City of Chicago

O2019-267

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/23/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 2501 N Southport Ave - App No. 19917T1
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 C1-1, Neighborhood Commercial District symbols and indications as shown on Map No. 7-G in an area bound by

North Southport Avenue; a line 48 feet north of and parallel to West Altgeld Street; the public alley next east of and parallel to North Southport Avenue; and West Altgeld Street

to those of an RM 4.5, Residential Multi-Unit District.

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

Common Address of Property: 2501 North Southport Avenue.

Final for Publication

NARRATIVE & PLANS – 2501 North Southport Avenue

C1-1 to RM4.5

The applicant seeks to restore an existing 3-story masonry building, converting it from mixed-use to all residential for the purpose of adding 4 proposed dwelling units on the ground floor with 7 interior parking spaces in an attached private garage accessed in part by an existing driveway on the south side of the existing building and in part by a public alley abutting the rear of the property to the west.

FAR	1.7
Lot Area	5,952 Square Feet
Building Area	9,929 Square Feet
Building Height	41 Feet 0 Inches
Front Setback	0 Feet 0 Inches (existing)
Rear Setback	36 Feet 2 Inches (at residential units)*
North side Setback	1 Foot 0 Inches (existing)
South side Setback	0 Feet 0 Inches (existing)
Parking	7 Parking Spaces*

*Applicant will seek relief for this condition, if necessary.

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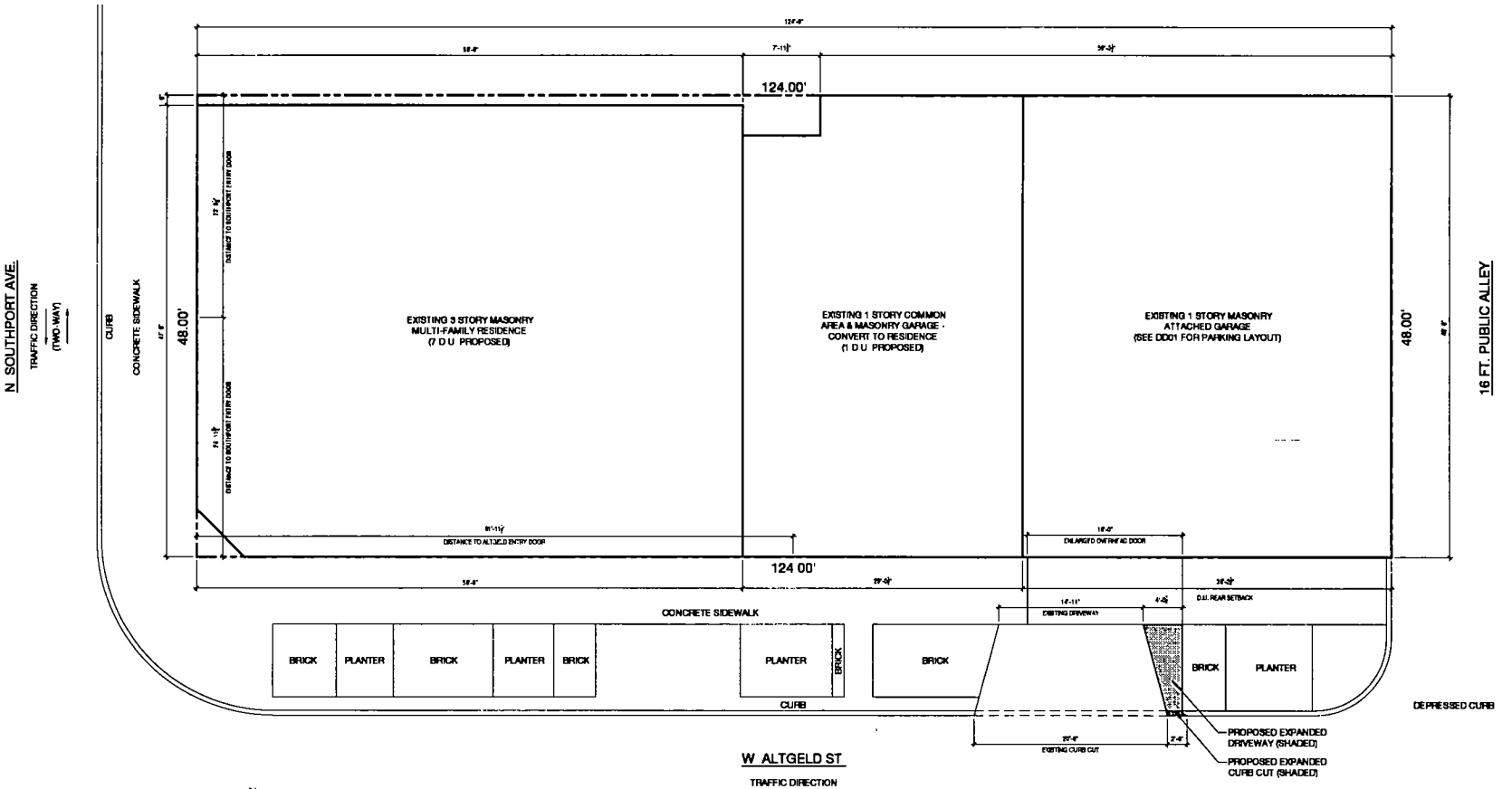

A | SITE PLAN
SCALE 3/16" = 1'-0"

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EXPIRATION NOVEMBER 2020

2501-03 N. SOUTHPORT AVE.
CHICAGO, IL
INTERIOR ALTERATIONS

SITE PLAN

3/16" = 1'-0"

DATE	REV	ISSUED FOR
07 09 18		ZONING CHANGE
01 14 19	1	ZONING CHANGE

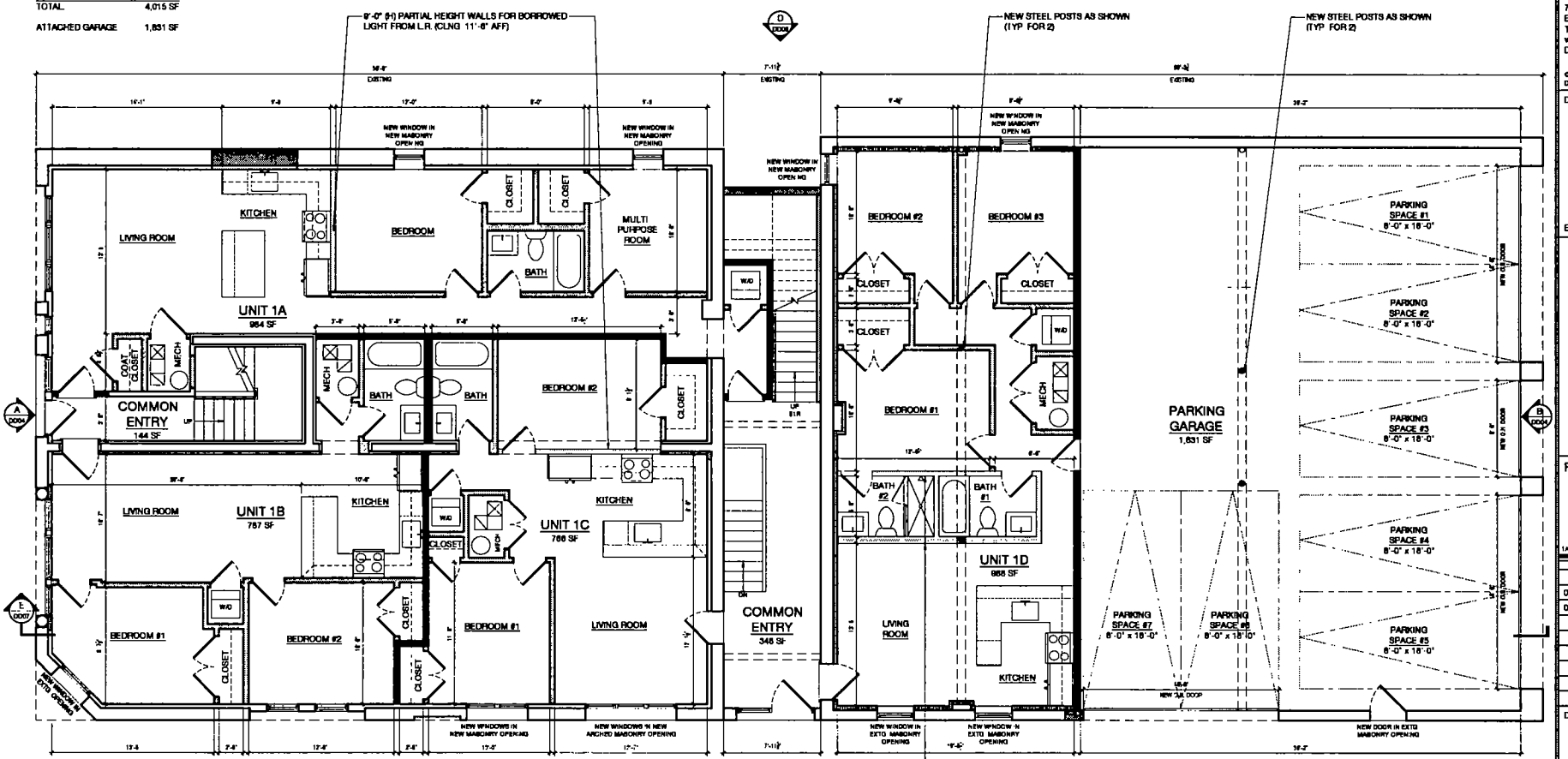
DRAWING NUMBER

SP01

FLOOR AREAS

(ALL SF IS EXISTING TO REMAIN)

(3) NEW FRONT D U	2,537 SF
(2) COMMON ENTRIES	490 SF
(1) NEW REAR D U	988 SF
TOTAL	4,015 SF
ATTACHED GARAGE	1,631 SF



A | FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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CHICAGO, IL
INTERIOR ALTERATIONS

FIRST FLOOR PLAN

1/4" = 1'-0"

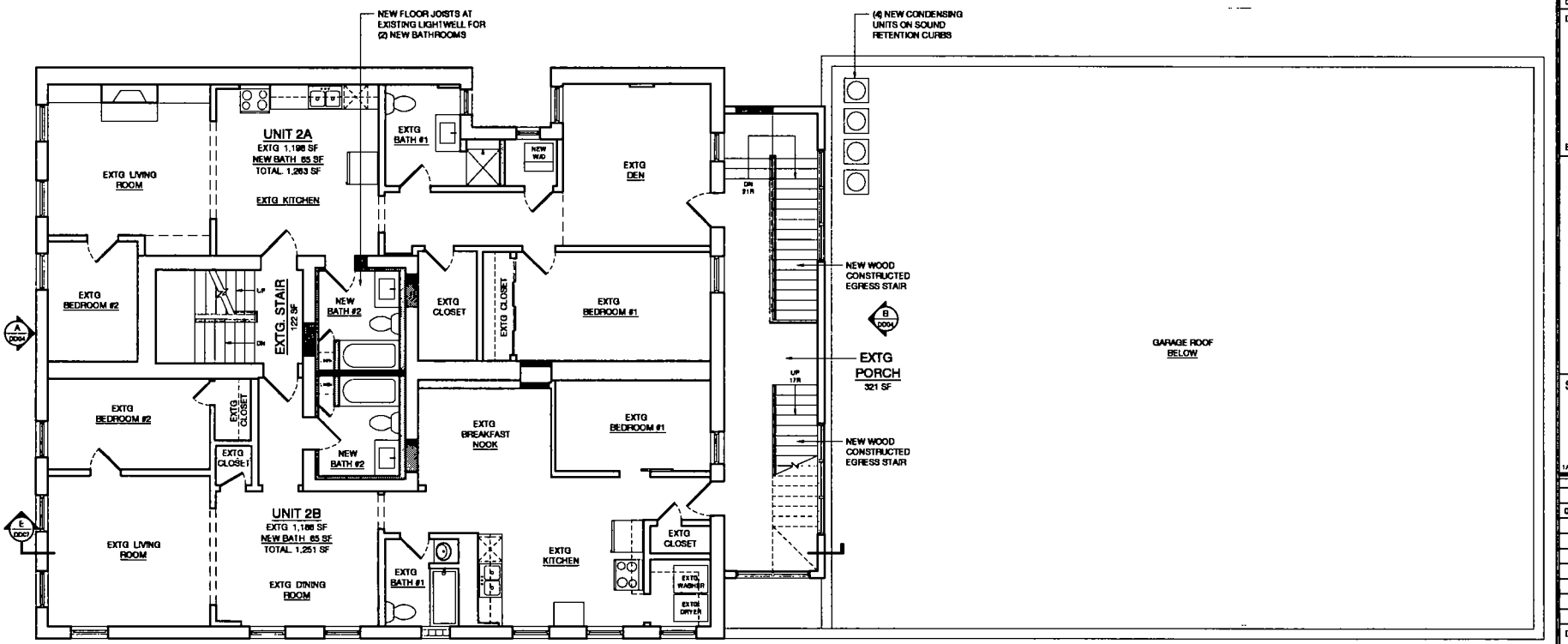
DATE	REV	ISSUED FOR
07 09 18		ZONING CHANGE
01 14 19	1	ZONING CHANGE

DRAWING NUMBER

DD01

FLOOR AREAS

(2) EXTG DU	2,384 SF
(2) NEW BATHROOMS	130 SF
EXTG COMMON STAIR	122 SF
EXTG PORCH	321 SF
TOTAL	2,957 SF



A | SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

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2501-03 N. SOUTHPORT AVE
CHICAGO, IL
INTERIOR ALTERATIONS

SECOND FLOOR PLAN

1/4" = 1'-0"

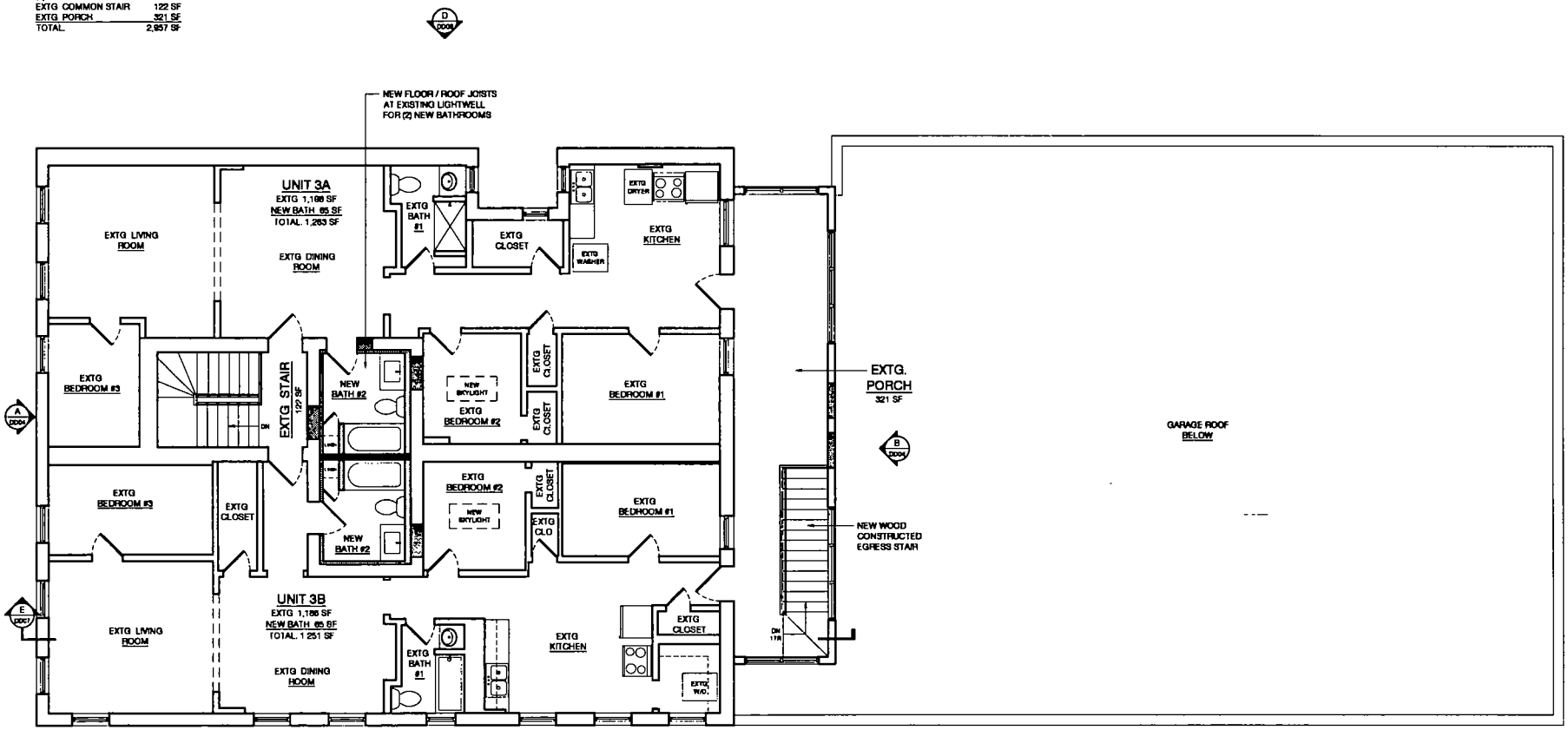
DATE	REV	ISSUED FOR
07 09 18		ZONING CHANGE

DRAWING NUMBER

DD02

FLOOR AREAS

(2) EXTG D U	2,384 SF
(2) NEW BATHROOMS	130 SF
EXTG COMMON STAIR	122 SF
EXTG PORCH	321 SF
TOTAL	2,957 SF



A | THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

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2"x3" space intentionally left blank for city stamps

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EXPIRATION NOVEMBER 2020

2501-03 N. SOUTHPORT AVE.
CHICAGO, IL

INTERIOR ALTERATIONS

THIRD FLOOR PLAN

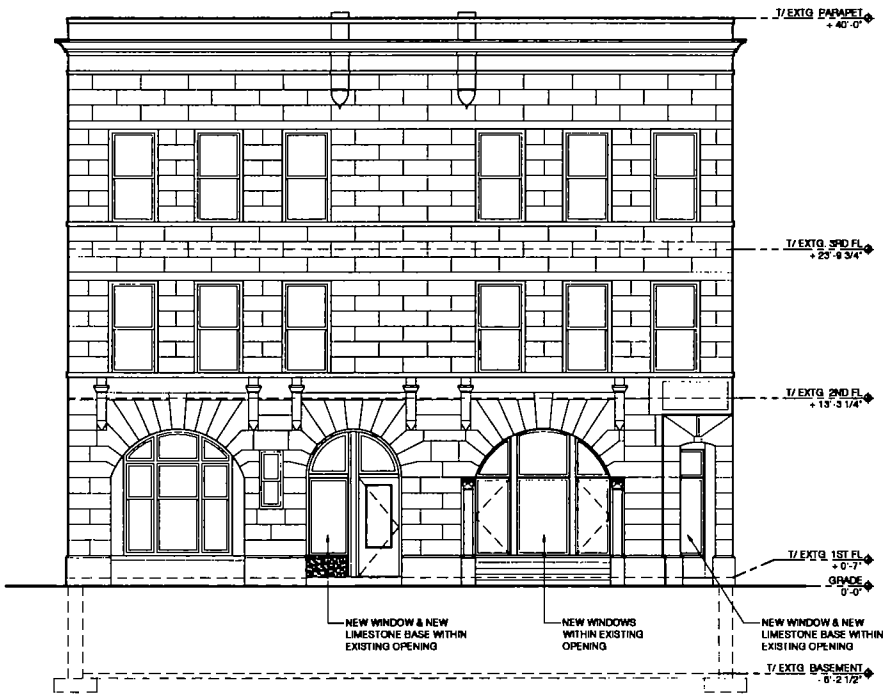
1/4" = 1'-0"

DATE	REV	ISSUED FOR
07 09 18		ZONING CHANGE

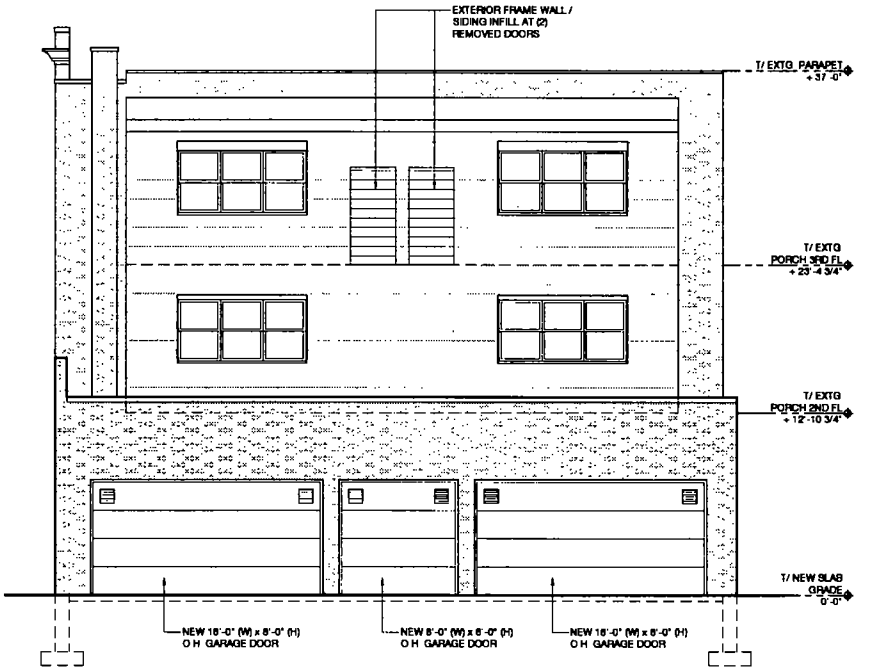
DRAWING NUMBER

DD03

NOTE:
ALL CONSTRUCTION AT EXTERIOR ELEVATIONS IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED



A | FRONT ELEVATION (SOUTHPORT)
SCALE 1/4" = 1'-0"



B | REAR ELEVATION (ALLEY)
SCALE 1/4" = 1'-0"

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2501-03 N. SOUTHPORT AVE.
CHICAGO, IL
INTERIOR ALTERATIONS

EXTERIOR ELEVATIONS

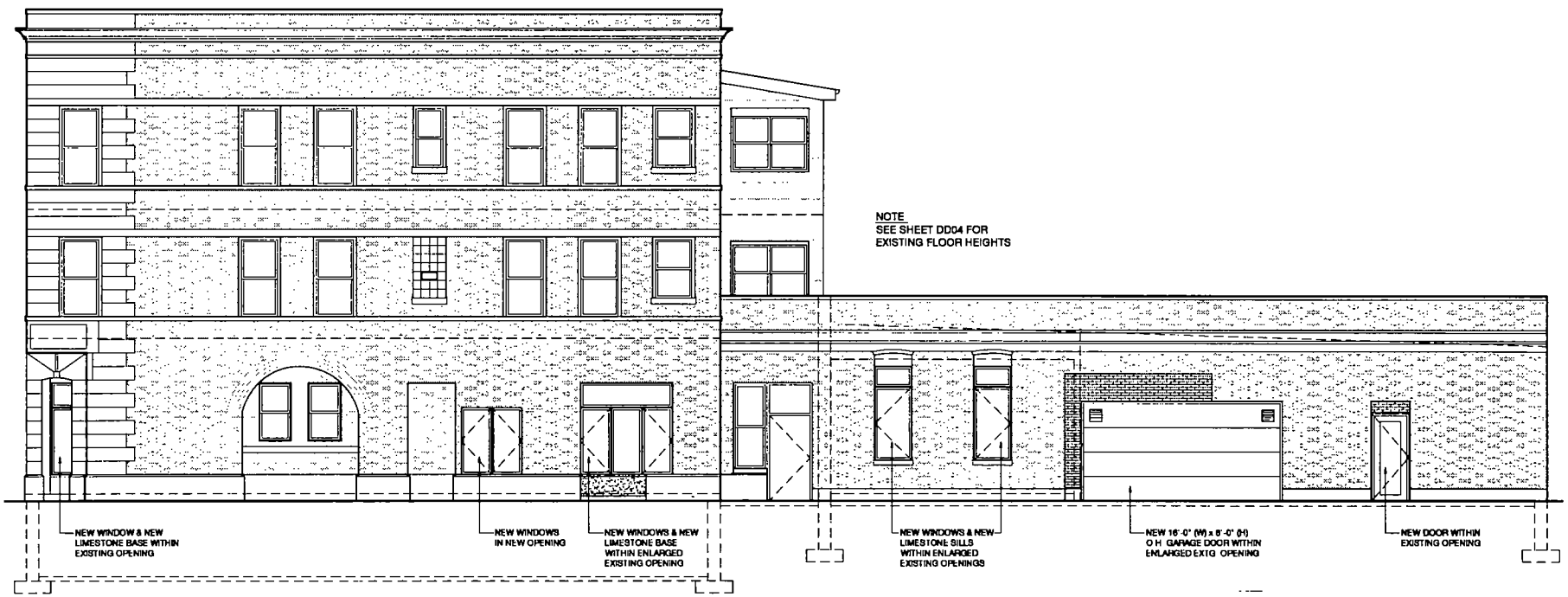
1/4" = 1'-0"

DATE	REV	ISSUED FOR
07 09 18		ZONING CHANGE

DRAWING NUMBER

DD04

NOTE:
ALL CONSTRUCTION AT EXTERIOR ELEVATIONS IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED



C | SIDE ELEVATION (ALTGELD)
SCALE 1/4" = 1'-0"

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EXPIRATION NOVEMBER 2020

2501-03 N. SOUTHPORT AVE.
CHICAGO, IL
INTERIOR ALTERATIONS

EXTERIOR ELEVATIONS

1/4" = 1'-0"

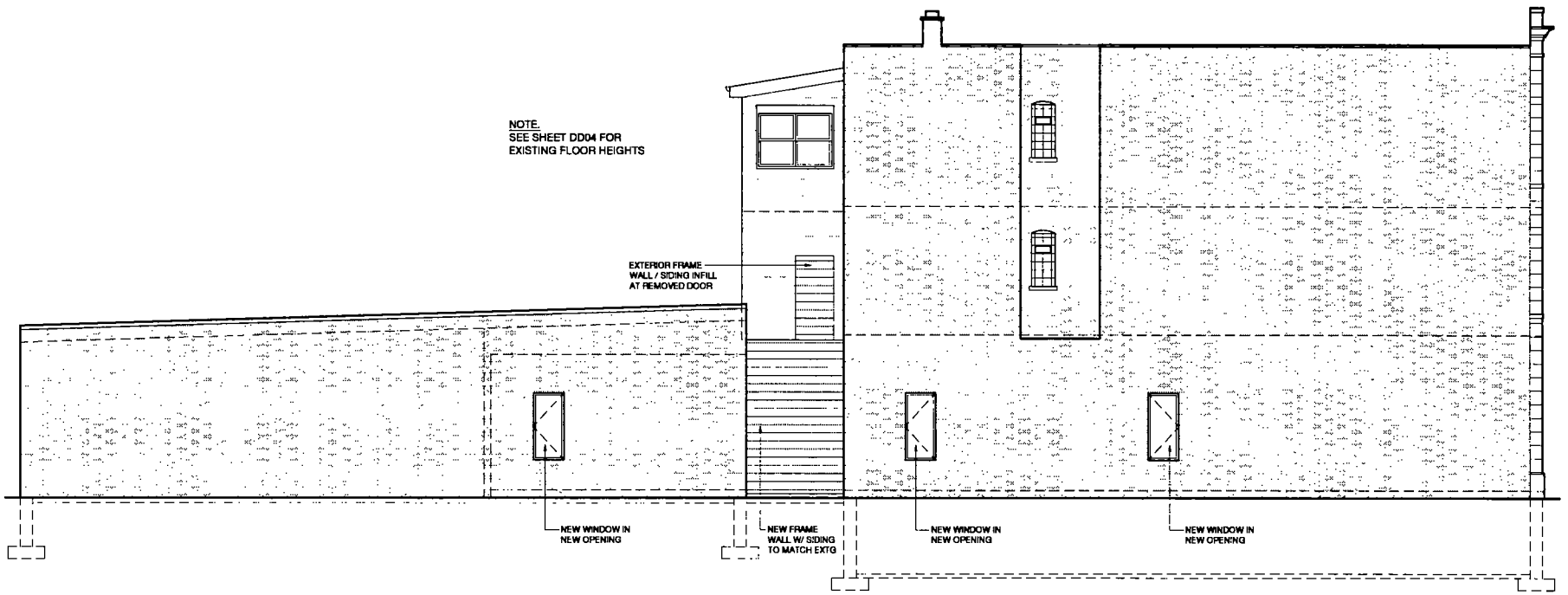
DATE	REV	ISSUED FOR
07 09 18		ZONING CHANGE

DRAWING NUMBER

DD05

NOTE.
ALL CONSTRUCTION AT EXTERIOR ELEVATIONS IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED

NOTE.
SEE SHEET DD04 FOR EXISTING FLOOR HEIGHTS



D | SIDE ELEVATION (NORTH)
SCALE 1/4" = 1'-0"

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CHICAGO, IL
INTERIOR ALTERATIONS

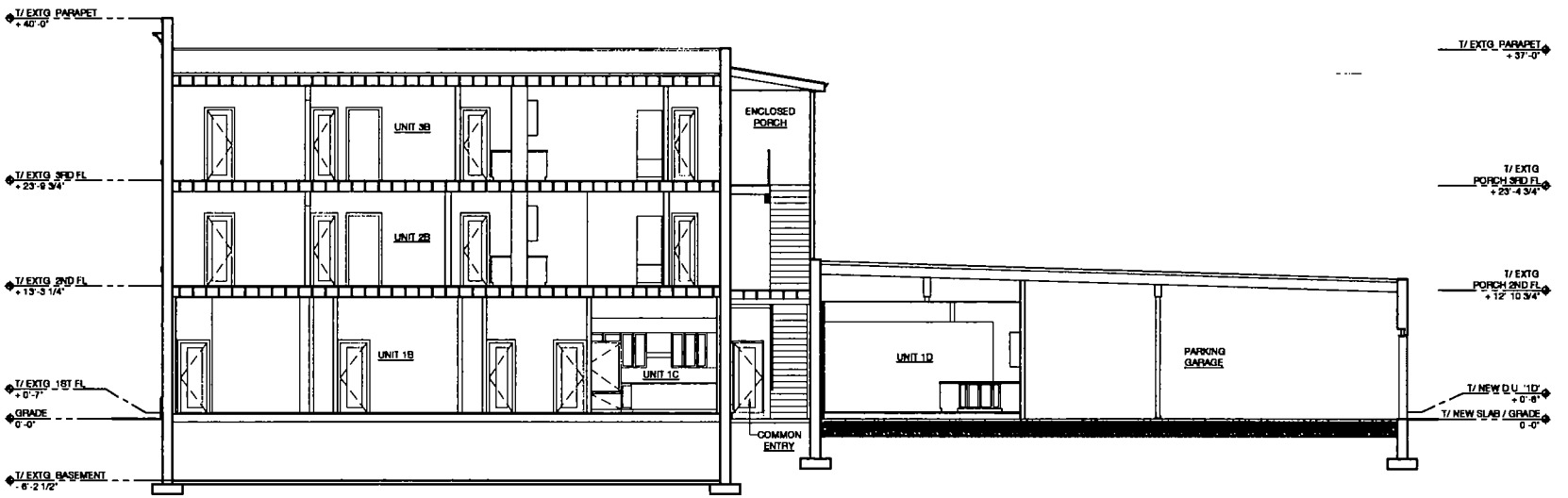
EXTERIOR ELEVATIONS

1/4" = 1'-0"

DATE	REV	ISSUED FOR
07 09 18		ZONING CHANGE

DRAWING NUMBER

DD06



E | BUILDING SECTION
SCALE 1/4" = 1'-0"

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INTERIOR ALTERATIONS

BUILDING SECTION

1/4" = 1'-0"

DATE	REV	ISSUED FOR
07 09 18		ZONING CHANGE

DRAWING NUMBER

DD07