



City of Chicago



O2021-2657

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-H at 2124 W Coulter St - App No. 20767T1
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 the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 6-H in the area bounded by

West 24th Street; West Coulter Street; and a line 153 feet westerly of the intersection of west 24th Street and West Coulter Street as measured at the south right-of-way line of West 24th Street and perpendicular thereto;

to those of a B2-1.5 Neighborhood Mixed-Use District.

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

Common Address of Property: 2124 W. Coulter

PROJECT NARRATIVE AND PLANS
TYPE 1 ZONING AMENDMENT
2124 W. Coulter

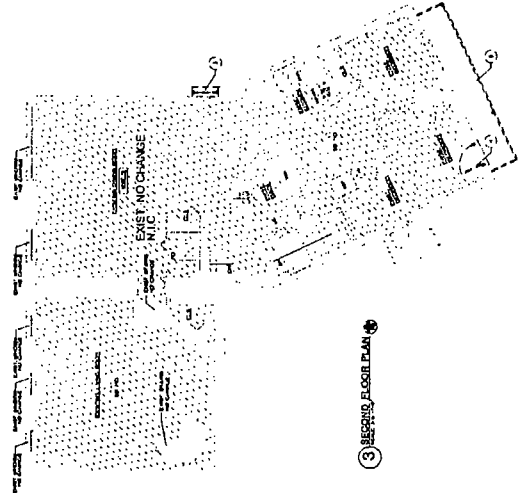
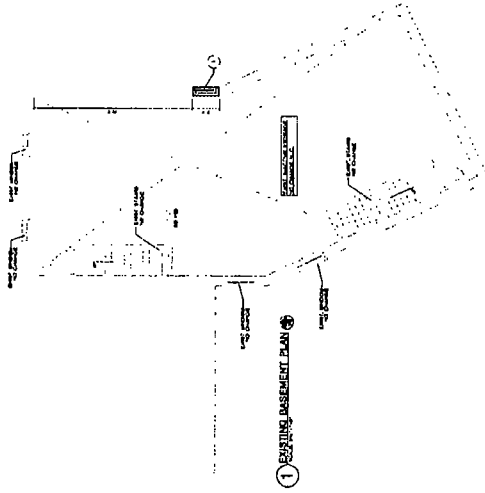
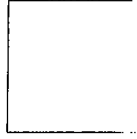
RS-3 Residential Single-Unit (Detached House) District to a B2-1.5 Neighborhood Mixed-Use District.

The property currently has 3 apartments. The owner seeks a re-zoning in order to legalize the conversion from 2 dwelling units to 3 dwelling units, add an attached garage, with new 2nd story stair enclosure and legalize nonconforming setbacks. The zoning change will allow the owner to designate the property in a conforming zoning district and make critical renovations requested by the City. 2 parking spaces will be provided. The height of the building will remain at 24'2". There is no commercial space.

	PROPOSED
Lot Area	5,416.2 SF (existing)
Density - MLA	1805.40
Off Street Parking	2
North Setback/Rear	0 feet*
West Setback/Side	0 feet (existing)
East Setback/Side	0 feet (existing)
South Setback/Front	0 feet (existing)
FAR	.78 (existing)
Building Height	24 feet 2 inches (existing)

*New 2nd story stairwell enclosure will require variance for rear setback relief

Final for Publication



GENERAL NOTES:

1. REFER TO ALL CITY, STATE AND FEDERAL REGULATIONS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE AND ALL APPLICABLE ORDINANCES.
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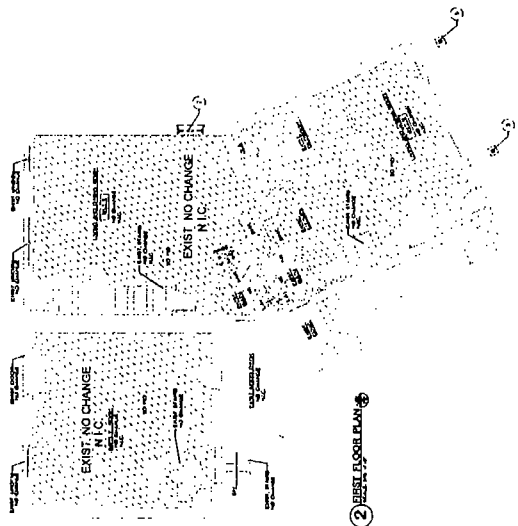
LEGEND

(Symbol)	EXISTING WALLS TO REMAIN
(Symbol)	EXISTING WALLS TO BE REMOVED
(Symbol)	NEW WALLS TO BE CONSTRUCTED
(Symbol)	EXISTING DOORS TO REMAIN
(Symbol)	EXISTING DOORS TO BE REMOVED
(Symbol)	NEW DOORS TO BE CONSTRUCTED



EXPLANATION LEGEND

1. EXISTING WALLS TO REMAIN
2. EXISTING WALLS TO BE REMOVED
3. NEW WALLS TO BE CONSTRUCTED
4. EXISTING DOORS TO REMAIN
5. EXISTING DOORS TO BE REMOVED
6. NEW DOORS TO BE CONSTRUCTED



Jeff + Brucoleri, llc
ARCHITECTS
1111 N. LAUREL STREET
CHICAGO, ILL. 60610

EXISTING BASEMENT, FIRST AND SECOND FLOOR PLANS AND LEGEND AND NOTES

1224 WEST COLVILLE STREET CHICAGO, IL

BUILDING CODE UPGRADE (Retrofit CAR GARAGE MASONRY ADDITION TO ROOF DECK)

EXISTING BASEMENT, FIRST AND SECOND FLOOR PLANS AND LEGEND AND NOTES

PROJECT NO.	
SHEET NO.	D-1
TOTAL SHEETS	10
DATE	
DRAWN BY	
CHECKED BY	
DATE	

NOT USED FOR PERMIT

Final for Publication



LEGEND

EXISTING EXTERIOR WALL

EXISTING INTERIOR WALL

NEW EXTERIOR WALL

NEW INTERIOR WALL

GLASS CURTAIN WALL

GLASS PARTITION

GLASS DOOR

GLASS WINDOW

GLASS PARTITION WITH DOOR

GLASS PARTITION WITH WINDOW

GLASS PARTITION WITH DOOR AND WINDOW

GLASS PARTITION WITH DOOR AND WINDOW AND WALL

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DOOR SCHEDULE

NO.	TYPE	FINISH	MARKING
1	GLASS	GLASS	GLASS
2	GLASS	GLASS	GLASS
3	GLASS	GLASS	GLASS
4	GLASS	GLASS	GLASS
5	GLASS	GLASS	GLASS
6	GLASS	GLASS	GLASS
7	GLASS	GLASS	GLASS
8	GLASS	GLASS	GLASS
9	GLASS	GLASS	GLASS
10	GLASS	GLASS	GLASS

WINDOW SCHEDULE

NO.	TYPE	FINISH	MARKING
1	GLASS	GLASS	GLASS
2	GLASS	GLASS	GLASS
3	GLASS	GLASS	GLASS
4	GLASS	GLASS	GLASS
5	GLASS	GLASS	GLASS
6	GLASS	GLASS	GLASS
7	GLASS	GLASS	GLASS
8	GLASS	GLASS	GLASS
9	GLASS	GLASS	GLASS
10	GLASS	GLASS	GLASS

ALL WALLS TO BE 8" THICK UNLESS NOTED OTHERWISE.

ALL FLOORS TO BE 4" THICK UNLESS NOTED OTHERWISE.

ALL CEILING TO BE 8" THICK UNLESS NOTED OTHERWISE.

ALL ROOF TO BE 8" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 1/2" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 3/4" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 1" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 1 1/4" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 1 1/2" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 1 3/4" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 2" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 2 1/4" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 2 1/2" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 2 3/4" THICK UNLESS NOTED OTHERWISE.

ALL GLASS TO BE 3" THICK UNLESS NOTED OTHERWISE.



NP

NEW YORK PROFESSIONAL ENGINEER

NEW YORK PROFESSIONAL ARCHITECT

NEW YORK PROFESSIONAL LANDSCAPE ARCHITECT

NEW YORK PROFESSIONAL INTERIOR DESIGNER

NEW YORK PROFESSIONAL PLANNING ARCHITECT

NEW YORK PROFESSIONAL HISTORIC PRESERVATION ARCHITECT

NEW YORK PROFESSIONAL ENVIRONMENTAL ARCHITECT

NEW YORK PROFESSIONAL SCULPTOR

NEW YORK PROFESSIONAL FURNITURE DESIGNER

NEW YORK PROFESSIONAL LIGHTING DESIGNER

NEW YORK PROFESSIONAL SOUND DESIGNER

NEW YORK PROFESSIONAL VIDEO DESIGNER

NEW YORK PROFESSIONAL AUDIO DESIGNER

NEW YORK PROFESSIONAL TELEVISION DESIGNER

NEW YORK PROFESSIONAL RADIATION PROTECTION SPECIALIST

NEW YORK PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER

NEW YORK PROFESSIONAL REGISTERED PROFESSIONAL ARCHITECT

NEW YORK PROFESSIONAL REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

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NEW YORK PROFESSIONAL REGISTERED PROFESSIONAL TELEVISION DESIGNER

NEW YORK PROFESSIONAL REGISTERED PROFESSIONAL RADIATION PROTECTION SPECIALIST

LEGEND AND NOTES

BASEMENT FLOOR PLAN AND SECOND FLOOR PLAN

374 WEST COLLETT STREET CHICAGO, IL

Jeff + Rusciateri, Inc.

ARCHITECTS

1100 N. LAUREL ST. CHICAGO, IL 60610

TEL: (773) 327-1100

FAX: (773) 327-1101

WWW.JEFFRUSCIATERI.COM

PROJECT NO. 1100 N. LAUREL ST. CHICAGO, IL

DATE: 11/11/11

SCALE: AS SHOWN

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT

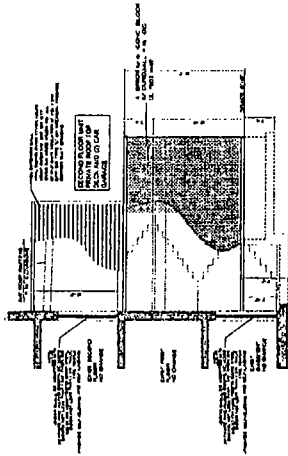
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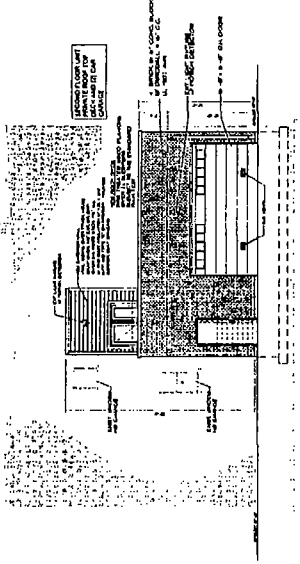
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Final for Publication

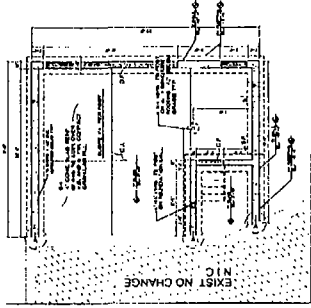


② GARAGE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

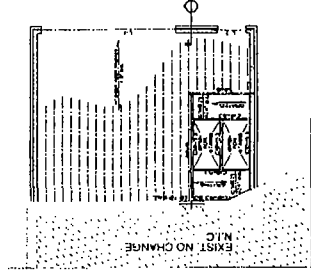


② GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

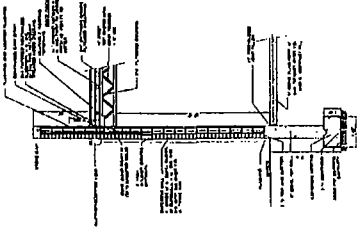
GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE (NBC) AND THE ILLINOIS BUILDING CODE (IBC).
 2. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF CHICAGO DEPARTMENT OF PERMITS.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PERMITS.
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 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PERMITS.



② GARAGE FOUNDATION
SCALE: 1/4" = 1'-0"



② GARAGE FOUNDATION
SCALE: 1/4" = 1'-0"



① WALL SECTION

MATERIALS SCHEDULE
 1. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF CHICAGO DEPARTMENT OF PERMITS.
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 4. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF CHICAGO DEPARTMENT OF PERMITS.

204 WEST CANTER STREET CHICAGO, IL
 BUILDING CODE UPGRADE (REMOVE
 CAR GARAGE MASONRY) AND NEW TWO
 FLOOR BALCONY AND NEW TUDOR
 W/ ROOF DECK
 EXTERIOR ELEVATIONS
 FOUNDATION AND FRAMING PLAN
 WALL SECTION

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 ARCHITECTS
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 CHICAGO, IL 60610
 TEL: 312.467.1111
 WWW.JEFFBRACKER.COM

NO. PROJECT	
NO. SHEET	
TITLE	
DATE	
SCALE	
PROJECT NO.	
SHEET NO.	A-2
DATE	
SCALE	

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