

FINAL FOR PUBLICATION

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 current RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-G in the area bounded by:

A line 75.0 feet south of and parallel to West Cullerton Street; the public alley east of and parallel to South Loomis Street; a line 100.0 feet south of and parallel to West Cullerton Street; and South Loomis Street

to those of an RM-5 Residential Multi-Unit District.

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

Address: 2009 South Loomis Street

SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment

2009 South Loomis Street

From RT-4 to RM-5

FINAL FOR PUBLICATION

The Property

The subject property is located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District in an Equitable Transit Served Location per the Chicago Zoning Ordinance and is approximately 2,400.' from the CTA Pink Line 18th Street Station and several other ETOD CTA Bus Corridors.

The property is improved with a two-story single-family home and two car garage. The height of the existing building is approximately 23.0'.

The Project

Antonio Vargas (the "Applicant") seeks to rezone the subject property to demolish the existing structure and construct a new four-story residential building with four dwelling units, four bicycle spaces, and three surface parking spaces. The zoning height of the proposed building will be 31'-5.5".

The subject rezoning application also seeks Type-1 relief under section 17-13-0303-D for an optional Administrative Adjustment or Variation to seek Variation relief to reduce parking per the Equitable Transit Served Location section 17-10-0102-B to reduce one parking space and also seeks variation relief per section 17-13-1101-B to reduce the required rear yard setback from 30.0' to 29.42'.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM-5 Residential Multi-Unit District.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,725 square feet
FAR:	1.43
Floor Area:	3,900 square feet
Residential Dwelling Units:	4
MLA Density:	681.25 square feet
Height:	31'-5.5"
Bicycle Parking:	4
Automobile Parking:	3*
Setbacks (proposed):	Front (Loomis Street): 7.83' North: 3.00' South: 2.00' East (rear): 29.43'

A set of plans is attached.

* The property sits in an Equitable Transit Served Location per the Chicago Zoning Ordinance and is approximately 2,400.' from the CTA Pink Line 18th Street Station and several other ETOD CTA Bus Corridors.

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GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL BE CLASSIFIED AS PER THE CITY OF CHICAGO.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO CODES.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S DRAWINGS.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S SCHEDULE.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S BUDGET.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S QUALITY CONTROL.

PROJECT ADDRESS:

2000 S. LOOMIS STREET
CHICAGO, IL 60608
TEL: (773) 328-0200

SCOPE OF WORK:

REAR PORCH AND 2-STOREY REAR PORCH
REAR PORCH AND 2-STOREY REAR PORCH
REAR PORCH AND 2-STOREY REAR PORCH
REAR PORCH AND 2-STOREY REAR PORCH
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REAR PORCH AND 2-STOREY REAR PORCH
REAR PORCH AND 2-STOREY REAR PORCH

SHEET INDEX:

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5	REAR PORCH AND 2-STOREY REAR PORCH	11/15/10
6	REAR PORCH AND 2-STOREY REAR PORCH	11/15/10
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8	REAR PORCH AND 2-STOREY REAR PORCH	11/15/10
9	REAR PORCH AND 2-STOREY REAR PORCH	11/15/10
10	REAR PORCH AND 2-STOREY REAR PORCH	11/15/10

ZONING STATISTICS:

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL
1	REAR PORCH	1,200	1,200
2	2-STOREY REAR PORCH	1,800	1,800
3	REAR PORCH	1,200	1,200
4	2-STOREY REAR PORCH	1,800	1,800
5	REAR PORCH	1,200	1,200
6	2-STOREY REAR PORCH	1,800	1,800
7	REAR PORCH	1,200	1,200
8	2-STOREY REAR PORCH	1,800	1,800
9	REAR PORCH	1,200	1,200
10	2-STOREY REAR PORCH	1,800	1,800

3 BLOCK PLAN

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

2 PROPOSED SITE PLAN

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

1 EXISTING SITE PLAN

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

4000 S. LOMIS STREET

16' PUBLIC ALLEY

25.00'

109.26'

16' PUBLIC ALLEY

25.00'

4000 S. LOMIS STREET

16' PUBLIC ALLEY

25.00'

109.26'

16' PUBLIC ALLEY

25.00'

ARCHITECT'S INFORMATION AND SEAL

DATE: 11/15/10

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

CS1.0

CHICAGO SPECIFICATION FOR CONSTRUCTION

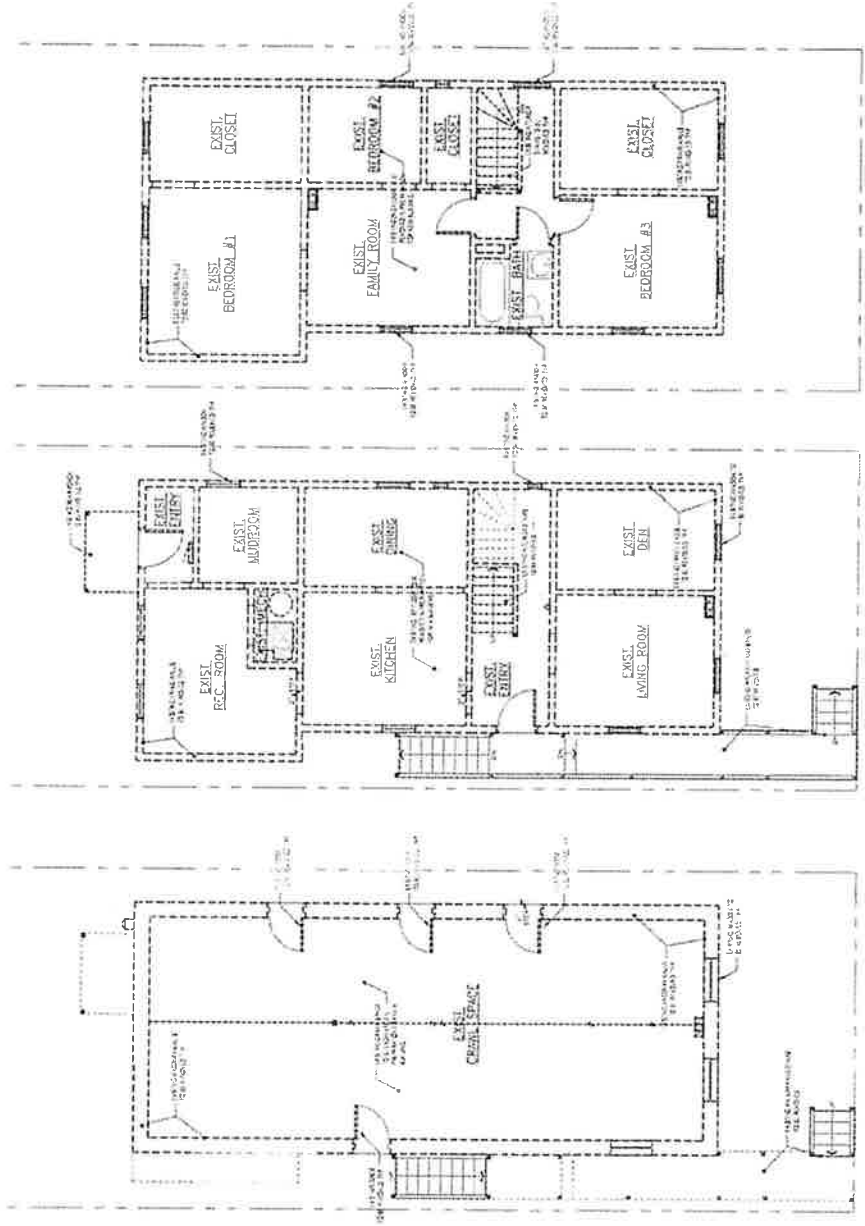
PLAN FOR PUBLICATION

DEMO KEY NOTES

1	REMOVE EXISTING
2	REMOVE EXISTING
3	REMOVE EXISTING
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17	REMOVE EXISTING
18	REMOVE EXISTING
19	REMOVE EXISTING
20	REMOVE EXISTING
21	REMOVE EXISTING
22	REMOVE EXISTING

DEMOLITION NOTES

1. SEE CONTRACTS PREPARED BY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS AND ALL OTHER CONSULTANTS FOR ADDITIONAL DEMOLITION WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION OF STRUCTURES, HEATING, VENTILATING, AIR CONDITIONING, ELECTRICAL, MECHANICAL, AND PLUMBING MATERIALS AND SYSTEMS ACCORDING TO THE DEMOLITION CONTRACTS.
2. ALL ITEMS THAT ARE NOT INDICATED TO BE REMOVED INCLUDING ITEMS TO BE SALVAGED, SHALL BE CAREFULLY PROTECTED FROM DAMAGE TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN.
3. ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC. SHALL REMAIN THE PROPERTY OF THE TENANT. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AND DELIVERED TO THE OWNER'S DESIGNATED LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN.
4. WHERE DEMOLITION AND/OR REMOVAL OF EXISTING CONSTRUCTION IS INDICATED, IT IS INTENDED TO SHOW THE GENERAL NATURE OF EXISTING CONSTRUCTION TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATION OF ALL EXISTING CONSTRUCTION TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN.
6. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND OPERATIONS FOR ALL DEMOLITION AND REMOVAL WORK FOR THE OWNER'S REVIEW AND APPROVAL. THE SCHEDULE SHALL INDICATE DEMOLITION METHODS, EQUIPMENT, AND ALL TRADES, INCLUDING SUPPORT, TEMPORARY UTILITIES AND PROTECTIVE MEASURES.
7. PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF PROPOSED METHODS AND OPERATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.
8. THE CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS PRIOR TO DEMOLITION WORK. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE PROTECTED FROM DAMAGE TO REMAIN.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN.
11. DEMOLITION WORK SHALL BE CARRIED OUT IN A CAREFUL AND ORDERLY MANNER AND IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS SET FORTH BY STATE AND LOCAL AUTHORITIES. CONTRACTOR SHALL MAINTAIN ADEQUATE PROTECTION TO PERSONS AND PROPERTY WITHIN THE BUILDING.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY PROTECTION OF ALL WALLS AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE & COUNTY, DEPARTMENT OF HEALTH STANDARDS DURING DEMOLITION OPERATIONS.
14. EXISTING WALLS AND CEILING SHALL BE REMOVED TO REMAIN THAT ARE DISTURBED DURING DEMOLITION SHALL BE PATCHED AND REPAIRED AS NECESSARY TO MATCH SURROUNDING SURFACES AND FINISHES.
15. EXISTING WALLS AND CEILING SHALL BE REMOVED TO REMAIN THAT ARE DISTURBED DURING DEMOLITION SHALL BE PATCHED AND REPAIRED AS NECESSARY TO MATCH SURROUNDING SURFACES AND FINISHES.
16. EXISTING WALLS AND CEILING SHALL BE REMOVED TO REMAIN THAT ARE DISTURBED DURING DEMOLITION SHALL BE PATCHED AND REPAIRED AS NECESSARY TO MATCH SURROUNDING SURFACES AND FINISHES.
17. ALL MATERIAL SCHEDULED FOR REMOVAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER.
18. CONTRACTOR SHALL REMOVE PORTIONS OF EXISTING CONCRETE FLOOR SLAB AS MAY BE REQUIRED FOR INSTALLATION OF NEW UNDER SLAB DRAINAGE SYSTEMS AND VENT PIPING BACKFILL AND PATCH FLOOR SURFACES AS NECESSARY TO MATCH SURROUNDING SURFACES AND FINISHES.
19. ALL MATERIAL SCHEDULED FOR REMOVAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER.
20. CONTRACTOR SHALL REMOVE PORTIONS OF EXISTING CONCRETE FLOOR SLAB AS MAY BE REQUIRED FOR INSTALLATION OF NEW UNDER SLAB DRAINAGE SYSTEMS AND VENT PIPING BACKFILL AND PATCH FLOOR SURFACES AS NECESSARY TO MATCH SURROUNDING SURFACES AND FINISHES.
21. CONTRACTOR SHALL REMOVE PORTIONS OF EXISTING CONCRETE FLOOR SLAB AS MAY BE REQUIRED FOR INSTALLATION OF NEW UNDER SLAB DRAINAGE SYSTEMS AND VENT PIPING BACKFILL AND PATCH FLOOR SURFACES AS NECESSARY TO MATCH SURROUNDING SURFACES AND FINISHES.
22. CONTRACTOR SHALL REMOVE PORTIONS OF EXISTING CONCRETE FLOOR SLAB AS MAY BE REQUIRED FOR INSTALLATION OF NEW UNDER SLAB DRAINAGE SYSTEMS AND VENT PIPING BACKFILL AND PATCH FLOOR SURFACES AS NECESSARY TO MATCH SURROUNDING SURFACES AND FINISHES.



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

2 EXISTING 1ST FLOOR
SCALE: 1/8" = 1'-0"

3 EXISTING 2ND FLOOR
SCALE: 1/8" = 1'-0"

209 S. LOOMIS STREET
CHICAGO, IL 60608

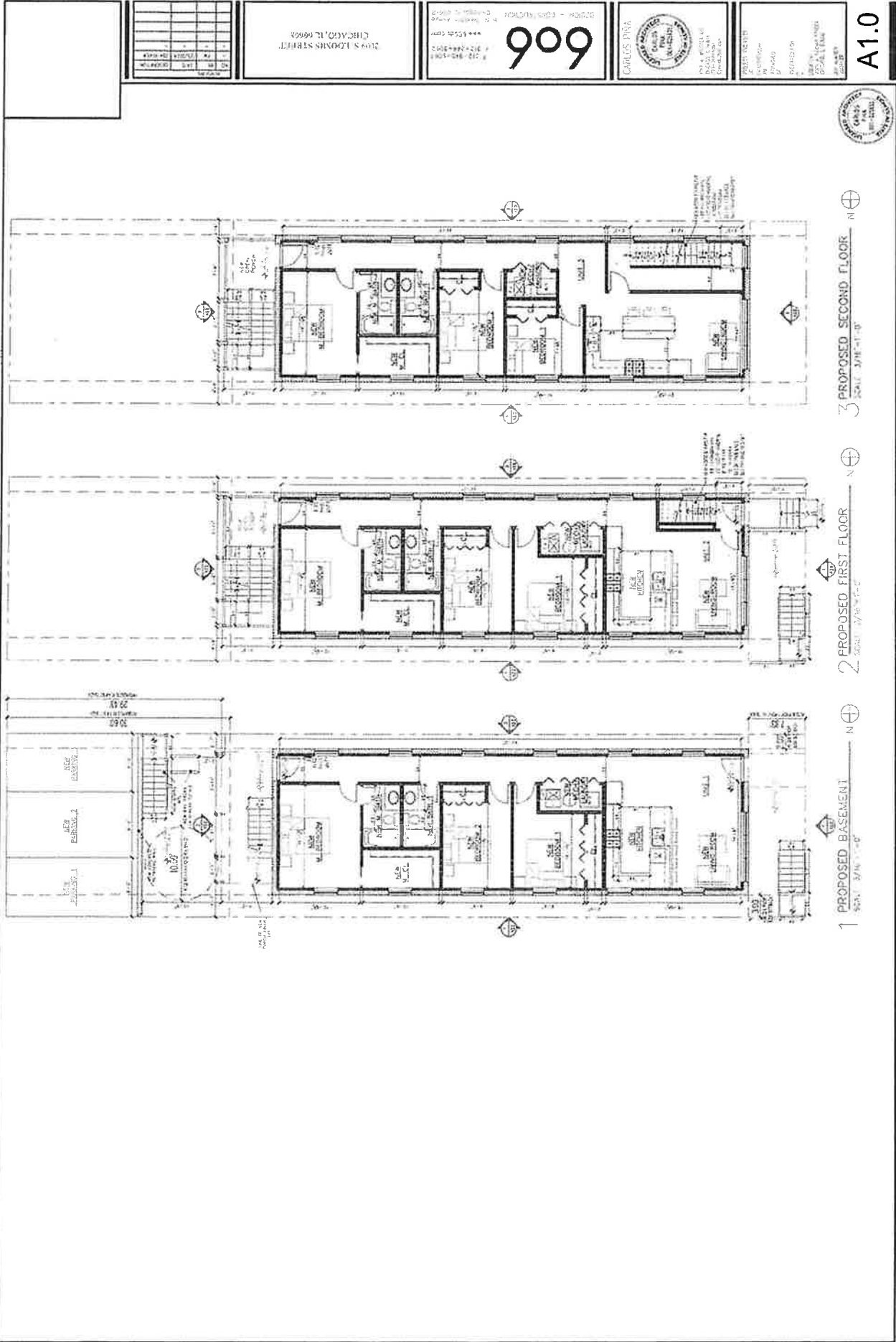
606
CONSTRUCTION



606
CONSTRUCTION

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NOT FOR PUBLICATION



NO.	DATE	DESCRIPTION
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3	10/15/2024	ISSUED FOR PERMITS
4	10/15/2024	ISSUED FOR PERMITS
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8	10/15/2024	ISSUED FOR PERMITS
9	10/15/2024	ISSUED FOR PERMITS
10	10/15/2024	ISSUED FOR PERMITS

209 S LINDSAY STREET
CHICAGO, IL 60669

609

DESIGN - CARLOS PINA
P.O. BOX 10000
CHICAGO, IL 60688

ARCHITECT - CARLOS PINA
P.O. BOX 10000
CHICAGO, IL 60688



PROJECT NUMBER: 24-000000
DATE: 10/15/2024
SCALE: 3/8" = 1'-0"

A1.0



3 PROPOSED SECOND FLOOR
SCALE: 3/8" = 1'-0"

2 PROPOSED FIRST FLOOR
SCALE: 3/8" = 1'-0"

1 PROPOSED BASEMENT
SCALE: 3/8" = 1'-0"

DRAWING FOR PUBLICATION

NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMITS
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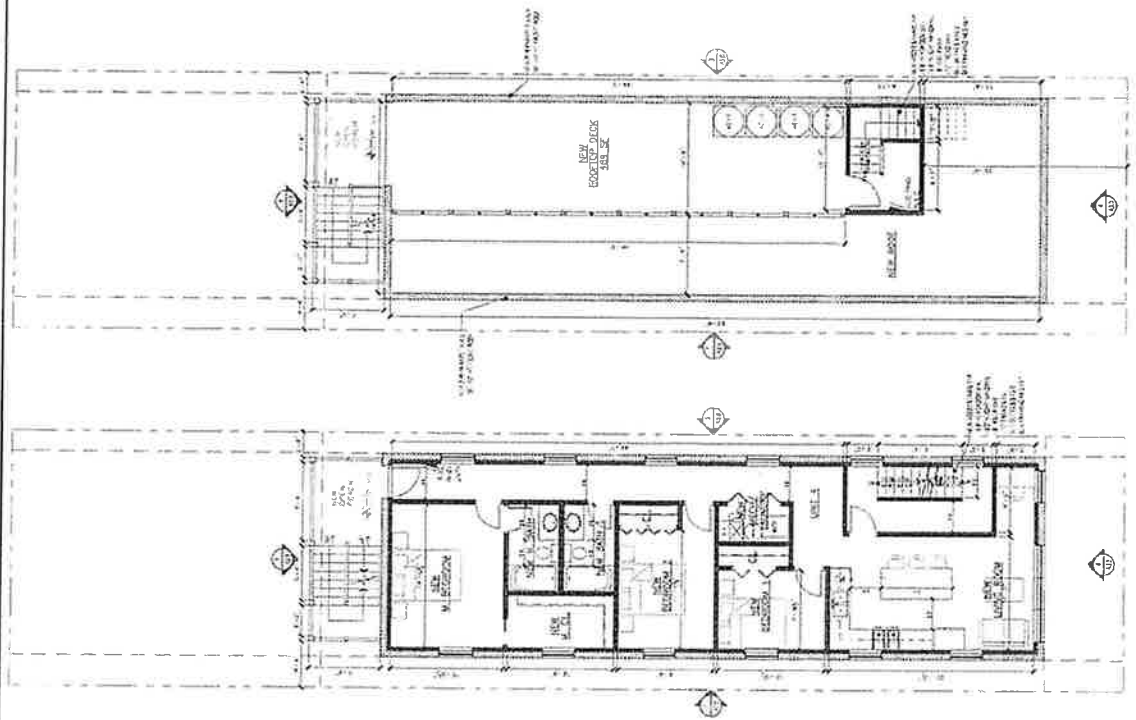
2009 S LOUIS STREET
CHICAGO, IL 60608

606
DESIGN + CONSTRUCTION
117-545-6066
117-545-6067
117-545-6068
117-545-6069
117-545-6070

CARLOS PENA
ARCHITECT
117-545-6066
117-545-6067
117-545-6068
117-545-6069
117-545-6070

117 S. WASHINGTON
CHICAGO, IL 60604
117 S. WASHINGTON
CHICAGO, IL 60604
117 S. WASHINGTON
CHICAGO, IL 60604
117 S. WASHINGTON
CHICAGO, IL 60604
117 S. WASHINGTON
CHICAGO, IL 60604

A1.1



4 PROPOSED THIRD FLOOR SCALE 3/16" = 1'-0" N
5 PROPOSED ROOF PLAN SCALE 1/8" = 1'-0" N



NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

2009 S Loomis Street
CHICAGO, IL 60608

DESIGN + CONSTRUCTION
6 N. Western Avenue
Chicago, IL 60610
TEL: 312-241-2000
WWW.606.COM

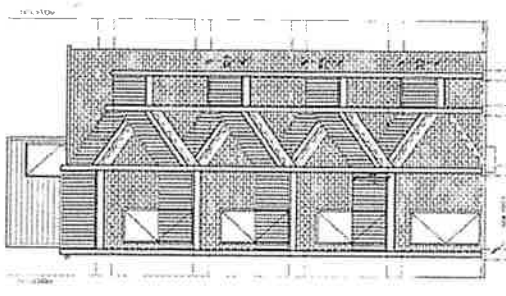
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CARLOS PENA
ARCHITECT
111 N. WABASH AVE.
CHICAGO, IL 60602
TEL: 312-467-1111
WWW.CARLOSPENA.COM

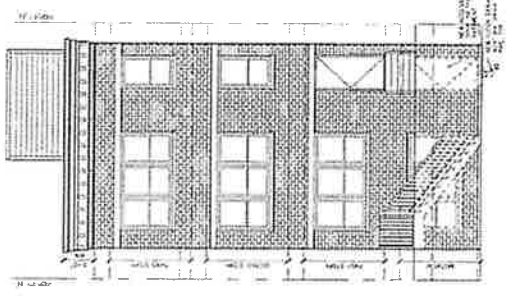
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NO. 100-100000000
DATE: 01/15/10
SCALE: AS SHOWN



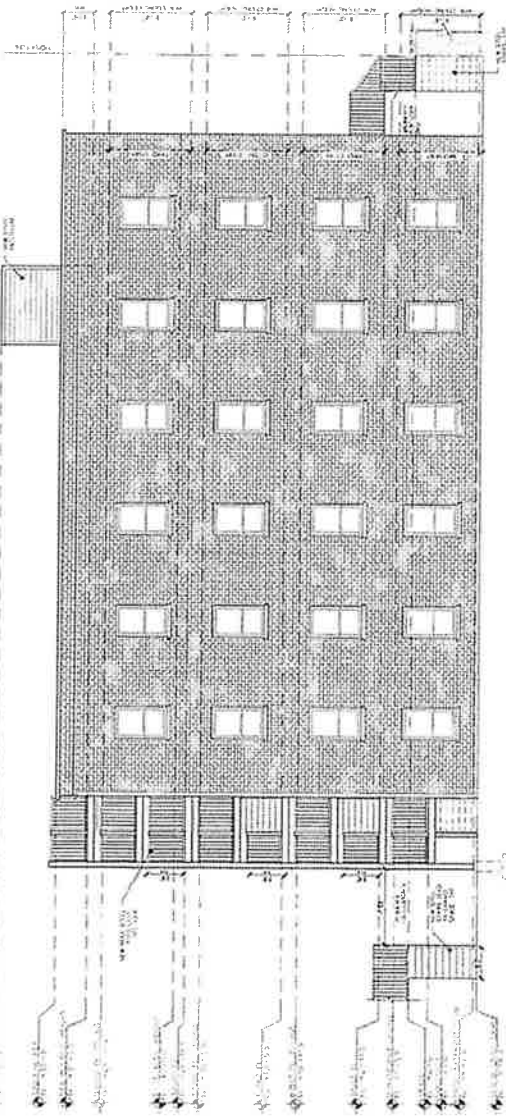
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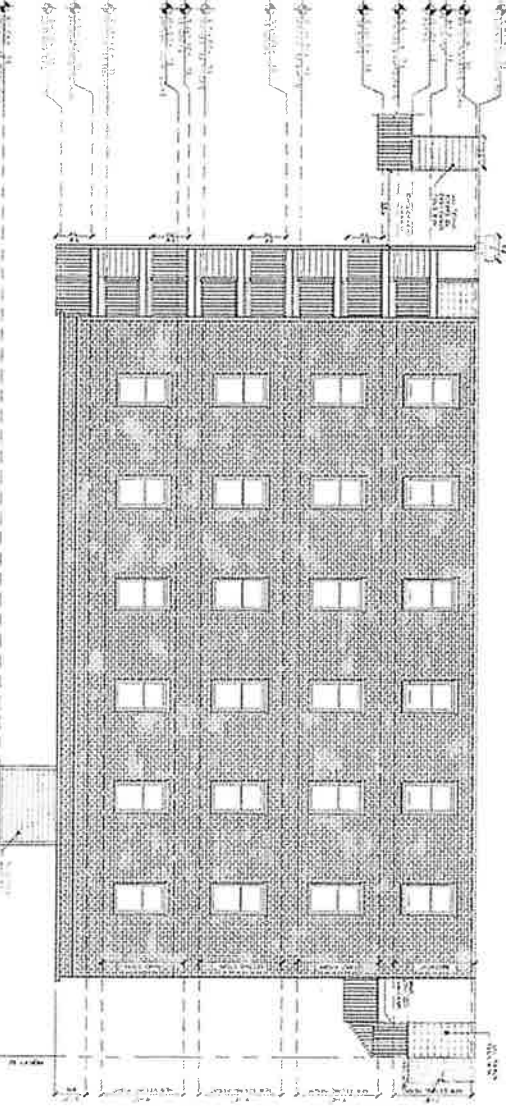
2 EAST ELEVATION
SCALE: 3/8"=1'-0"



4 WEST ELEVATION
SCALE: 3/8"=1'-0"



1 NORTH ELEVATION
SCALE: 3/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 3/8"=1'-0"