



City of Chicago



O2018-6012

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-I at 2611 W Gladys St - App No. 19760T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 2-I in an area bound by

A line 494 feet East of and parallel to North Washtenaw Avenue; West Gladys Avenue; a line 519 feet East of and parallel to North Washtenaw Avenue; the alley next South of and parallel West Gladys Avenue

to those of an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2611 West Gladys Street.

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

NARRATIVE AND PLANS

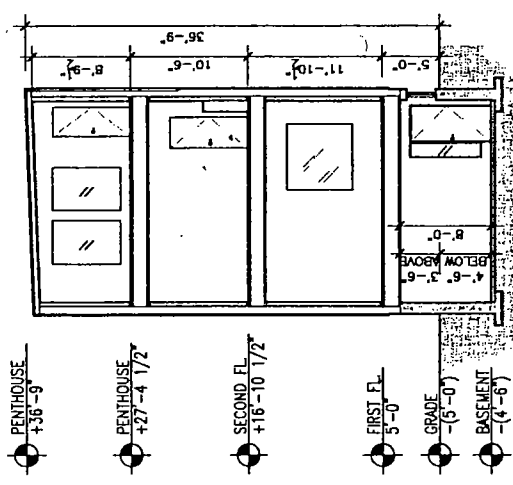
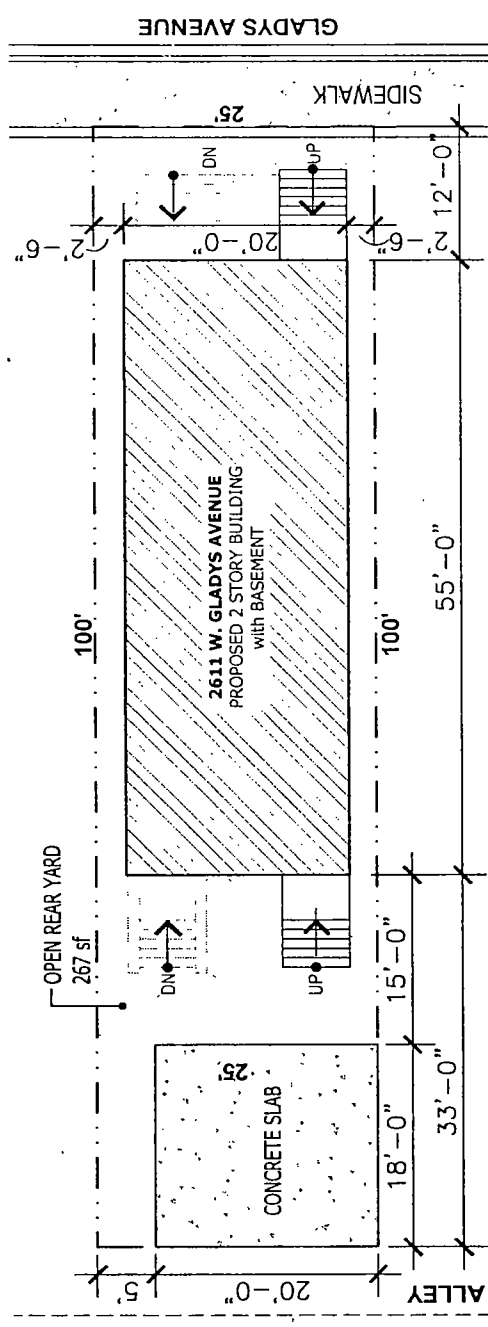
2611 WEST GLADYS STREET

Zoning Change from M1-3 to RT 4

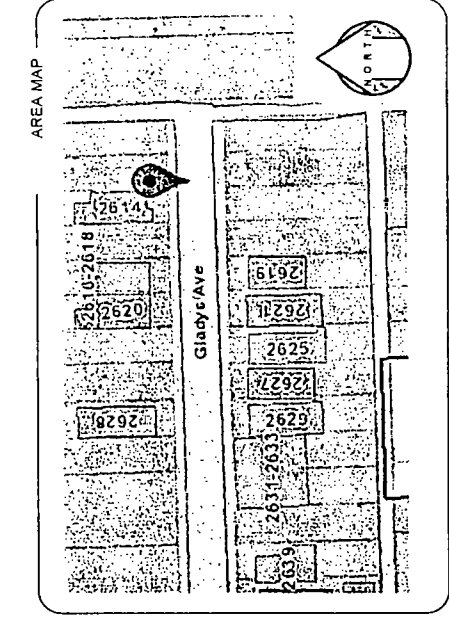
The applicant seeks to construct a new 3 story with basement 2 dwelling unit building 36 feet 9 inches in height with 2 parking spaces.

FAR	1.1
Lot Area	2,500 Square Feet
Building Area	2,791 Square Feet
Building Height	36 Feet 9 Inches
Front Setback	12 Feet
Rear Setback	33 Feet
West side Setback	2 Feet 6 Inches
East side Setback	2 Feet 6 Inches
Parking	2 Spaces

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3 BUILDING SECTION



2 PLAN AREA DIAGRAM
scale 1/32"=1'-0"

PROJECT: A-1817

ISSUE FOR:
ZONING BOARD
OF APPEALS
A0-05
JULY 3, 2018

SITE
INFORMATION

PROPOSED CONSTRUCTION

STYZA RESIDENCE

2611 W. GLADYS | CHICAGO, IL 60612

OWNER
Brandon Styza
567 W. 18th Street
312.863.9682
brandonstyza@styzatectonic.com

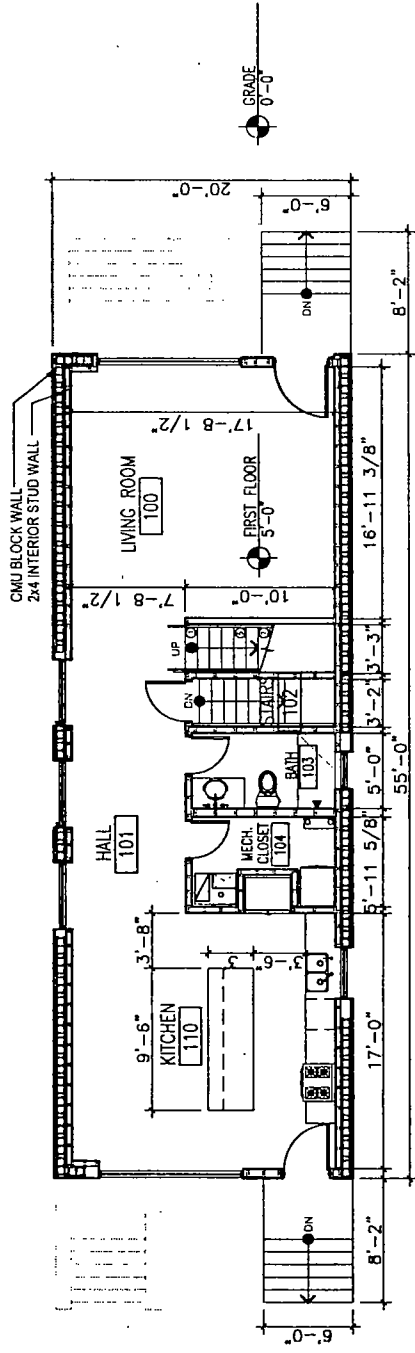
APPLICATION NUMBER

RICHARD
KASEMSARN

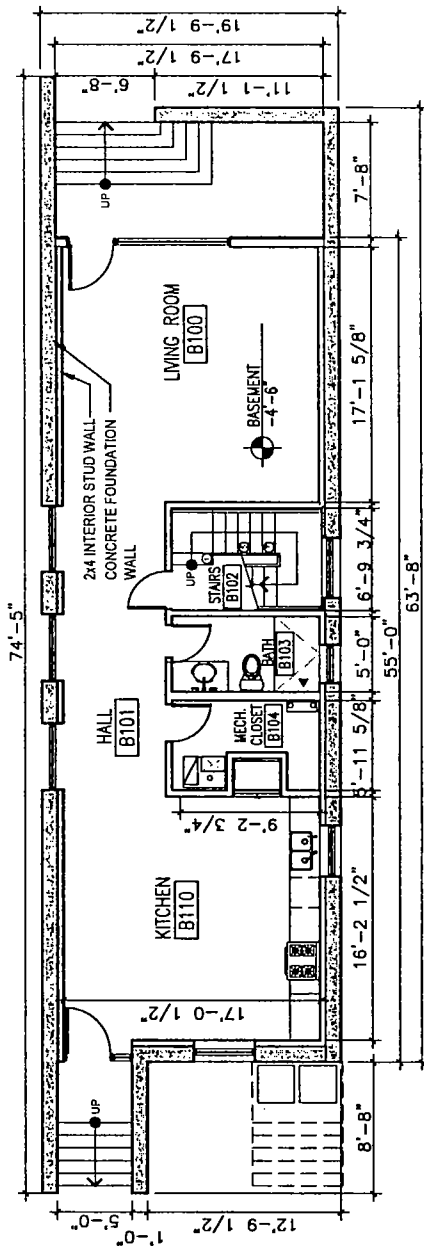
ARCHITECT 180 N. LaSalle
312.399.8633
ARCHITECTS & PLANNERS, LTD.
CHICAGO, IL 60602
www.RKarchitect.net

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NORTH



2 FIRST FLOOR PLAN
scale 1/8"=1'-0"



1 BASEMENT PLAN
scale 1/8"=1'-0"

ISSUE FOR:
ZONING BOARD
OF APPEALS
A1-0
JULY 3, 2018

PROJECT: A-1817
PLANS
BASEMENT / FIRST FLOOR

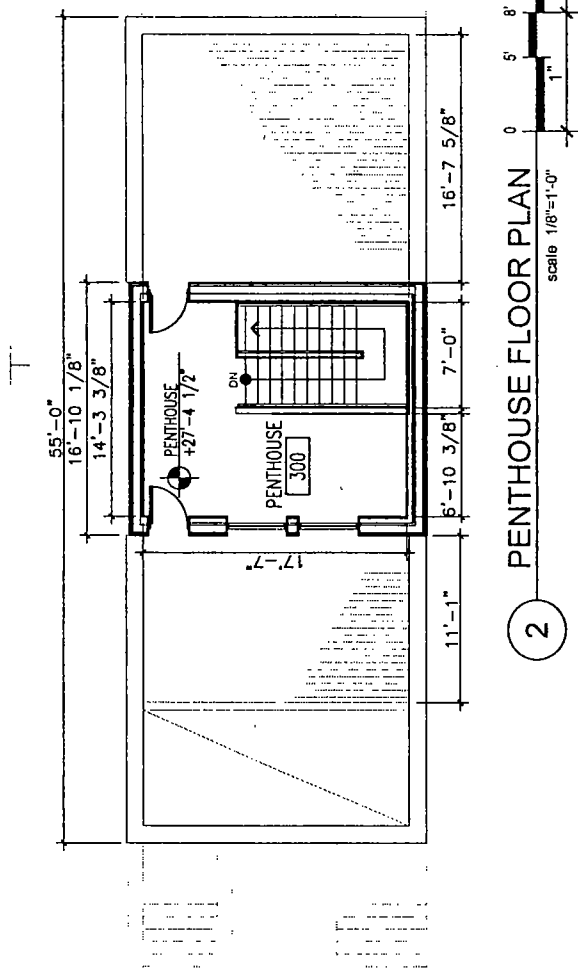
PROPOSED CONSTRUCTION
STYZA RESIDENCE
2611 W. GLADYS | CHICAGO, IL 60612
APPLICATION NUMBER

RICHARD KASEMSARN
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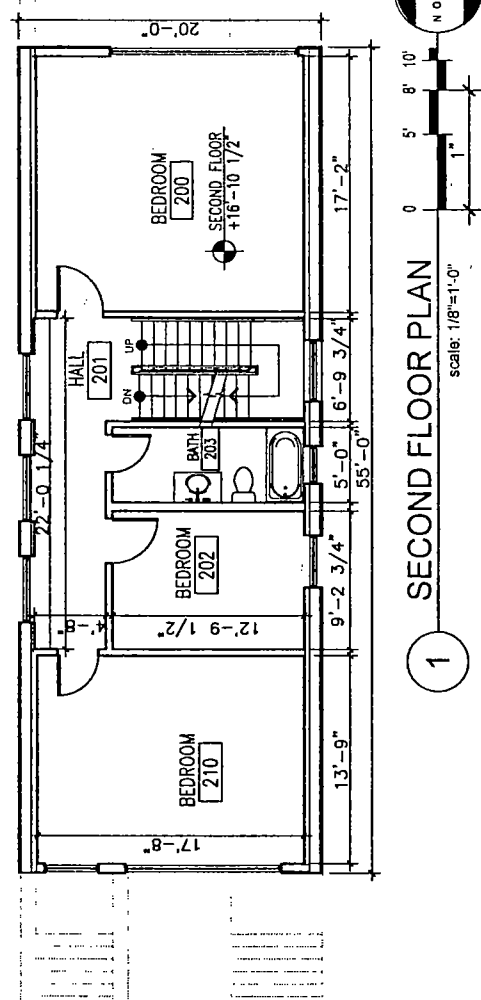
FINAL FOR PUBLICATION

OWNER
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Chicago, IL 60602



2 PENTHOUSE FLOOR PLAN scale: 1/8"=1'-0"



1 SECOND FLOOR PLAN scale: 1/8"=1'-0"

ISSUE FOR:
ZONING BOARD
OF APPEALS
A1-1
JULY 3, 2018

PROJECT: A-1817

PLANS
SECOND FLOOR / PENTHOUSE

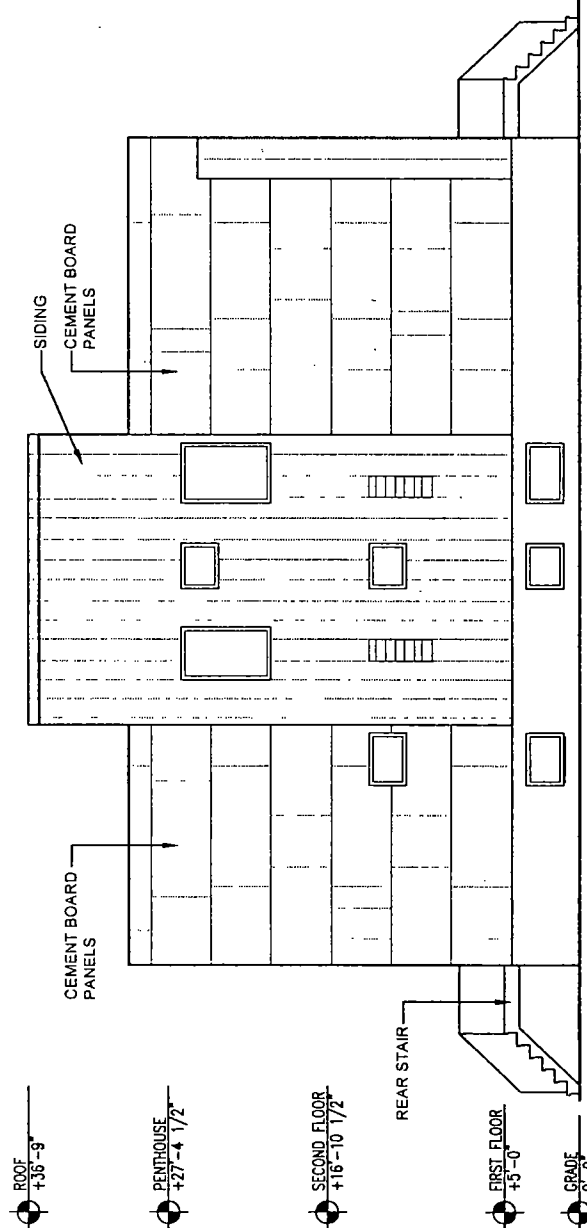
PROPOSED CONSTRUCTION
STYZA RESIDENCE
2611 W. GLADYS | CHICAGO, IL 60612
APPLICATION NUMBER

OWNER
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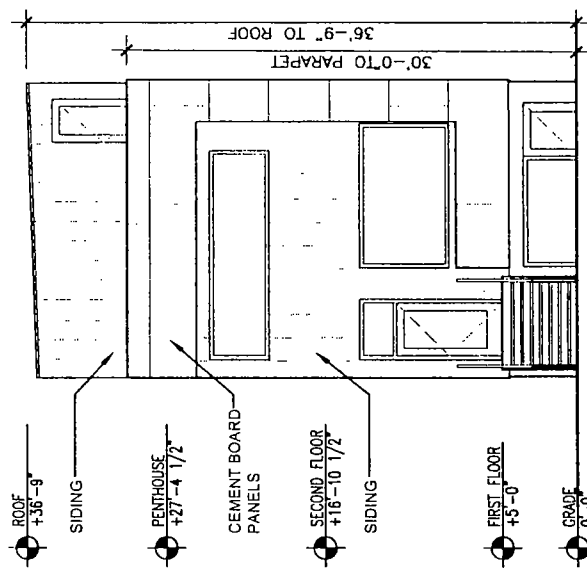
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2 EAST ELEVATION
scale: 1/8"=1'-0"



1 FACADE NORTH ELEVATION
scale: 1/8"=1'-0"

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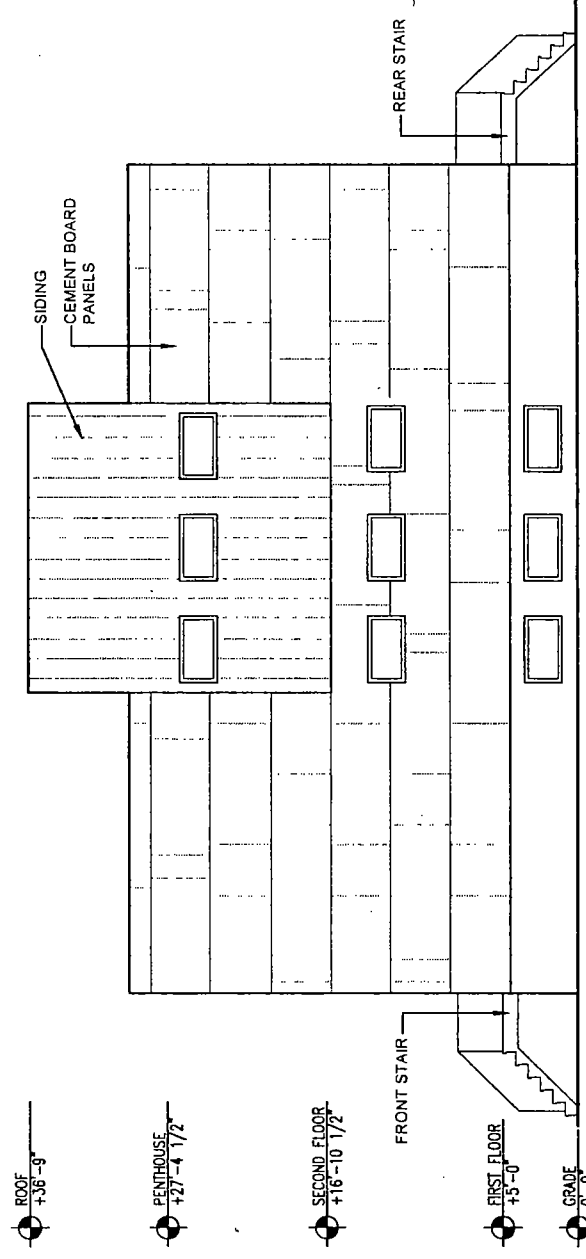
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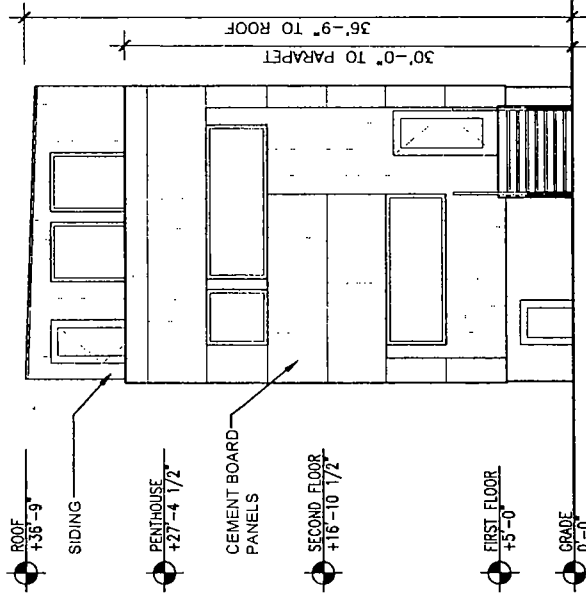
OWNER
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 312.863.9682
 brandonstyza@styzitectonic.com

PROPOSED CONSTRUCTION
STYZA RESIDENCE
 2611 W. GLADYS | CHICAGO, IL 60612
 APPLICATION NUMBER

PROJECT: A-1817
ELEVATIONS
 ISSUE FOR:
 ZONING BOARD
 OF APPEALS
A2-00
 JULY 3, 2018



2 WEST ELEVATION
scale 1/8"=1'-0"



1 REAR SOUTH ELEVATION
scale 1/8"=1'-0"

FINAL FOR PUBLICATION

PROJECT: A-1817
ISSUE FOR:
ZONING BOARD
OF APPEALS
ELEVATIONS
A2-01
JULY 3, 2018

PROPOSED CONSTRUCTION
STYZA RESIDENCE
2611 W. GLADYS | CHICAGO, IL 60612
APPLICATION NUMBER

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