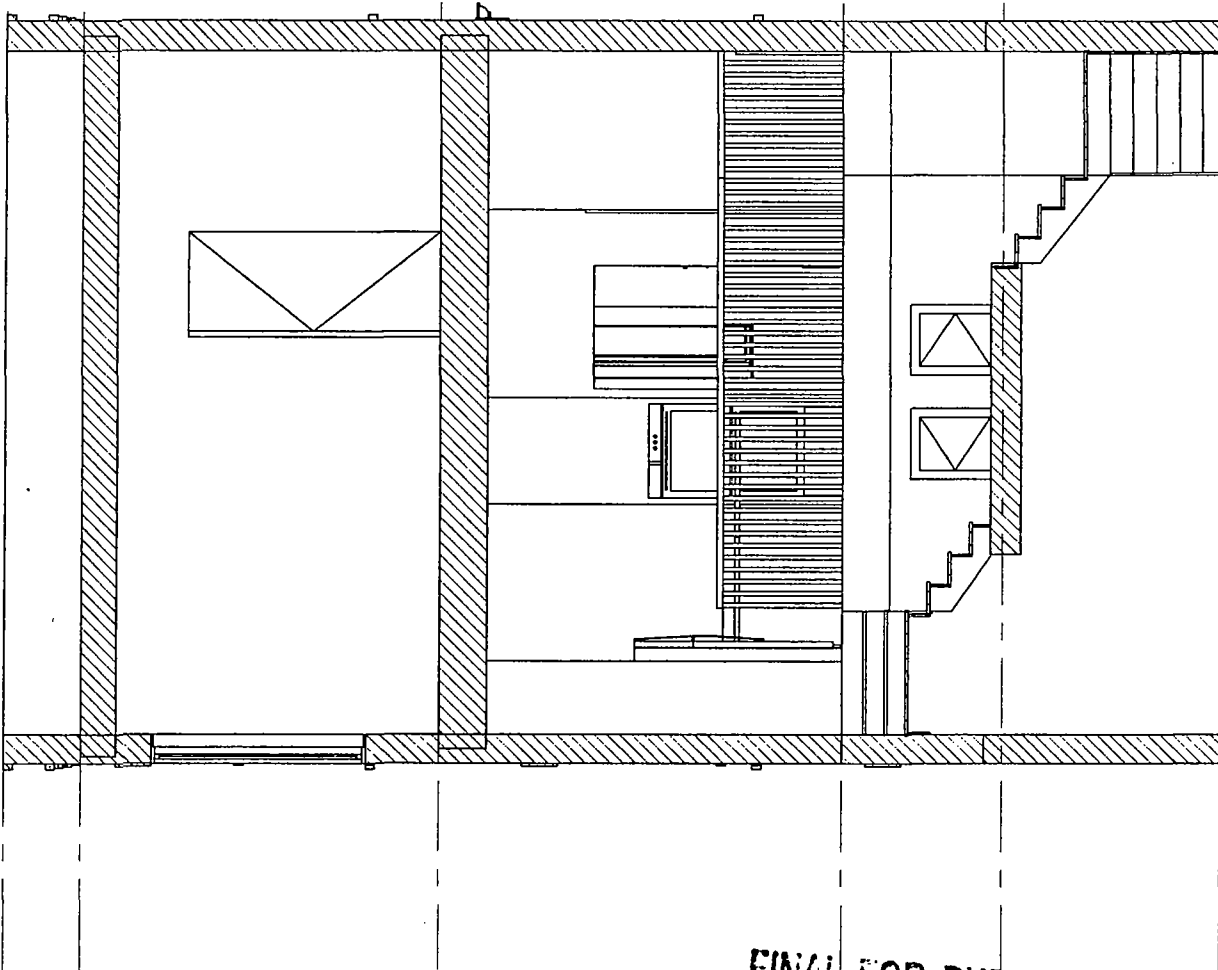
SECOND FLOOR  
CEILING  
25' - 10"

SECOND FLOOR  
15' - 10"

FIRST FLOOR  
4' - 6"

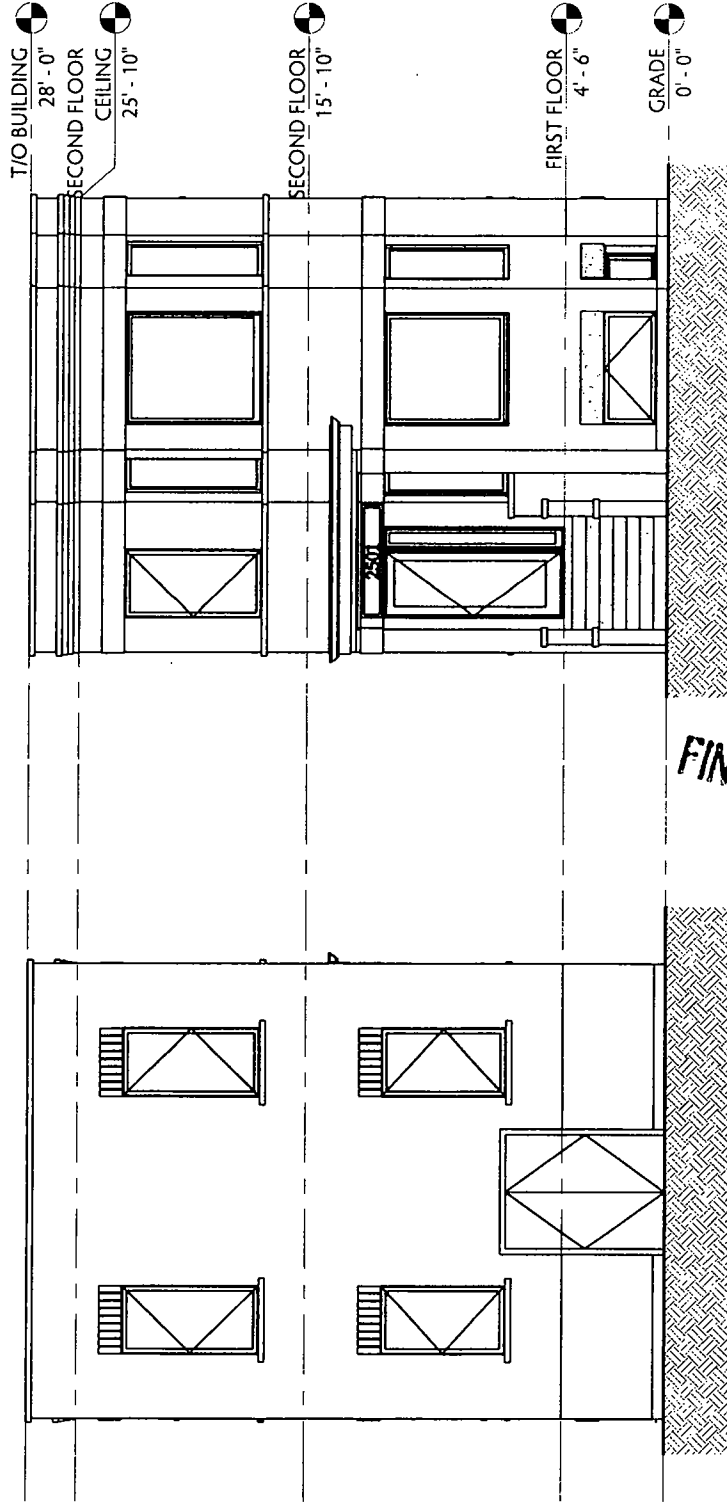
GRADE  
0' - 0"

BASEMENT  
-6' - 2"



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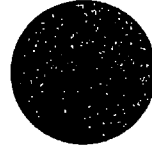




② WEST ELEVATION  
3/16" = 1'-0"

① EAST ELEVATION  
3/16" = 1'-0"

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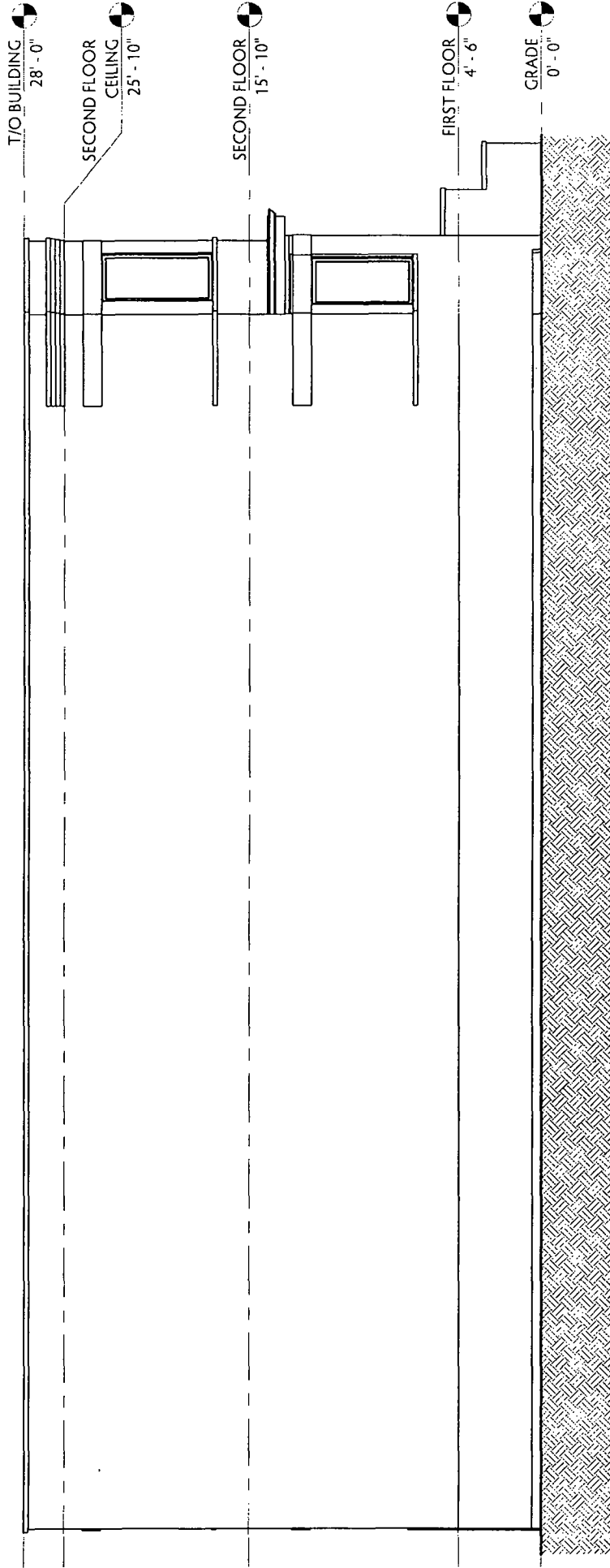


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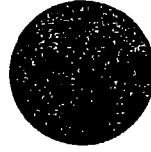
**TALMAN**  
**ELEVATIONS**

2501 N TALMAN AVE. CHICAGO IL, 60647



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1 NORTH ELEVATION  
3/16" = 1'-0"



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**TALMAN  
ELEVATION**

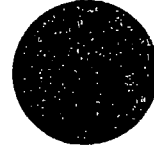
2501 N TALMAN AVE. CHICAGO IL, 60647

T/O BUILDING  
28' - 0"  
SECOND FLOOR  
CEILING  
25' - 10"

SECOND FLOOR  
15' - 10"

FIRST FLOOR  
4' - 6"

GRADE  
0' - 0"



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Chicago, IL 60607

**TALMAN  
ELEVATION**

2501 N TALMAN AVE. CHICAGO IL, 60647

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1 SOUTH ELEVATION  
3/16" = 1'-0"

