



# City of Chicago



O2018-6961

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/20/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-G at 1246 W Chicago Ave - App No. 19794T1
<b>Committee(s) Assignment:</b>	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 the B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 3-G in the area bounded by

the alley next north of and parallel to West Chicago Avenue; a line 144 feet east of and parallel to North Elizabeth Street; West Chicago Avenue; and a line 120 feet east of and parallel to North Elizabeth Street,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1246 West Chicago Avenue

**Final for Publication**

**17-13-0303-C (1) Narrative Zoning Analysis**  
1246 West Chicago Avenue, Chicago, Illinois

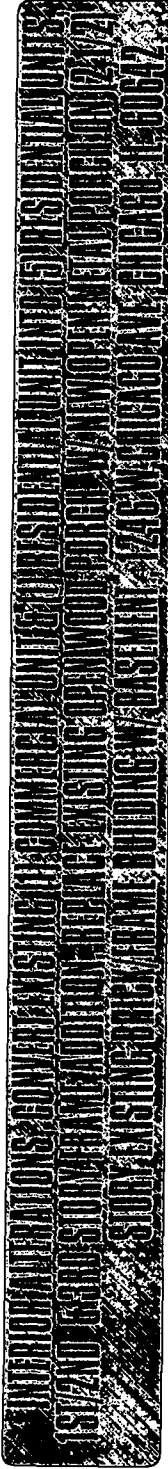
Proposed Zoning: B2-3 Neighborhood Mixed-Use District (TOD)

Lot Area: 2,940 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the renovation of the existing two-and-half-story *non-conforming* building, at the subject site. The proposed renovation plan calls for the conversion of the existing grade level commercial space into a dwelling unit, as well as the build-out of the 3<sup>rd</sup> Floor dormer (attic) into a dwelling unit – for the establishment of five (5) dwelling units, within the existing building. The subject site is located within 1,320 linear feet of the entrance to the Chicago CTA Station - as such, the Applicant is seeking to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. The newly renovated building, therefore, will provide off-street surface parking for a total of three (3) vehicles, at the rear of the lot. The existing building, with its proposed improvements, is and will be frame and brick in construction and will measure 37 feet-3 inches in height.

- (A) The Project's Floor Area Ratio: 5,388.18 square feet (1.83 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 5 dwelling units (588 square feet)
- (C) The amount of off-street parking: 3 vehicular parking spaces  
*\* The subject site is located within 1,320 linear feet of the entrance to the Chicago CTA Station, and – therefore, the Applicant is seeking a 40% reduction in the required onsite parking for a residential use, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 42 feet-2 inches
  - c. Side Setbacks:
    - West: 0 feet-0 inches
    - East: 2 feet-6 inches
- (E) Building Height:
  - 37 feet-3 inches

**Final for Publication**



**PROFESSIONAL DESIGN FIRM**  
 LIC # 184-0055448

**IR DESIGN INC.**  
 900 N. LAUREL AVENUE  
 CHICAGO, IL 60610  
 TEL: 773-849-7755  
 FAX: 773-849-7759  
 info@irdesign.com

**ARCHITECTS  
 PLANNERS  
 ENGINEERS  
 DESIGNERS**

**STATEMENT**  
 WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE HAVE REVIEWED THE INFORMATION CONTAINED HEREIN AND HAVE FOUND IT TO BE TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE HAVE REVIEWED THE INFORMATION CONTAINED HEREIN AND HAVE FOUND IT TO BE TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE HAVE REVIEWED THE INFORMATION CONTAINED HEREIN AND HAVE FOUND IT TO BE TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

**INTERNATIONAL ASSOCIATION OF ARCHITECTS**  
 CHICAGO CHAPTER  
 117 N. STATE STREET, SUITE 1000  
 CHICAGO, IL 60602  
 TEL: 312-467-1000  
 FAX: 312-467-1001

Project No.	100771556
Client	1246 W CHICAGO AVE
Location	CHICAGO, IL
Scale	1/8" = 1'-0"
Date	12.14.14
Drawn by	J. L. B.
Checked by	J. L. B.
Approved by	J. L. B.
Site Plan & Info	<b>A-0</b>

**DESIGN NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.

2. FINISHES TO BE AS SHOWN ON FINISH SCHEDULE.

3. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND METHODS.

4. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES.

5. ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2012 CODES.

6. ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2012 CODES.

7. ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2012 CODES.

8. ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2012 CODES.

9. ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2012 CODES.

10. ALL WORK TO BE IN ACCORDANCE WITH THE IBC 2012 CODES.

**PLUMBING NOTES**

1. ALL PLUMBING TO BE IN ACCORDANCE WITH THE IPC 2012 CODES.

2. ALL PLUMBING TO BE IN ACCORDANCE WITH THE IPC 2012 CODES.

3. ALL PLUMBING TO BE IN ACCORDANCE WITH THE IPC 2012 CODES.

4. ALL PLUMBING TO BE IN ACCORDANCE WITH THE IPC 2012 CODES.

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8. ALL PLUMBING TO BE IN ACCORDANCE WITH THE IPC 2012 CODES.

9. ALL PLUMBING TO BE IN ACCORDANCE WITH THE IPC 2012 CODES.

10. ALL PLUMBING TO BE IN ACCORDANCE WITH THE IPC 2012 CODES.

**W. CHICAGO AVENUE**

**SITE PLAN**

SCALE: 1/8" = 1'-0"

**DEMOMOUNT PLAN**

SCALE: 1/8" = 1'-0"

**DRAWING INDEX**

A-0 SITE PLAN, NOTES & GENERAL INFORMATION

A-1 EXISTING FLOOR PLANS

A-2 EXISTING FLOOR PLANS

A-3 PROPOSED FLOOR PLANS

A-4 PROPOSED FLOOR PLANS

A-5 PROPOSED FLOOR PLANS

A-6 PROPOSED FLOOR PLANS

A-7 PROPOSED FLOOR PLANS

A-8 BUILDING SECTION AND DETAILS

P-1 PLUMBING LINE DIAGRAM

DETAILS, NOTES & SCHEDULES

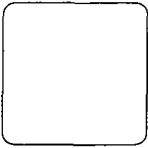
M-1 HVAC FLOOR PLANS, NOTES & DETAILS

M-2 HVAC FLOOR PLANS, SCHEDULES & DETAILS

**SOUTH VIEW**

**NORTH VIEW**

Final for Publication



**PROFESSIONAL DESIGN FIRM**  
 LIC# 184-005-1-1-1

**IR DESIGN INC**  
 830 N. LAUREN AVE  
 CHICAGO, IL 60610  
 TEL: 773-784-9755  
 FAX: 773-784-9759

**LEGEND**

- Existing Floor
- Existing Wall
- Existing Door
- Existing Window
- Existing Stair
- Existing Elevator
- Existing Mechanical
- Existing Electrical
- Existing Plumbing
- Existing Fire
- Existing Structural
- Existing Other

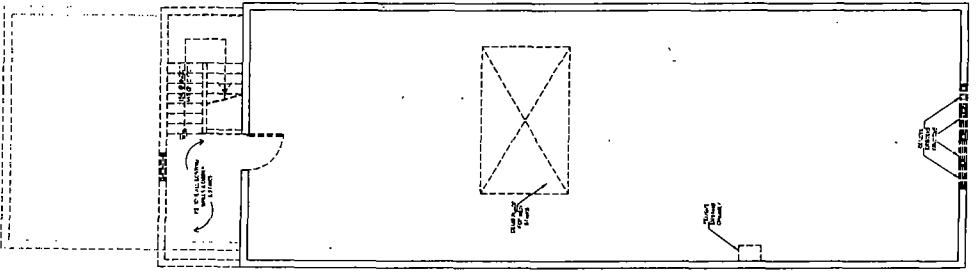
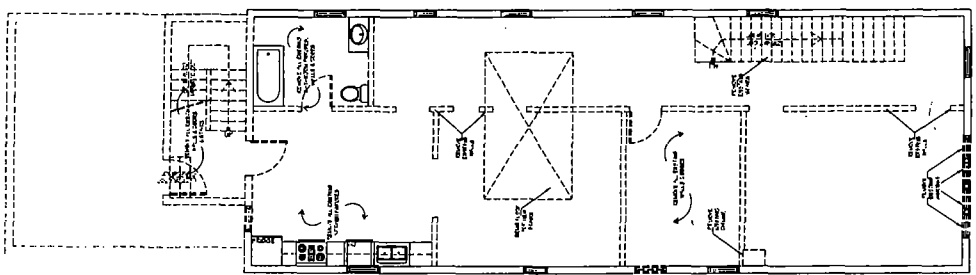
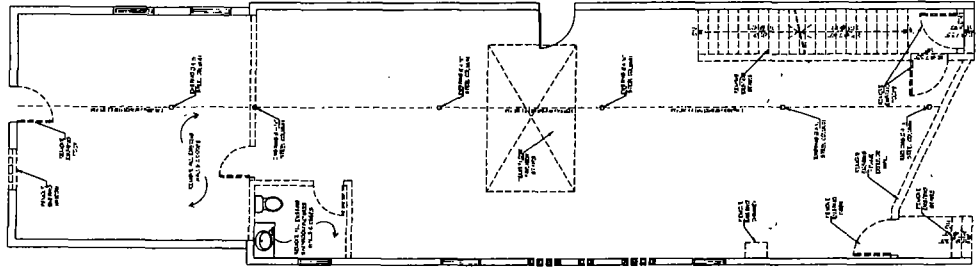
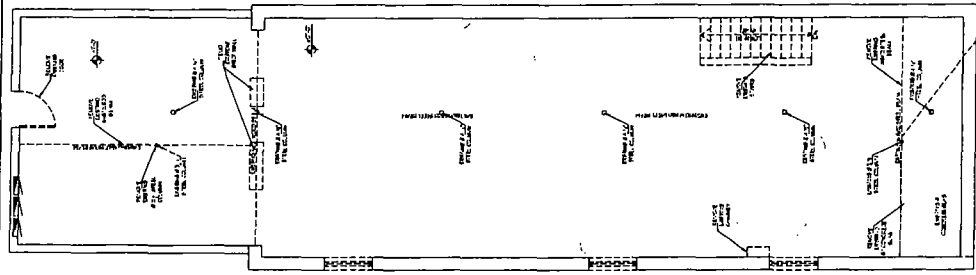


REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 STATE OF ILLINOIS  
 LICENSE NO. 123456789  
 EXPIRES 12/31/2024

Project No. 100771556  
 1246 W CHICAGO AVE

Number	1	2	3	4	5	6	7	8	9	10
Author	IR	IR	IR	IR	IR	IR	IR	IR	IR	IR
Checked	IR	IR	IR	IR	IR	IR	IR	IR	IR	IR
Approved	IR	IR	IR	IR	IR	IR	IR	IR	IR	IR

EXISTING DEMO FLOOR PLANS  
 SHEET No. A-1



20  
10  
5  
0  
5  
10  
20  
IN FEET

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PROFESSIONAL  
ENGINEER  
LIC. 146466

IB DESIGN INC  
580 N. LAKE ST. SUITE 200  
CHICAGO, IL 60610  
PH. 773.484.8200  
FAX. 773.484.9235

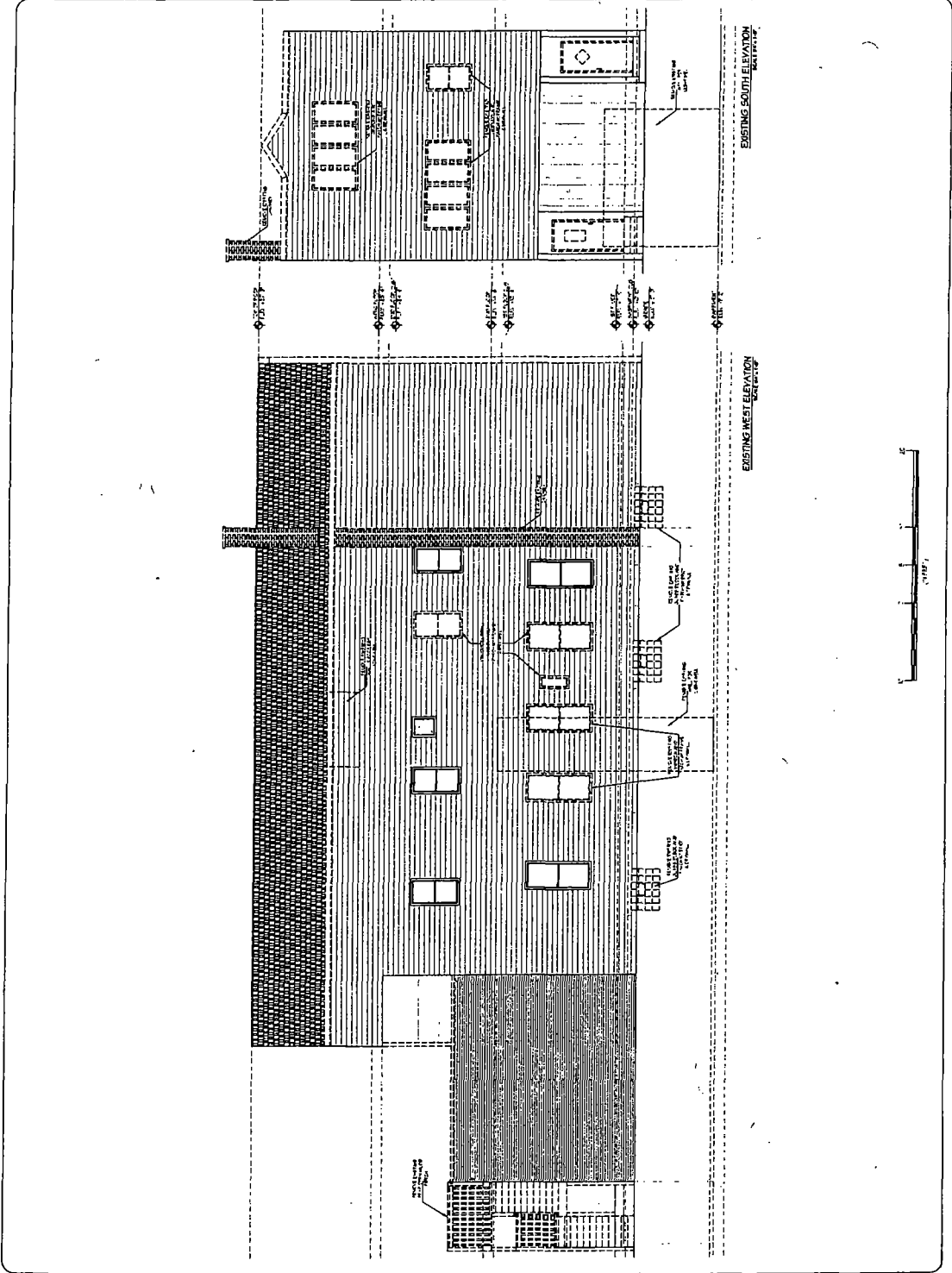
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EXISTING  
NEW  
REVISIONS



UNLESS OTHERWISE NOTED,  
CONVERT EXISTING TO COMMERCIAL  
UNITS: (1) ELECTRICAL UNITS  
(2) MECHANICAL UNITS  
UNITS & EXISTING OPERATIONS  
R 1/7/17 FOR THE EASTING ELEVATION  
1326 W. CHICAGO AVE.  
CHICAGO, IL 60610

Project No.	100771554
1246 W CHICAGO AVE	
Architect	
Designer	
Client	
Scale	
Date	
Revision	
Author	
Checker	
Approver	
Drawn By	

EXISTING/  
DEMO  
ELEVATIONS  
**A-2**  
Title: Sheet No.



Final for Publication

PROFESSIONAL  
DESIGN FIRM  
LIC# 118-002-444



IR DESIGN INC  
21071 EDWIN AVENUE  
CHICAGO, IL 60614  
TEL: 773-786-9755  
FAX: 773-786-9759

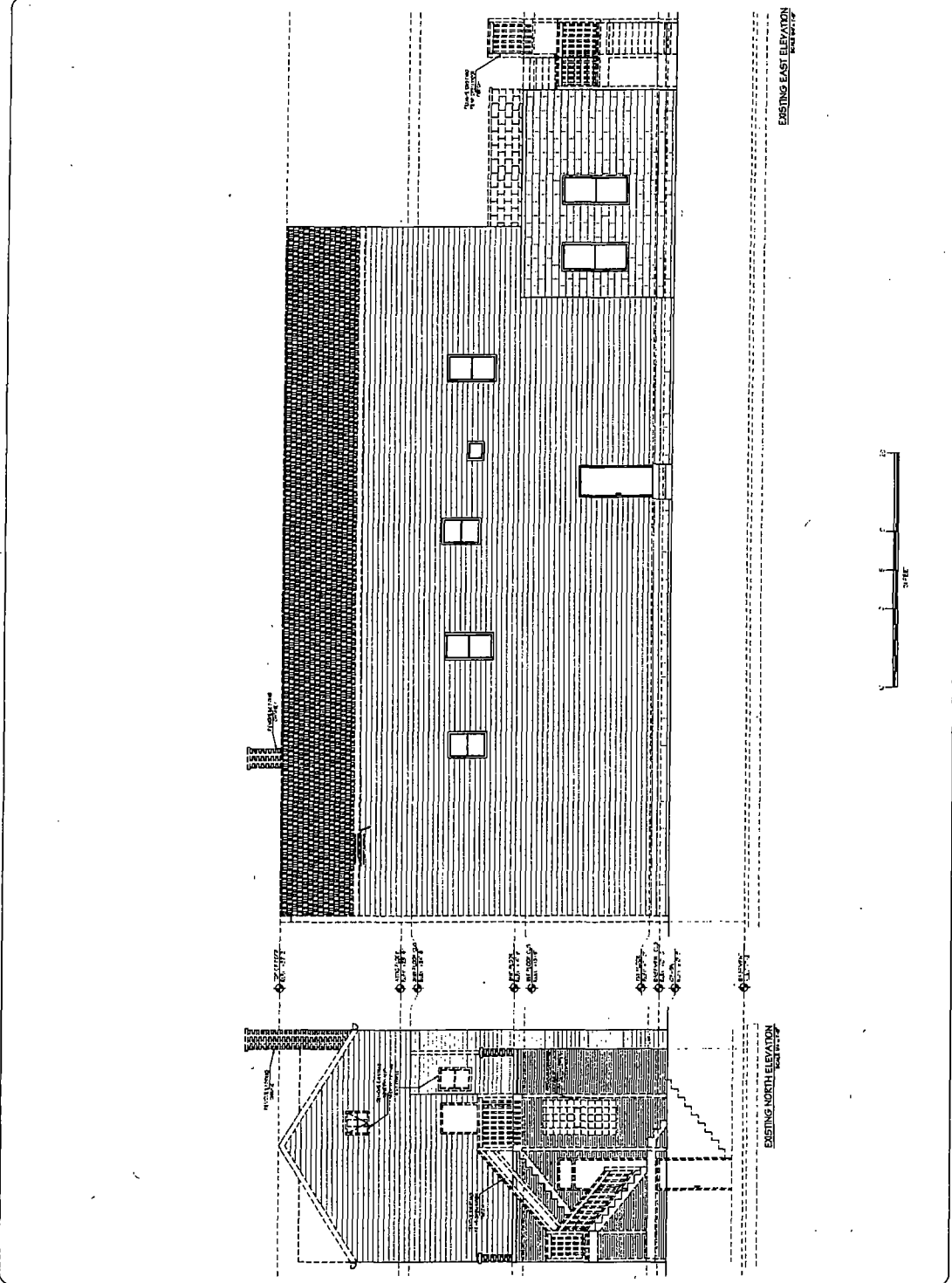
LEGEND  
  
 WINDOW  
 WINDOW  
 WINDOW



REGISTERED PROFESSIONAL  
ENGINEER  
STATE OF ILLINOIS  
NO. 001234567  
EXPIRES 12/31/2018  
BY NEW CONTRACT, PROJECT OR  
BY CHANGE OF EMPLOYER  
11/15/2018  
IR DESIGN INC  
21071 EDWIN AVENUE  
CHICAGO, IL 60614

Project No.		100771556	
Address		1246 W CHICAGO AVE	
Architect	Scale	Date	Comments

EXISTING/  
DEMO  
ELEVATIONS  
**A-3**  
Title Street No.











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PROFESSIONAL DESIGN FIRM  
 LIC# 1184-0093-1-1-1



IR DESIGN INC  
 2300 N. DAWSON AVE  
 CHICAGO, IL 60647  
 TEL: 773-884-9755  
 FAX: 773-884-9759

**LEGEND**

 WALL  
 DOOR  
 WINDOW  
 STAIR  
 ELEVATION  
 SECTION  
 NOTE  
 REFERENCE



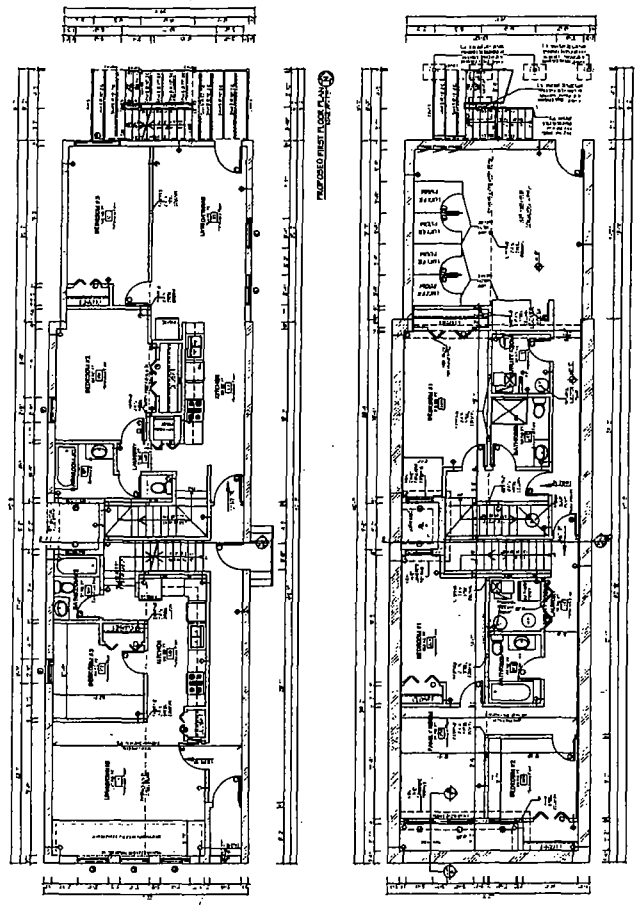
INTERNATIONAL  
 CONFERENCE OF BUILDING OFFICIALS  
 1700 W. CHICAGO AVE  
 CHICAGO, IL 60604  
 TEL: 312-467-1000  
 FAX: 312-467-1001

Project No. 100771556  
 1246 W. CHICAGO AVE

Author	Date	Comments
Checked	12/12/04	
Approved For	12/12/04	

PROPOSED  
 BSMT & 1ST  
 FLOOR PLANS  
**A-4**

Title: Street No.

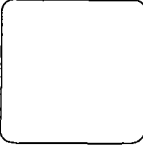


PROPOSED BASEMENT FLOOR PLAN



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**PROFESSIONAL DESIGN FIRM**  
 LICENSE NO. 032-012345  
**IR DESIGN INC.**  
 500 N. LAKE ST. SUITE 100  
 CHICAGO, IL 60610  
 TEL: 773-888-8888  
 FAX: 773-888-8888

**LEGEND**

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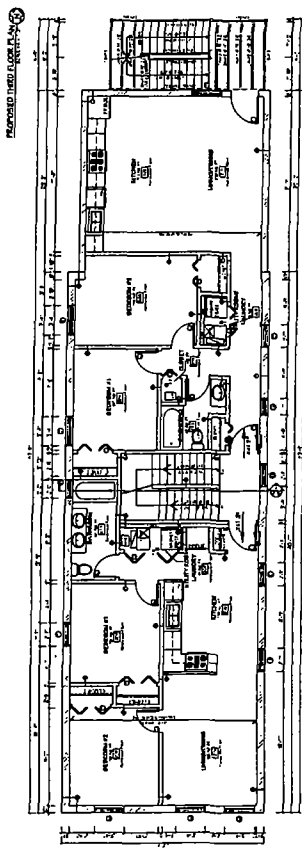
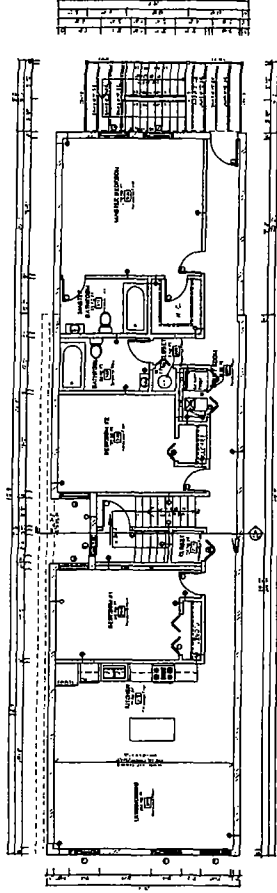


INTERNATIONAL BUSINESS  
 CONSTRUCTION (COMMERCIAL)  
 RESIDENTIAL UNIT  
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE  
 CITY OF CHICAGO ORDINANCES AND THE  
 NATIONAL BUILDING CODES AND ALL APPLICABLE  
 CODES AND REGULATIONS.  
 CHICAGO, ILLINOIS

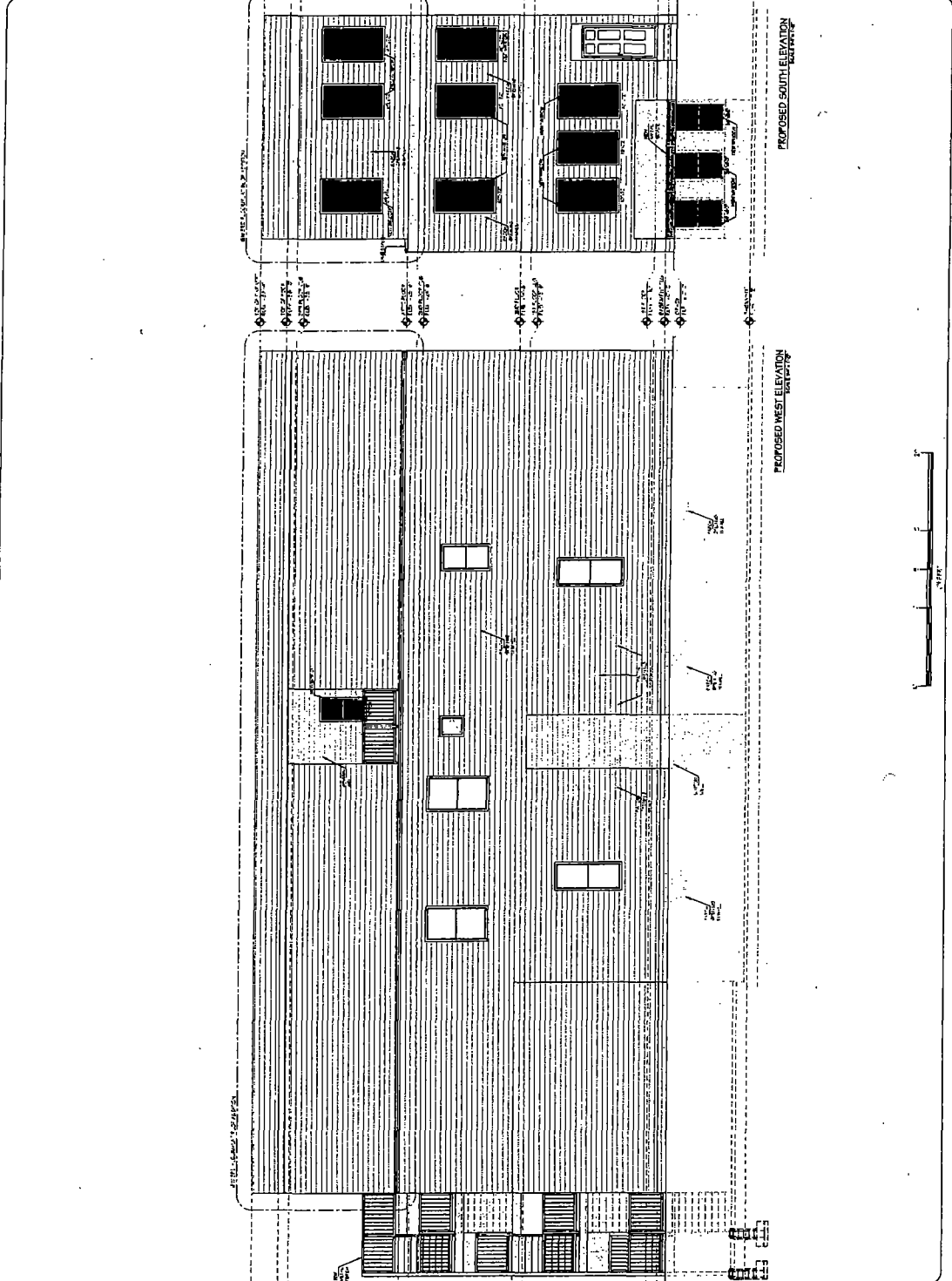
**Project No.** 10077155A  
**1246 W CHICAGO AVE**

Revised	Date	Comments

**PROPOSED FLOOR PLANS**  
**A-5**  
 Title Street No.



# Final for Publication



**PROFESSIONAL DESIGN FIRM**  
 LIC 114302344

**IR DESIGN INC**  
 3350 N. CAMDEN AVE  
 CHICAGO, IL 60641  
 TEL: 773.841.4933  
 FAX: 773.841.4939

**LEGEND**

- EXISTING ELEMENTS
- NEW ELEMENTS
- DEMOLISHED ELEMENTS



EXCEEDS ALL REQUIREMENTS OF THE STATE OF ILLINOIS. THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK AND THE 2009 INTERNATIONAL BUILDING CODE. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT COMPLIES WITH ALL REQUIREMENTS OF THE ABOVE CODES.

**Project No.**  
100771556

**Address**  
1246 W CHICAGO AVE

Item	Date	Comments

**PROPOSED ELEVATIONS**  
**A-6**

**Title**      **Street No.**

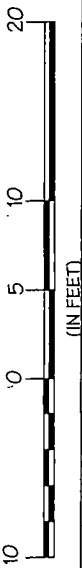
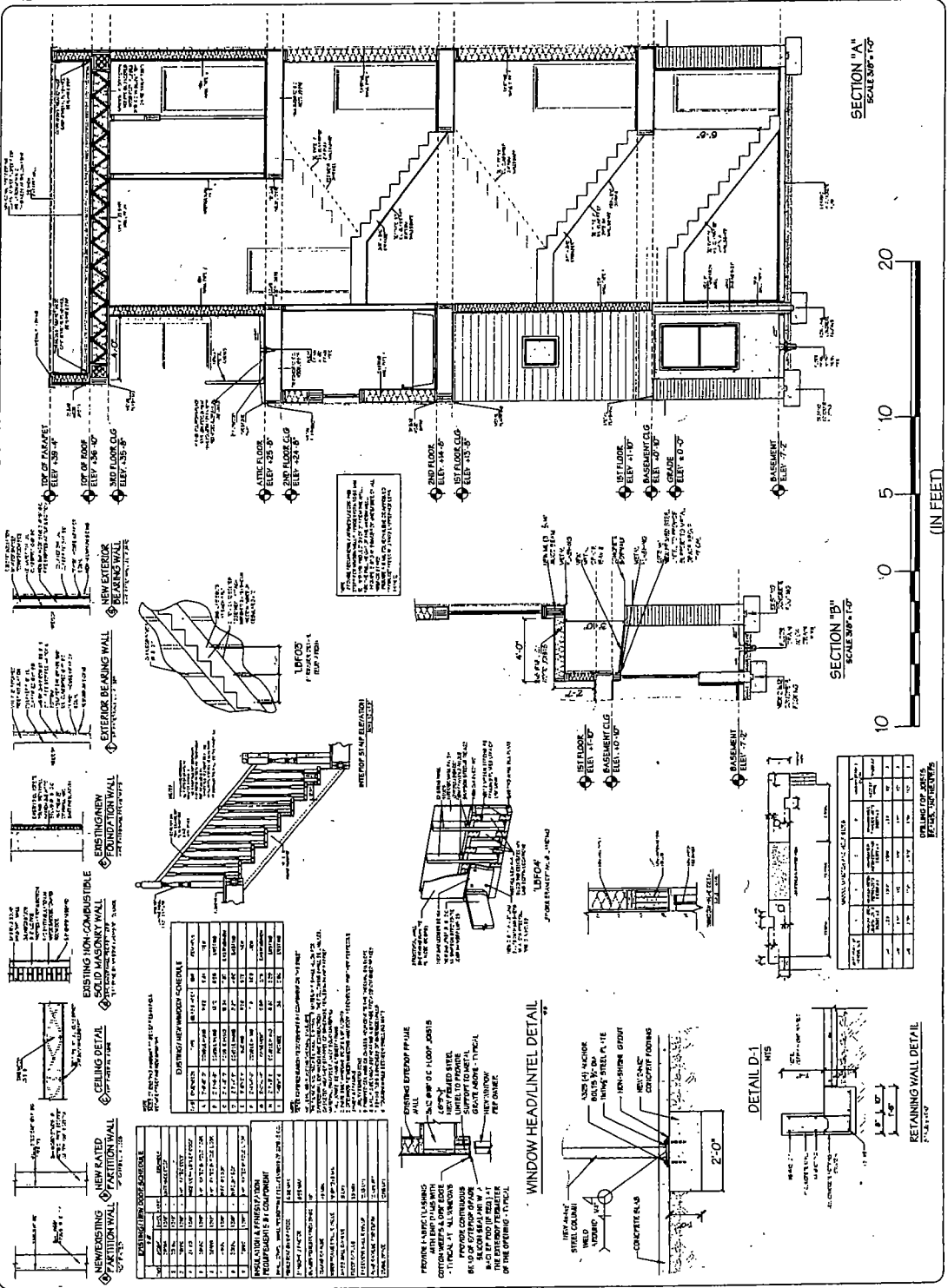
**Final for Publication**

**PROFESSIONAL DESIGN FIRM**  
LIC. # 184-102644

**IR DESIGN INC.**  
300 N. DEARBORN  
TEL. 773-784-8755  
FAX 773-784-9759

CONVERT EXISTING TO COMMERCIAL  
USE IN EXISTING BUILDING  
IMPACTS TO ALL EXISTING AND  
PROPOSED STRUCTURAL, MECHANICAL,  
ELECTRICAL, PLUMBING AND  
FIRE PROTECTION SYSTEMS  
CHICAGO, ILLINOIS

Project No. 10071552  
1244 W. CHICAGO AVE  
CHICAGO, ILLINOIS 60642



**TABLE 1 - WALL SCHEDULES**

NO.	DESCRIPTION	THICKNESS	WEIGHT	UNIT
1	12" CMU	12"	125	LB/SY
2	8" CMU	8"	83	LB/SY
3	6" CMU	6"	62	LB/SY
4	4" CMU	4"	41	LB/SY
5	2" CMU	2"	21	LB/SY
6	12" CONCRETE	12"	150	LB/SY
7	8" CONCRETE	8"	100	LB/SY
8	6" CONCRETE	6"	75	LB/SY
9	4" CONCRETE	4"	50	LB/SY
10	2" CONCRETE	2"	25	LB/SY

**TABLE 2 - CURB AND PARAPET SCHEDULES**

NO.	DESCRIPTION	THICKNESS	WEIGHT	UNIT
1	12" CMU	12"	125	LB/SY
2	8" CMU	8"	83	LB/SY
3	6" CMU	6"	62	LB/SY
4	4" CMU	4"	41	LB/SY
5	2" CMU	2"	21	LB/SY
6	12" CONCRETE	12"	150	LB/SY
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8	6" CONCRETE	6"	75	LB/SY
9	4" CONCRETE	4"	50	LB/SY
10	2" CONCRETE	2"	25	LB/SY

**TABLE 3 - MATERIALS SCHEDULE**

NO.	DESCRIPTION	UNIT	WEIGHT
1	12" CMU	SY	125
2	8" CMU	SY	83
3	6" CMU	SY	62
4	4" CMU	SY	41
5	2" CMU	SY	21
6	12" CONCRETE	CY	150
7	8" CONCRETE	CY	100
8	6" CONCRETE	CY	75
9	4" CONCRETE	CY	50
10	2" CONCRETE	CY	25

**Final for Publication**

PROFESSIONAL DESIGN FIRM  
 IIR DESIGN INC  
 5800 N. ELSTON AVE  
 CHICAGO, IL 60630  
 TEL: 773-784-9755  
 FAX: 773-784-9756

LEGEND  
 [Symbol] EXISTING  
 [Symbol] NEW  
 [Symbol] TO BE REMOVED



INTERIOR ARCHITECTURE  
 CONSULTING ARCHITECTS (L) COMMERCIAL  
 1234 N. LAUREL ST. SUITE 200  
 CHICAGO, IL 60610  
 TEL: 312-555-1234  
 FAX: 312-555-1234

Project No. 100771556  
 1246 W CHICAGO AVE

NO.	DATE	DESCRIPTION
1	11/12/11	CONCEPT DESIGN
2	11/15/11	SCHEMATIC DESIGN
3	11/18/11	PRELIMINARY DESIGN
4	11/21/11	FINAL DESIGN
5	11/24/11	CONSTRUCTION DOCUMENTS

APPROVED BY: [Signature]  
 DATE: 11/24/11

PROPOSED ELEVATIONS  
 A-7  
 Title Sheet No.

