



City of Chicago



SO2012-1311

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/14/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17442 at 312 N Carpenter St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

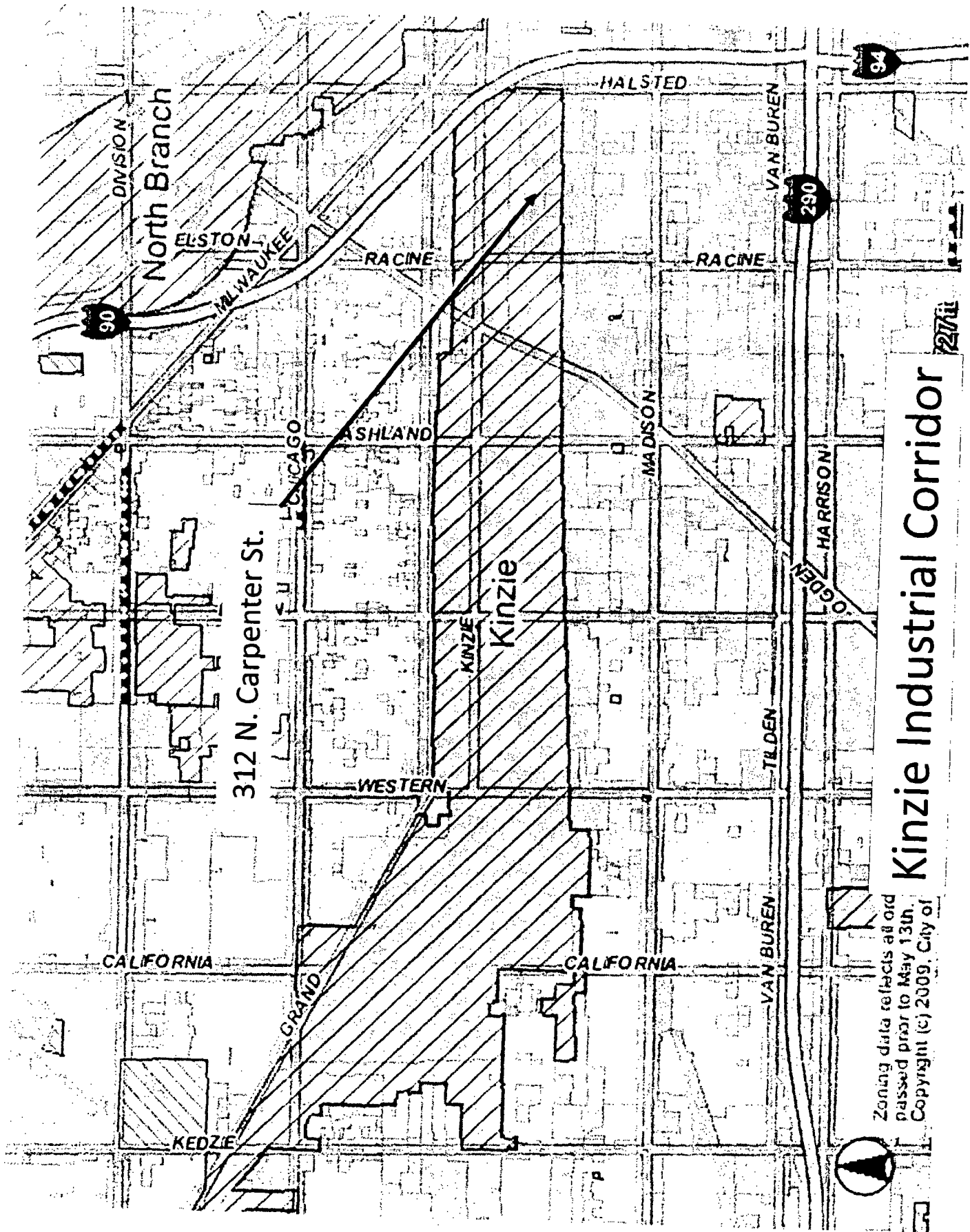
SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the M2-3, Light Industry District symbols as shown on Map No. 1-G in the area bounded by:

A line 127.96 feet South of and parallel to West Carrol Avenue; North Carpenter Street; a public alley next South of and parallel to West Carrol Avenue; a public alley next West of and parallel to North Carpenter Street.

To those of a C1-3, Neighborhood Commercial District

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 312 North Carpenter Street, Chicago IL.

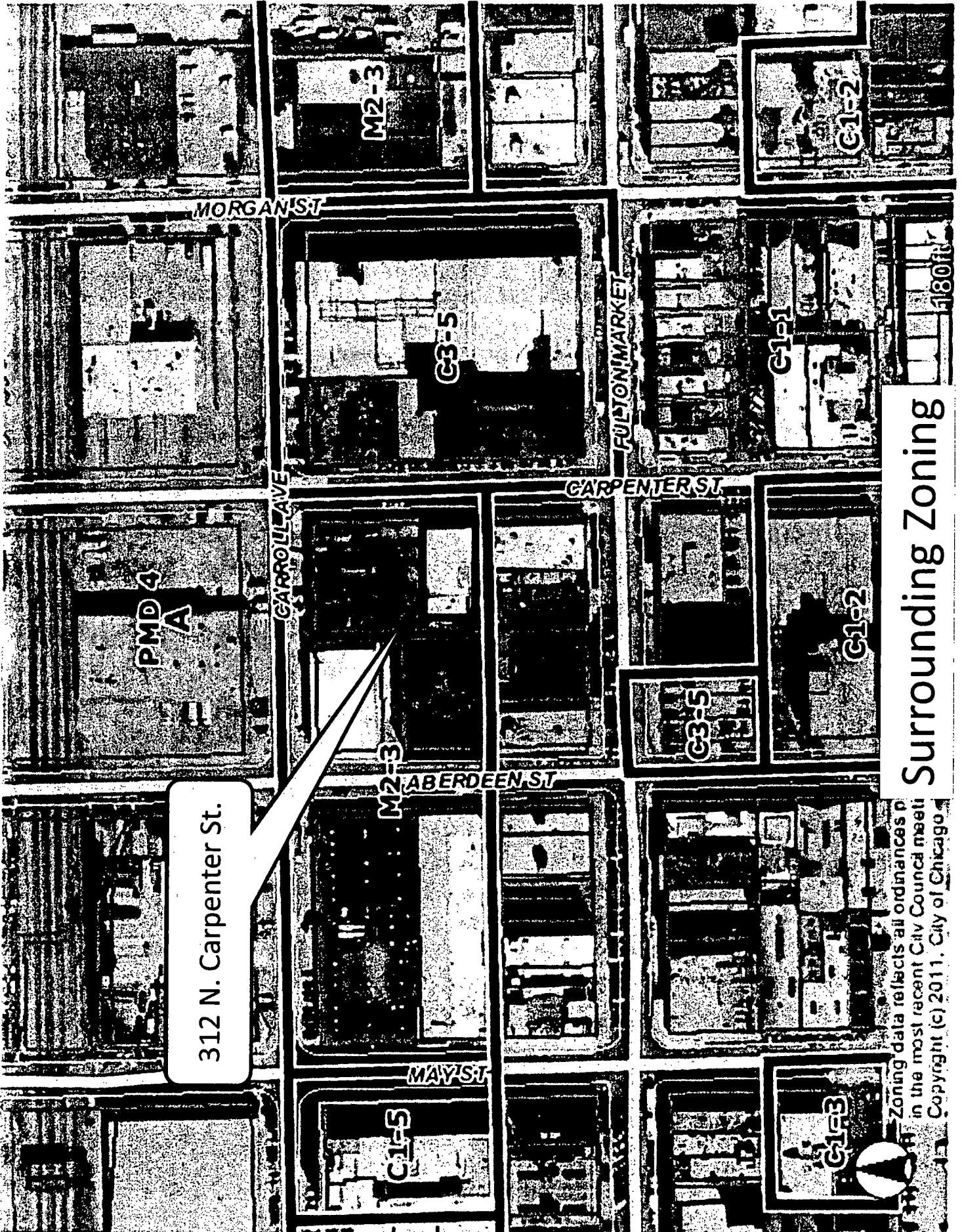


Kinzie Industrial Corridor

Zoning data reflects all ord
passed prior to May 13th.
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2711



312 N. Carpenter St.

Surrounding Zoning

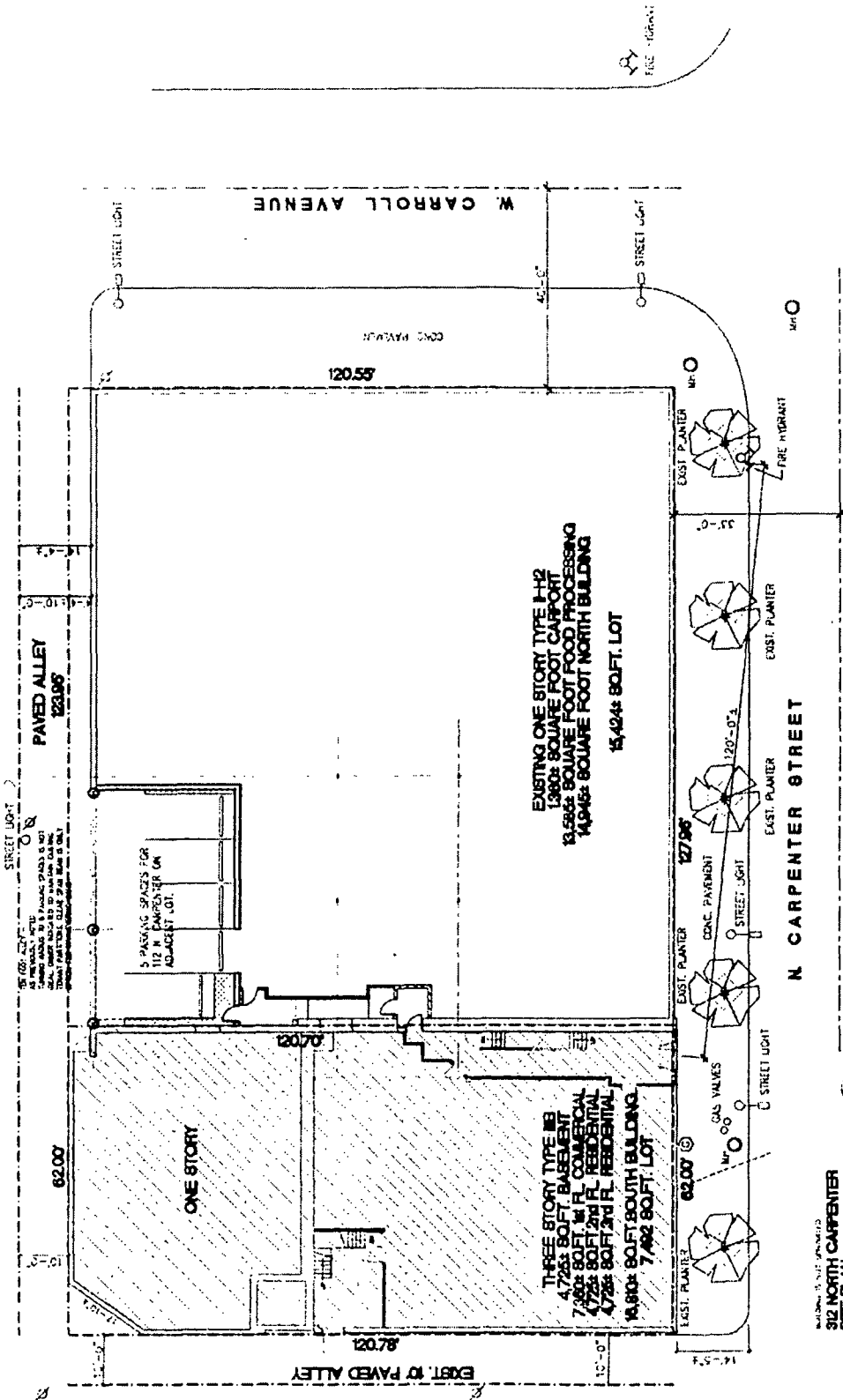
Zoning data reflects all ordinances passed in the most recent City Council meet. Copyright (c) 2011, City of Chicago

180ft

**Type 1 Narrative for
312 North Carpenter Street, Chicago**

Proposed Project	Zoning Change from M2-3 to C1-3
<i>Net Site Area</i>	7,486 SF
<i># Resid. units</i>	5 dwelling units
<i># Off-street parking spaces</i>	5 parking spaces to be provided on the adjacent lot via Special Use
F.A.R.	MAX allowed = 3.0 Existing FAR = 2.3 (16,810 SF/7,486 SF)
Min. Lot Area (MLA)	(existing 1,498.4 square feet per unit)
Uses	Commercial on the ground floor (retail and offices –approximately 7,360 square feet) and 5 dwelling units above
Front	0
Side	0
Rear	0 (existing building – no change)
Height	Existing three story building (no change) – 39'-6"

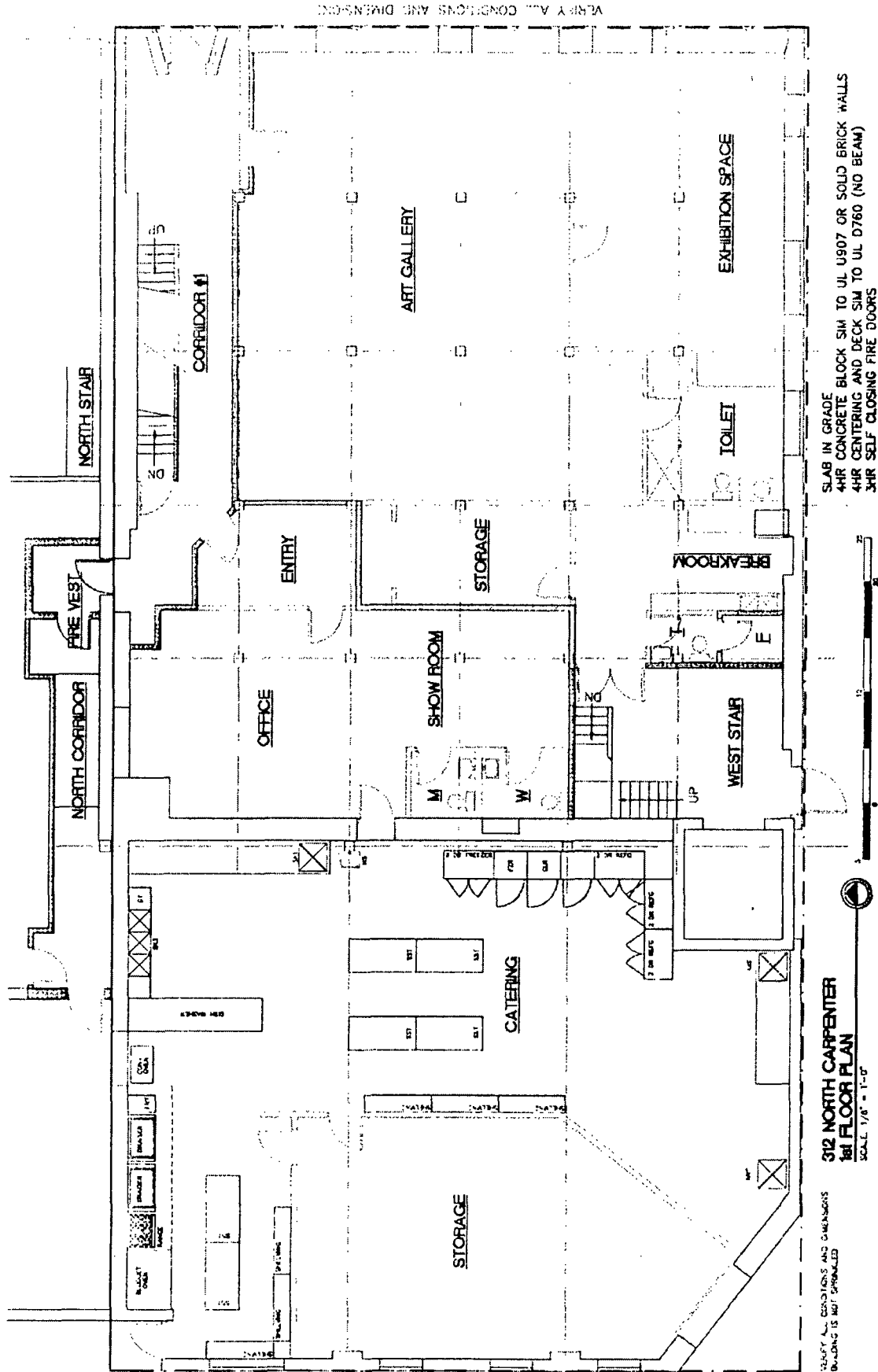
Applicant: Birdland Properties, LLC
 Address: 312 N. Carpenter Street
 Introduced Date: March 13, 2012
 Plan Commission Date: May 16, 2013



312 NORTH CARPENTER
 SITE PLAN
 SCALE: 1" = 20'-0"
 100% ALL CONDITIONS ARE SHOWN

APPLICANT:	BIRDLAND PROPERTIES, LLC
ADDRESS OF PROJECT:	312 N. CARPENTER STREET
INTRODUCED DATE:	MARCH 13, 2012
PLAN COMMISSION DATE:	MAY 16, 2013

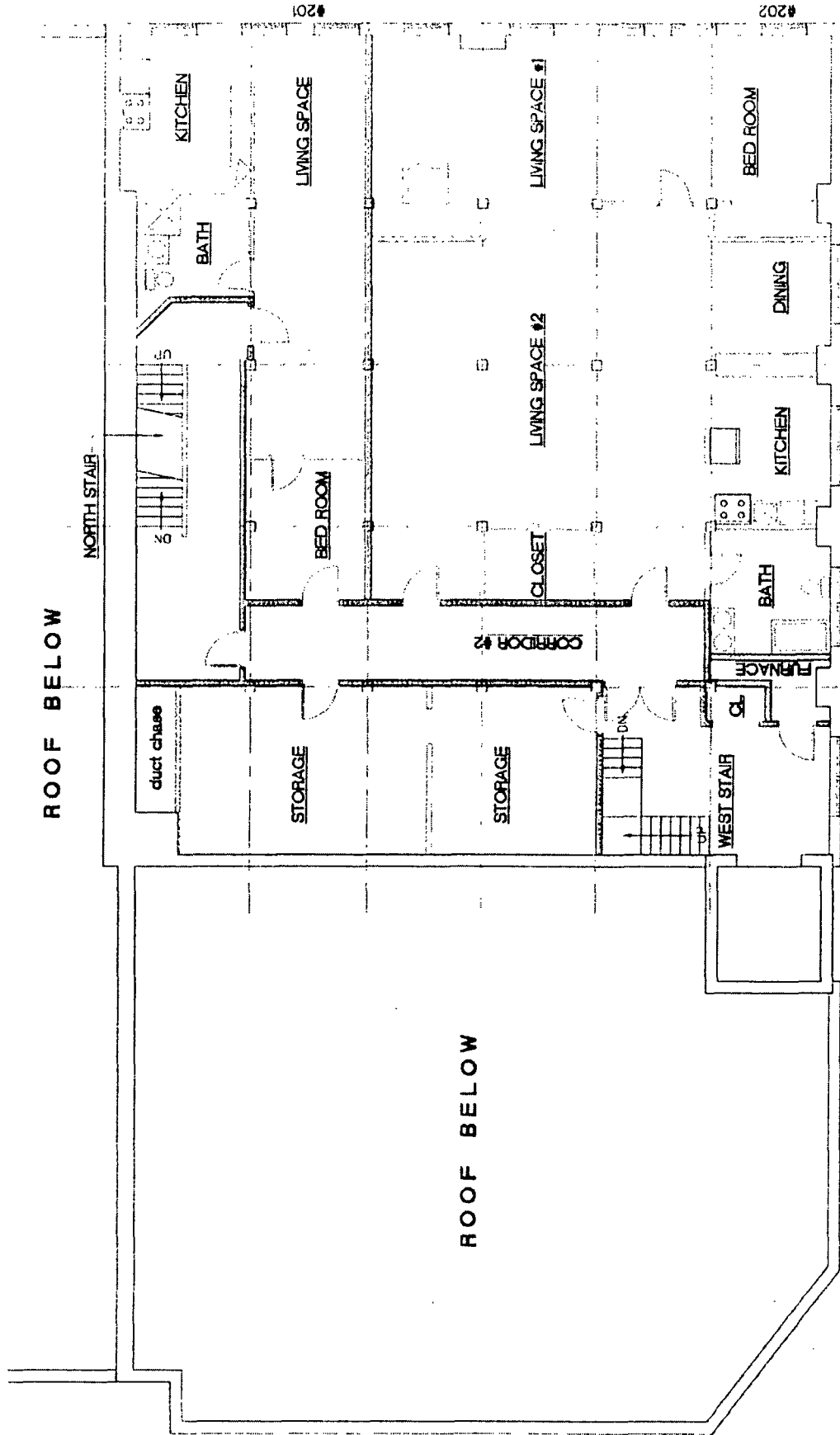
SITE PLAN
 SCALE: 1" = 20'-0"



1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

312 NORTH CARPENTER
1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

APPLICANT: **ERFLAND PROPERTIES, LLC**
 ADDRESS OF PROJECT: **312 N. CARPENTER STREET**
 INTRODUCED DATE: **MARCH 13, 2012**
 PLAN COMMISSION DATE: **MAY 16, 2018**



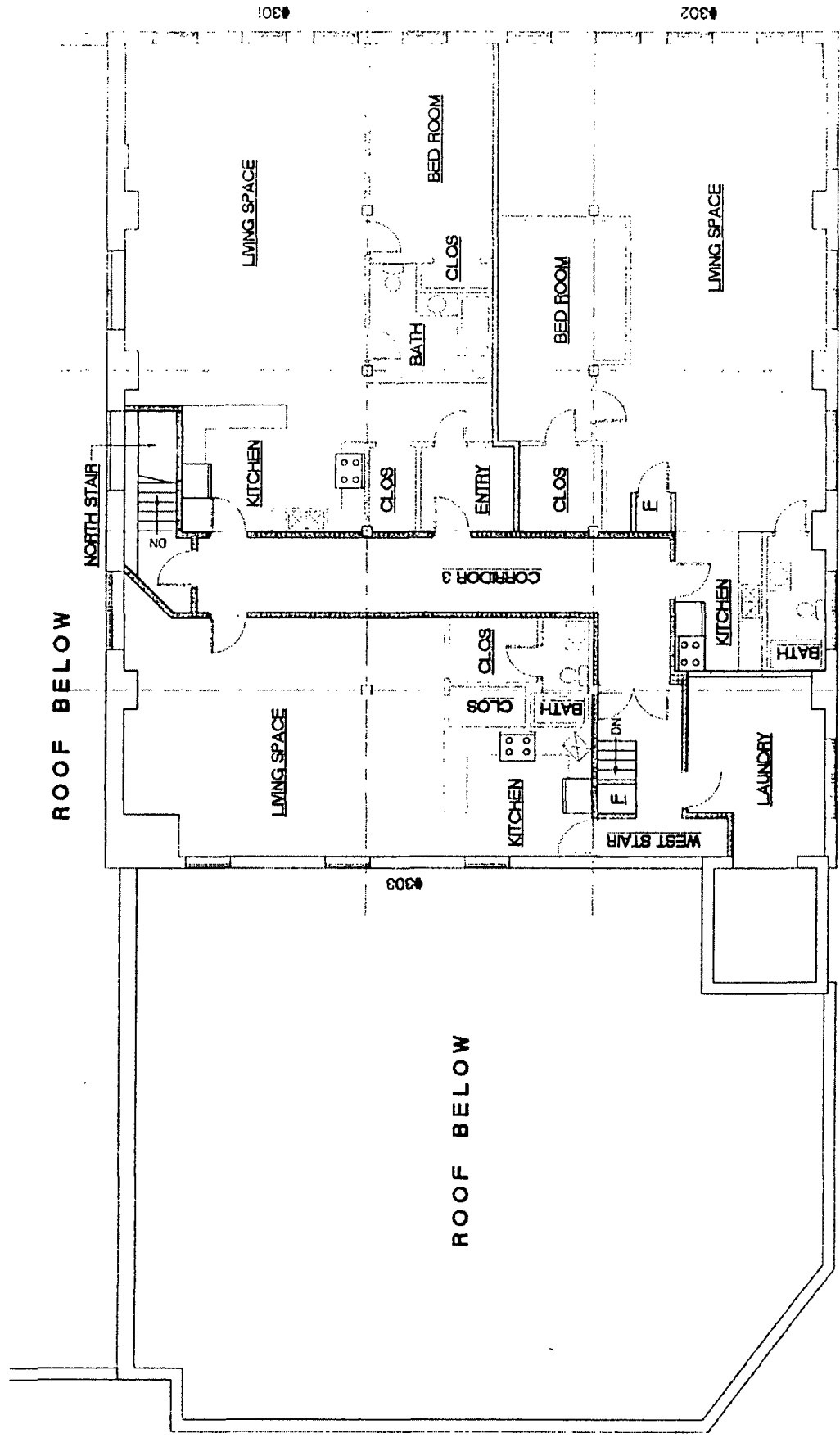
312 NORTH CARPENTER
 2nd FLOOR PLAN
 SCALE: 1/8" = 1'-0"

VERIFY ALL CONDITIONS AND DIMENSIONS
 BUILDING IS NOT SHOWN



APPLICANT:	ERFLAND PROPERTIES, LLC
ADDRESS OF PROJECT:	312 N. CARPENTER STREET
INTRODUCED DATE	MARCH 13, 2012
PLAN COMMISSION DATE	MAY 16, 2013

2nd FLOOR PLAN
 SCALE: 1/8" = 1'-0"



312 NORTH CARPENTER
 3rd FLOOR PLAN
 SCALE: 1/8" = 1'-0"

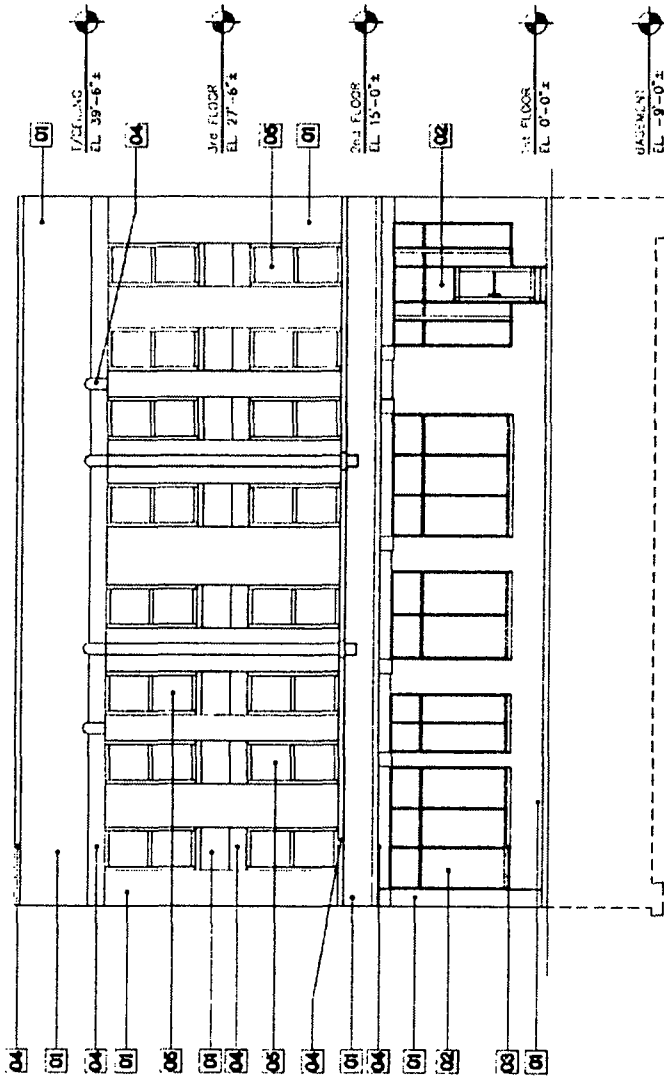
VERIFY ALL COORDINATES AND DIMENSIONS
 BUILDING IS NOT SPRINKLED



APPLICANT:	EROLAND PROPERTIES, LLC
ADDRESS OF PROJECT:	312 N. CARPENTER STREET
INTRODUCED DATE:	MARCH 13, 2012
PLAN COMMISSION DATE:	MAY 16, 2013

3rd FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION



312 NORTH CARPENTER
EAST ELEVATION
SCALE: 1" = 10'-0"
VERIFY ALL CONDITIONS AND DIMENSIONS

MATERIAL LEGEND

- 01 FACE BRICK MATERIAL 02 PRE-FINISHED ALUM STOREFRONT 03 LIMESTONE MATERIAL 04 LIMESTONE BELL 05 LIMESTONE MATERIAL 06 DOUBLE HUNG WINDOW 07 OVERHEAD DOOR 08 CLASS BLOCK WINDOW 09 COMMON BRICK

APPLICANT:

BIRDLAND PROPERTIES, LLC

ADDRESS OF PROJECT:

312 N. CARPENTER STREET

INTRODUCED DATE:

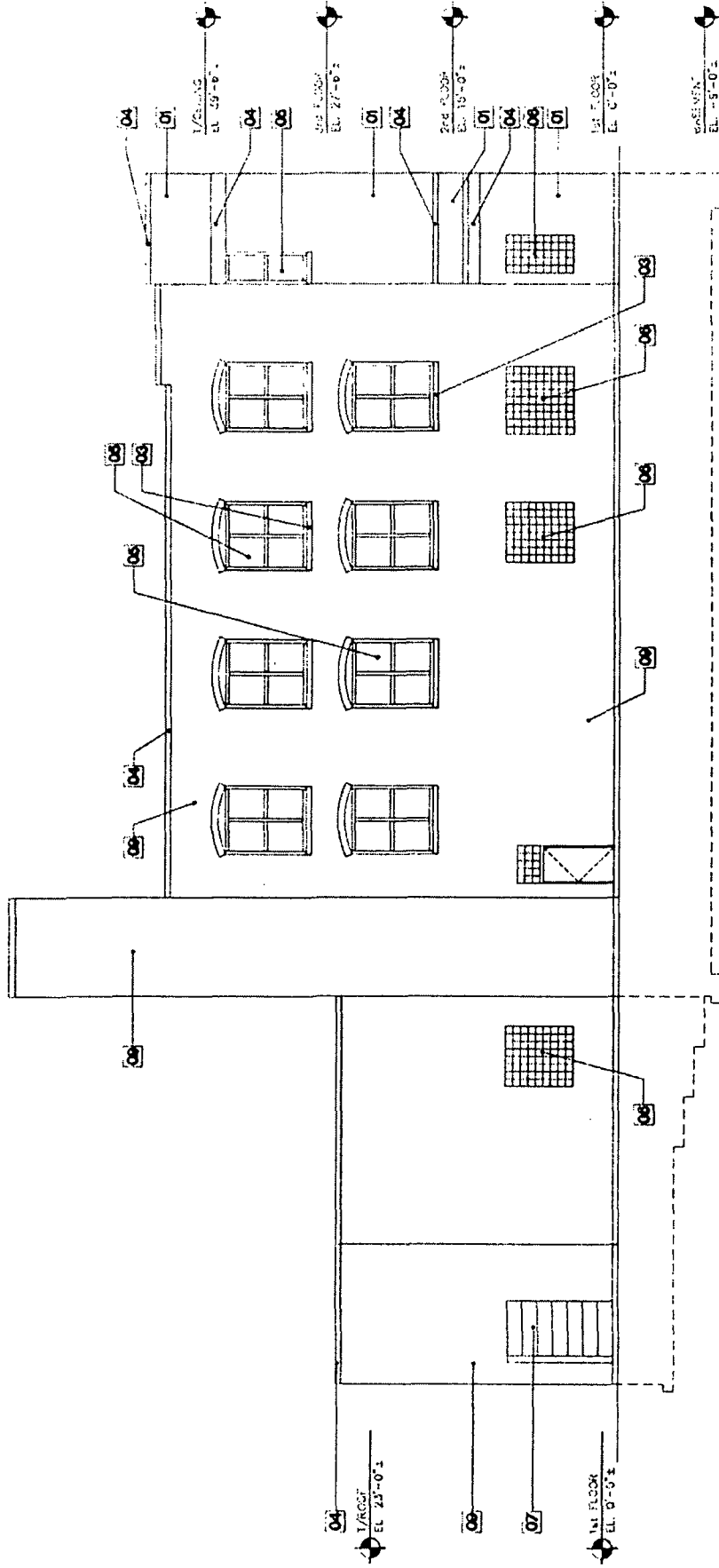
MARCH 13, 2012

PLAN COMMISSION DATE:

MAY 16, 2013

EAST ELEVATION

SCALE: 1" = 10'-0"



312 NORTH CARPENTER
SOUTH ELEVATION
SCALE: 1" = 10'-0"
VERIFY ALL CONDITIONS AND DIMENSIONS

MATERIAL LEGEND

- 01 FACE BRICK MATERIAL
- 02 FIRE-FINISHED ALUM STOREFRONT
- 03 LIMESTONE MATERIAL
- 04 LIMESTONE BELL
- 05 DOUBLE HUNG WINDOW
- 06 GLASS BLOCK WINDOW
- 07 OVERHEAD DOOR
- 08 CONCRETE MATERIAL
- 09 COMMON BRICKS

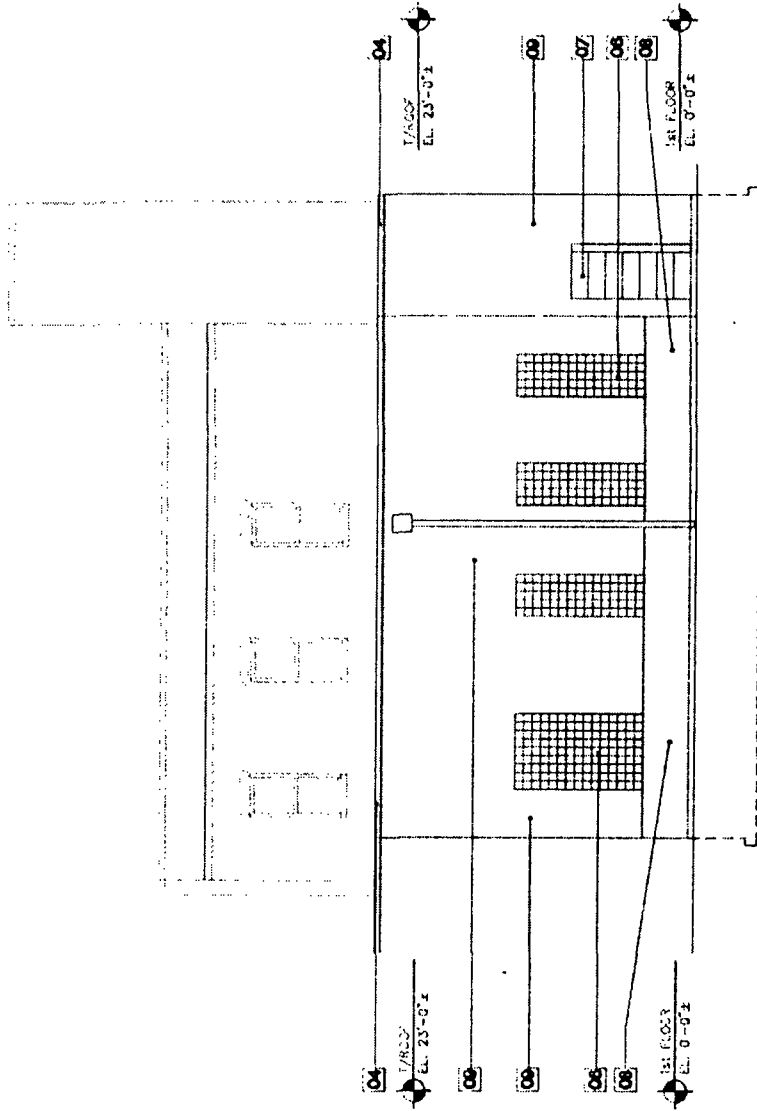
APPLICANT: BIRDLAND PROPERTIES, LLC

ADDRESS OF PROJECT: 312 N. CARPENTER STREET

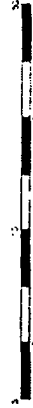
INTRODUCED DATE: MARCH 13, 2012

PLAN COMMISSION DATE: MAY 16, 2013

SOUTH ELEVATION
SCALE: 1" = 10'-0"



312 NORTH CARPENTER
WEST ELEVATION
SCALE: 1" = 10'-0"
VERIFY ALL CONDITIONS AND DIMENSIONS



MATERIAL LEGEND

- [01] FACE BRICK MATERIAL [02] PRE-FINISHED ALUM STONEFRONT [03] LIMESTONE BLL [04] LIMESTONE MATERIAL [05] DOUBLE HUNG WINDOW [06] GLASS BLOCK WINDOW [07] CHERHEAD DOOR [08] CONCRETE MATERIAL [09] COMMON FINISH

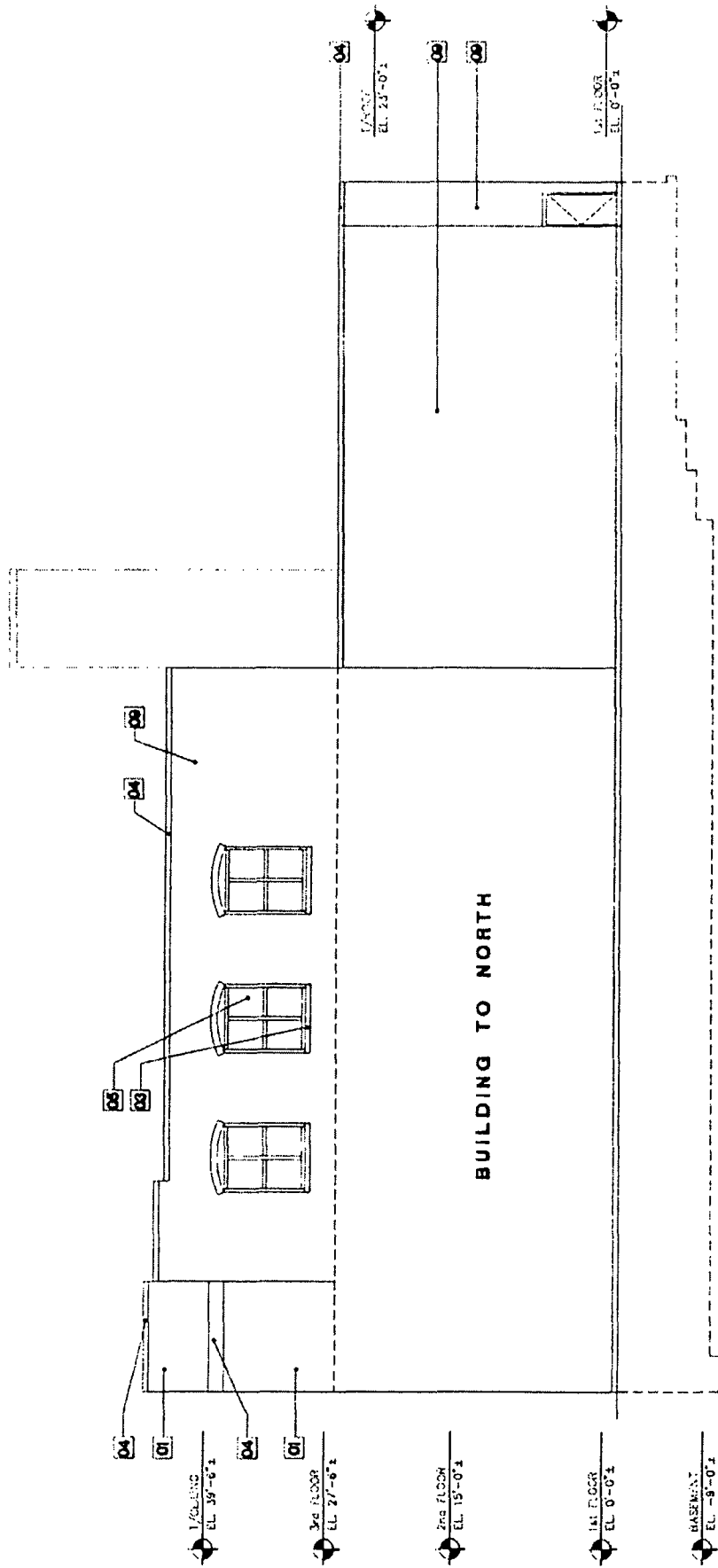
APPLICANT: BIRLAND PROPERTIES, LLC

ADDRESS OF PROJECT: 312 N CARPENTER STREET

INTRODUCED DATE: MARCH 13, 2012

PLAN COMMISSION DATE: MAY 16, 2013

WEST ELEVATION
SCALE: 1" = 10'-0"



312 NORTH CARPENTER
 NORTH ELEVATION
 SCALE: 1" = 10'-0"
 VERIFY ALL CONDITIONS AND DIMENSIONS

MATERIAL LEGEND:

- (01) FACE BRICK MATERIAL (02) PRE-FINISHED ALUM. SIDING (03) LIMESTONE MATERIAL (04) LIMESTONE BULL. (05) DOUBLE HUNG WINDOW (06) CLASS BLOCK WINDOW (07) OVERHEAD DOOR (08) CONCRETE MATERIAL (09) COMMON BRICKS

APPLICANT:	BIRDLAND PROPERTIES, LLC
ADDRESS OF PROJECT:	312 N. CARPENTER STREET
INTRODUCED DATE:	MARCH 13, 2012
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NORTH ELEVATION
 SCALE: 1" = 10'-0"