



City of Chicago



02020-4816

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/7/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 3-1 at 2815-2821 W.
Division St - App No. 20532T1

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 the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-I in the area bounded by

West Division Street; a line 125 feet east of and parallel to North Mozart Street; the alley next south of and parallel to West Division Street; and a line 50 feet east of and parallel to North Mozart Street,

to those of an RM-6 Residential Multi-Unit 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: 2815-21 West Division Street

17-13-0303-C (1) Narrative Zoning Analysis

2815-21 West Division Street, Chicago, Illinois

Proposed Zoning: RM-6 Residential Multi-Unit District

Lot Area: 9,374.75 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit one (1) additional dwelling unit within the existing multi-unit residential building, for a total of twenty-seven (27) units at the at the subject site. No changes are proposed to the height, setbacks, or footprint of the existing building. No onsite parking is or will be provided at the property.

- (A) The Project's Floor Area Ratio: 26,296 square feet (2.805 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 347.213 sf/du (9,374.75sf/27du)
- (C) The amount of off-street parking: 0 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches (Existing)
 - b. Rear Setback: 0 feet-0 inches (Existing)*
 - c. Side Setbacks:
 - West: 0 feet-0 inches (Existing)*
 - East: 0 foot-0 inches (Existing)*
- (E) Building Height:
 - 32 feet-6 inches (Existing)

*The Applicant will pursue a Variation to permit the existing (non-conforming) rear and side setbacks.

INTERIOR ALTERATIONS TO EXISTING THREE STORY 27 D.U. AND 1 COMMERCIAL UNIT BRICK BUILDING. WINDOW LINTELS REPLACEMENT PER PLAN.

CODE MATRIX

NO.	DESCRIPTION	SECTION	DATE	BY	CHKD.
1	REVISION				
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NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE, 2012 EDITION, AND THE IBC 2012 EDITION, AS AMENDED.

2. THE EXISTING STRUCTURE IS A THREE STORY BRICK BUILDING WITH A COMMERCIAL UNIT ON THE FIRST FLOOR AND RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOORS.

3. THE PROPOSED WORK CONSISTS OF REPLACING THE WINDOW LINTELS ON THE SECOND AND THIRD FLOORS WITH NEW ALUMINUM LINTELS.

4. THE NEW LINTELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5. THE EXISTING MASONRY SHALL BE REPAIRED AND REINFORCED AS NECESSARY TO SUPPORT THE NEW LINTELS.

6. THE PROPOSED WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL NOT INTERFERE WITH THE OCCUPANCY OF THE BUILDING.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

9. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

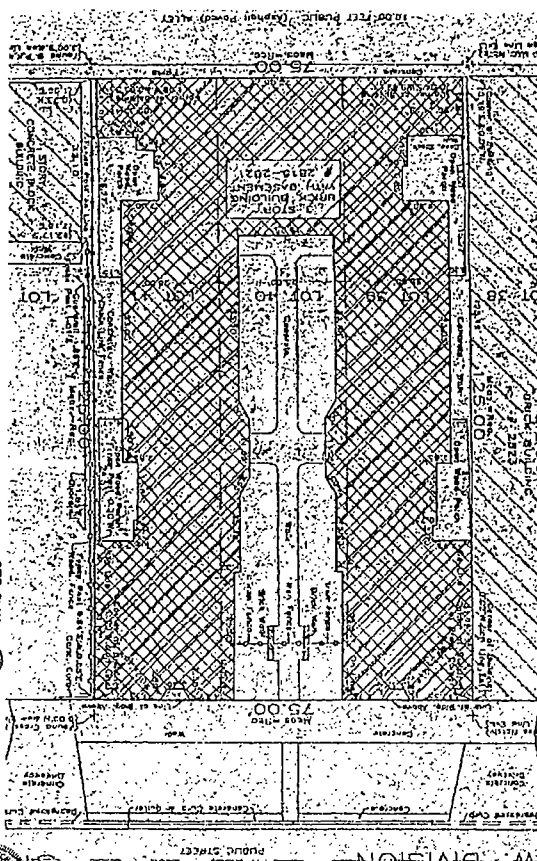
10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.

12. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE AND SHALL SUBMIT A FINAL REPORT TO THE ARCHITECT UPON COMPLETION OF THE PROJECT.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.

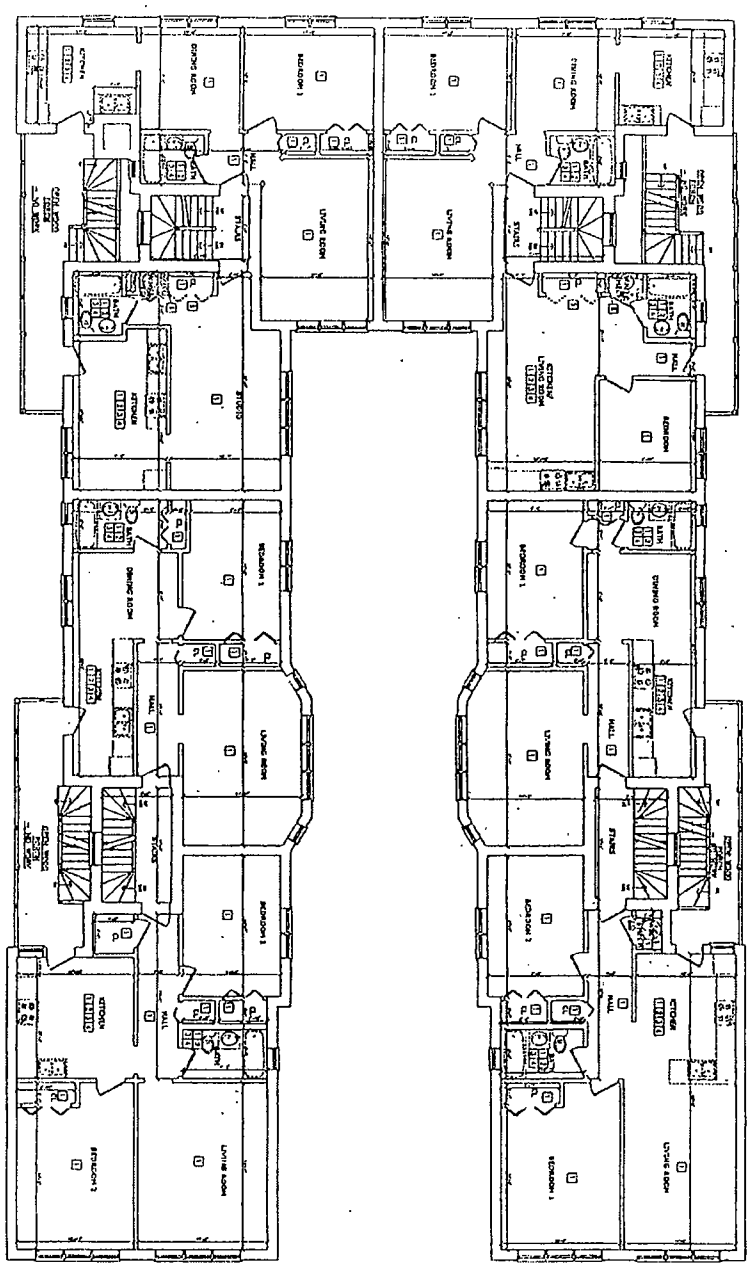
14. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE AND SHALL SUBMIT A FINAL REPORT TO THE ARCHITECT UPON COMPLETION OF THE PROJECT.



Final for Publication

<p style="text-align: center;">ARCHITECTS</p> <p style="text-align: center;">JAMES A. SMITH</p> <p style="text-align: center;">1234 N. STATE ST. CHICAGO, IL 60610</p>	<p style="text-align: center;">ENGINEER</p> <p style="text-align: center;">JAMES A. SMITH</p> <p style="text-align: center;">1234 N. STATE ST. CHICAGO, IL 60610</p>	<p style="text-align: center;">CODE MATRIX, NOTES, & SITE PLAN</p> <p style="text-align: center;">2815 W. DIVISION ST.</p> <p style="text-align: center;">CHICAGO, IL</p>
<p>DATE: 12/15/2012</p> <p>BY: JAS</p> <p>CHKD: JAS</p>	<p>DATE: 12/15/2012</p> <p>BY: JAS</p> <p>CHKD: JAS</p>	<p>DATE: 12/15/2012</p> <p>BY: JAS</p> <p>CHKD: JAS</p>

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EXISTING/DEMO FIRST FLOOR PLAN
 2ND, 3RD FLOOR PLANS SIMILAR



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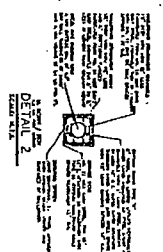
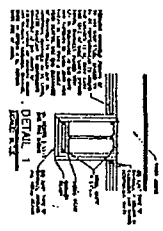
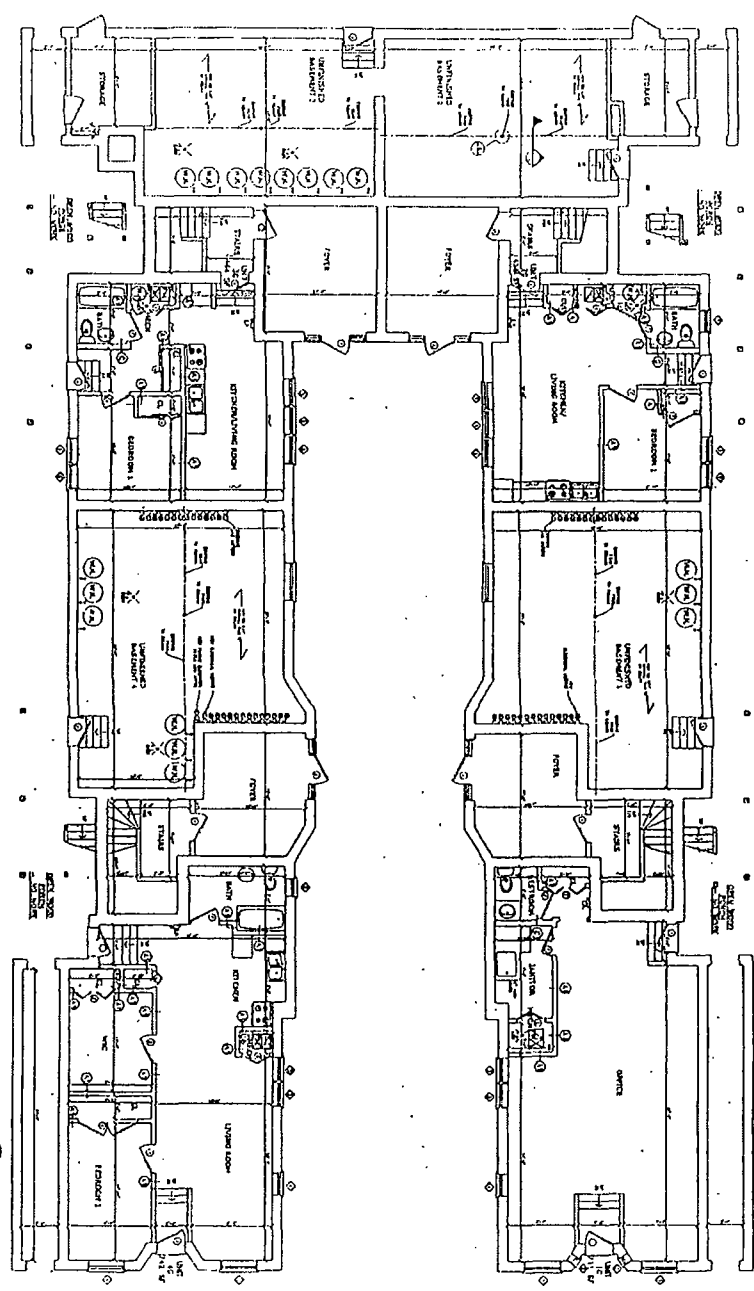
- REVISION NOTES**
1. CORRECTED WALL THICKNESS
 2. CORRECTED WINDOW THICKNESS
 3. CORRECTED DOOR THICKNESS
 4. CORRECTED STAIR THICKNESS
 5. CORRECTED CEILING THICKNESS
 6. CORRECTED FLOOR THICKNESS
 7. CORRECTED SLAB THICKNESS
 8. CORRECTED FOUNDATION THICKNESS
 9. CORRECTED FOUNDATION WALL THICKNESS
 10. CORRECTED FOUNDATION FOOTING THICKNESS
 11. CORRECTED FOUNDATION COLUMN THICKNESS
 12. CORRECTED FOUNDATION BEAM THICKNESS
 13. CORRECTED FOUNDATION WALL PIER THICKNESS
 14. CORRECTED FOUNDATION WALL TIE THICKNESS
 15. CORRECTED FOUNDATION WALL ANCHOR THICKNESS
 16. CORRECTED FOUNDATION WALL LAP THICKNESS
 17. CORRECTED FOUNDATION WALL JOINT THICKNESS
 18. CORRECTED FOUNDATION WALL BREAK THICKNESS
 19. CORRECTED FOUNDATION WALL END THICKNESS
 20. CORRECTED FOUNDATION WALL START THICKNESS
 21. CORRECTED FOUNDATION WALL MIDDLE THICKNESS
 22. CORRECTED FOUNDATION WALL CORNER THICKNESS
 23. CORRECTED FOUNDATION WALL OFFSET THICKNESS
 24. CORRECTED FOUNDATION WALL EXTENSION THICKNESS
 25. CORRECTED FOUNDATION WALL REDUCTION THICKNESS
 26. CORRECTED FOUNDATION WALL REPLACEMENT THICKNESS
 27. CORRECTED FOUNDATION WALL REMOVAL THICKNESS
 28. CORRECTED FOUNDATION WALL RECONSTRUCTION THICKNESS
 29. CORRECTED FOUNDATION WALL RESTORATION THICKNESS
 30. CORRECTED FOUNDATION WALL RENOVATION THICKNESS
 31. CORRECTED FOUNDATION WALL REFURBISHMENT THICKNESS
 32. CORRECTED FOUNDATION WALL REPAIR THICKNESS
 33. CORRECTED FOUNDATION WALL MAINTENANCE THICKNESS
 34. CORRECTED FOUNDATION WALL INSPECTION THICKNESS
 35. CORRECTED FOUNDATION WALL TESTING THICKNESS
 36. CORRECTED FOUNDATION WALL MONITORING THICKNESS
 37. CORRECTED FOUNDATION WALL EVALUATION THICKNESS
 38. CORRECTED FOUNDATION WALL ASSESSMENT THICKNESS
 39. CORRECTED FOUNDATION WALL DIAGNOSIS THICKNESS
 40. CORRECTED FOUNDATION WALL PROGNOSIS THICKNESS
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 42. CORRECTED FOUNDATION WALL PREVENTION THICKNESS
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 46. CORRECTED FOUNDATION WALL AVOIDANCE THICKNESS
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 48. CORRECTED FOUNDATION WALL REDUCTION THICKNESS
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 51. CORRECTED FOUNDATION WALL MINIMIZATION THICKNESS
 52. CORRECTED FOUNDATION WALL REDUCTION THICKNESS



<p>ARCHITECTS</p> <p>2815 W. DIVISION ST CHICAGO, IL 60648</p> <p>TEL: 312.733.4111 FAX: 312.733.4111</p>	<p>PROJECT: 2815 DIVISION ST</p> <p>PHASE: 2ND & 3RD FLOOR PLANS</p> <p>DATE: 10/12/2011</p>	<p>PROJECT: 2815 DIVISION ST</p> <p>PHASE: 2ND & 3RD FLOOR PLANS</p> <p>DATE: 10/12/2011</p>	<p>PROJECT: 2815 DIVISION ST</p> <p>PHASE: 2ND & 3RD FLOOR PLANS</p> <p>DATE: 10/12/2011</p>	<p>PROJECT: 2815 DIVISION ST</p> <p>PHASE: 2ND & 3RD FLOOR PLANS</p> <p>DATE: 10/12/2011</p>	<p>PROJECT: 2815 DIVISION ST</p> <p>PHASE: 2ND & 3RD FLOOR PLANS</p> <p>DATE: 10/12/2011</p>	<p>PROJECT: 2815 DIVISION ST</p> <p>PHASE: 2ND & 3RD FLOOR PLANS</p> <p>DATE: 10/12/2011</p>	<p>PROJECT: 2815 DIVISION ST</p> <p>PHASE: 2ND & 3RD FLOOR PLANS</p> <p>DATE: 10/12/2011</p>
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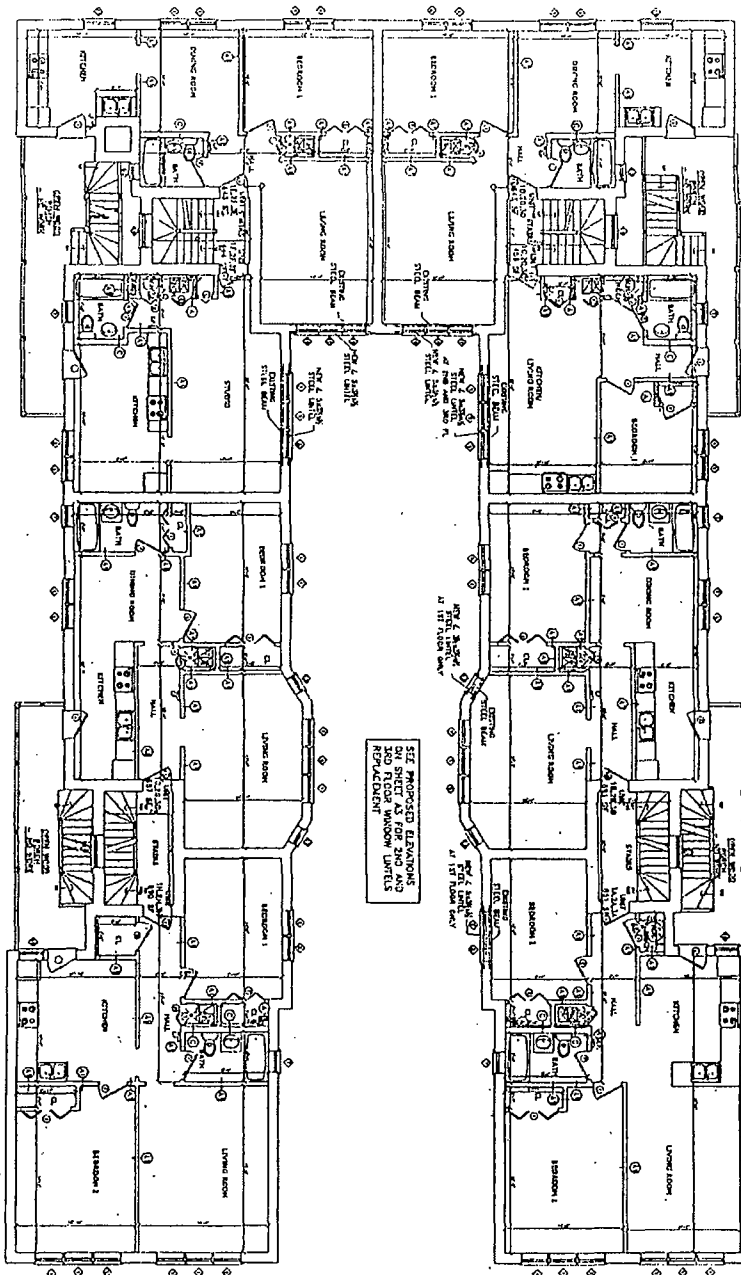


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A1 <small>1 of 12</small>	PROJECT NO. _____ DATE _____	ARCHITECTS <small>ARCHITECTURAL ENGINEERS</small>	2815 W. DIVISION ST CHICAGO, IL	PROPOSED BASEMENT PLAN, DETAILS	DRAWN BY: _____ CHECKED BY: _____
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FLOOR PLAN



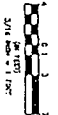
NEW WINDOW SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT	DATE
1	12" x 16" DOUBLE HUNG	1	SQ. FT.	1/1/11
2	12" x 16" DOUBLE HUNG	1	SQ. FT.	1/1/11
3	12" x 16" DOUBLE HUNG	1	SQ. FT.	1/1/11
4	12" x 16" DOUBLE HUNG	1	SQ. FT.	1/1/11
5	12" x 16" DOUBLE HUNG	1	SQ. FT.	1/1/11
6	12" x 16" DOUBLE HUNG	1	SQ. FT.	1/1/11
7	12" x 16" DOUBLE HUNG	1	SQ. FT.	1/1/11
8	12" x 16" DOUBLE HUNG	1	SQ. FT.	1/1/11
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19	12" x 16" DOUBLE HUNG	1	SQ. FT.	1/1/11
20	12" x 16" DOUBLE HUNG	1	SQ. FT.	1/1/11

NEW DOOR AND HARDWARE SCHEDULE

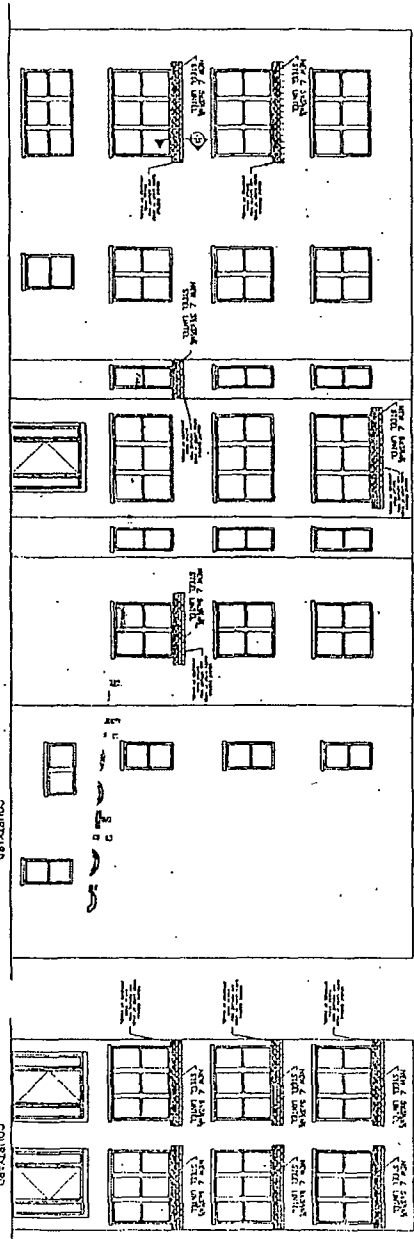
NO.	DESCRIPTION	QUANTITY	UNIT	DATE
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3	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
4	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
5	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
6	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
7	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
8	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
9	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
10	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
11	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
12	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
13	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
14	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
15	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
16	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
17	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
18	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
19	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11
20	6'0" x 2'0" WOOD DOOR	1	SQ. FT.	1/1/11

PROPOSED 1ST, 2ND, AND 3RD FLOOR PLANS SCHEDULES AND REMARKS



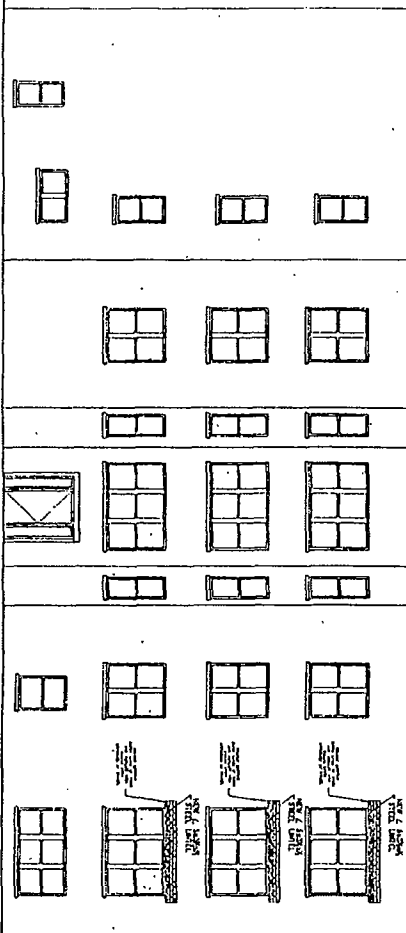
LEGEND

- NEW WALL
- EXISTING WALL
- NEW GLASS WALL
- GLASS WALL
- DOOR
- DOOR SWING
- DOOR TYPE
- DOOR SCHEDULE
- DOOR HARDWARE
- DOOR LOCK
- DOOR STOP
- DOOR TRIM
- DOOR CASE
- DOOR SILL
- DOOR THRESHOLD
- DOOR FINISH
- DOOR COATING
- DOOR PAINT
- DOOR STAIN
- DOOR VARNISH
- DOOR POLISH
- DOOR WAX
- DOOR OIL
- DOOR GREASE
- DOOR CLEANER
- DOOR MAINTENANCE
- DOOR REPAIR
- DOOR REPLACEMENT
- DOOR DISMANTLING
- DOOR DEMOLITION
- DOOR CONSTRUCTION
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- DOOR OPERATION
- DOOR FUNCTION
- DOOR USE
- DOOR SAFETY
- DOOR SECURITY
- DOOR PRIVACY
- DOOR SOUND
- DOOR INSULATION
- DOOR ENERGY
- DOOR EFFICIENCY
- DOOR COMFORT
- DOOR WELL-BEING
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- DOOR PROFIT
- DOOR GAIN
- DOOR LOSS
- DOOR RISK
- DOOR UNCERTAINTY
- DOOR CHALLENGE
- DOOR OPPORTUNITY
- DOOR SOLUTION
- DOOR STRATEGY
- DOOR TACTIC
- DOOR ACTION
- DOOR RESULT
- DOOR IMPACT
- DOOR CONSEQUENCE
- DOOR EFFECT
- DOOR INFLUENCE
- DOOR POWER
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- DOOR EVOLUTION
- DOOR REFORMATION
- DOOR REVOLUTION
- DOOR INNOVATION
- DOOR CREATIVITY
- DOOR IMAGINATION
- DOOR INSPIRATION
- DOOR MOTIVATION
- DOOR ENTHUSIASM
- DOOR PASSION
- DOOR COMMITMENT
- DOOR DEDICATION
- DOOR PERSEVERANCE
- DOOR RESILIENCE
- DOOR DETERMINATION
- DOOR COURAGE
- DOOR BRAVERY
- DOOR COURTESY
- DOOR GRACE
- DOOR KINDNESS
- DOOR COMPASSION
- DOOR EMPATHY
- DOOR SYMPATHY
- DOOR SOLIDARITY
- DOOR COOPERATION
- DOOR COLLABORATION
- DOOR TEAMWORK
- DOOR PARTNERSHIP
- DOOR ALLIANCE
- DOOR UNION
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- DOOR CONFEDERATION
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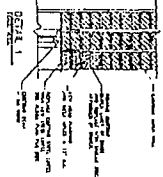


SEE SHEET 11 FOR
NOTES AND MASONRY

PROVIDE FLASHING AND
KEEPS WITH WORKS AT
1st. FL.



COURTYARD
EAST ELEVATION



<p>DATE: 12/31/23</p> <p>SHEET: A3</p>	<p>PROJECT: ARCHITECTS</p>	<p>2815 W DIVISION ST CHICAGO, IL</p>	<p>PROPOSED ELEVATIONS AND DETAILS</p>	<p>NO. 123456 12/31/2023</p>
	<p>ARCHITECT: ARCHITECTS</p>			