



# City of Chicago



O2016-2628

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/13/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-H at 1646 N Damen Ave - App No. 18740T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#1874071  
INTRO DATE  
APRIL 13, 2016

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 M1-2 limited Manufacturing/Business Park District symbols and indications as shown on Map No 5-H in the area bounded by:

The 16.00 foot public alley next west of North Damen Avenue, the 16.00 foot public alley next north of West Concord Place; North Damen Avenue; and a line 75.00 feet north of and parallel to West Concord Place.

SECTION 2. To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area herein above described;

SECTION 3. This ordinance takes effect after its passage and due publication.

Common Address of the Property: 1646 North Damen Avenue, Chicago, Illinois

## **NARRATIVE**

### **1646 N. Damen Avenue**

The subject property is an existing forty-one year old, 2-story building consisting of approximately 2,620 square feet, which is currently zoned M1-2 (Limited Manufacturing/Business Park District). The applicant is seeking a zoning amendment in order to allow for the existing retail and residential dwelling unit at the property, and to conform with the surrounding B3-2 (Community Shopping District) zoning district. The applicant does not propose any alterations to the existing 2-story building, which has 1,470 square feet of retail space located on the ground floor and one existing residential dwelling unit located on the second floor. The subject property is one of the few remaining properties located in the surrounding area zoned M1-2 (Limited Manufacturing/Business Park District) and is located approximately 765 feet from a CTA Transit Station located on Damen Avenue. The rezoning of the property would allow for retail uses and the residential dwelling unit to remain.

#### **Existing Setbacks:**

Front: - 0.0 feet

Rear - 9.0 feet

North Side - 0.0 feet

South Side - 1.45 feet

Lot Area: 2,000 square feet

Minimum Lot Area: 1,000 square feet/dwelling unit

F.A.R.: 2.2

Existing Floor Area: 2,620 square feet

Existing Building Height: 21 feet 4 inches

TOD Credit – the property is located approximately 765 feet from a CTA Transit Station located on Damen Avenue.

Existing Parking: 1

Existing Bicycle Parking: Zero

**FINAL FOR PUBLICATION**

FINAL FOR PUBLICATION

EXISTING TREE  
AND TREE BED  
EXISTING CONC.  
SIDEWALK WITH 6"  
CONC. CURB GUTTER

NORTH DAMEN AVENUE

EXISTING 2 STORY  
NEIGHBORING  
BUILDING

TOTAL SITE AREA  
2073 SF

RETAIL  
SPACE

STORAGE  
AREA

WC

EXISTING PUBLIC ALLEY

EXISTING 16' PUBLIC ALLEY

PROPERTY LINE

PROPERTY LINE

80' - 0"

PROPERTY LINE

PROPERTY LINE

18' - 8"

25' - 11"

16' - 0"

EXISTING 1 STORY  
NEIGHBORING  
BUILDING

1646 N Damen

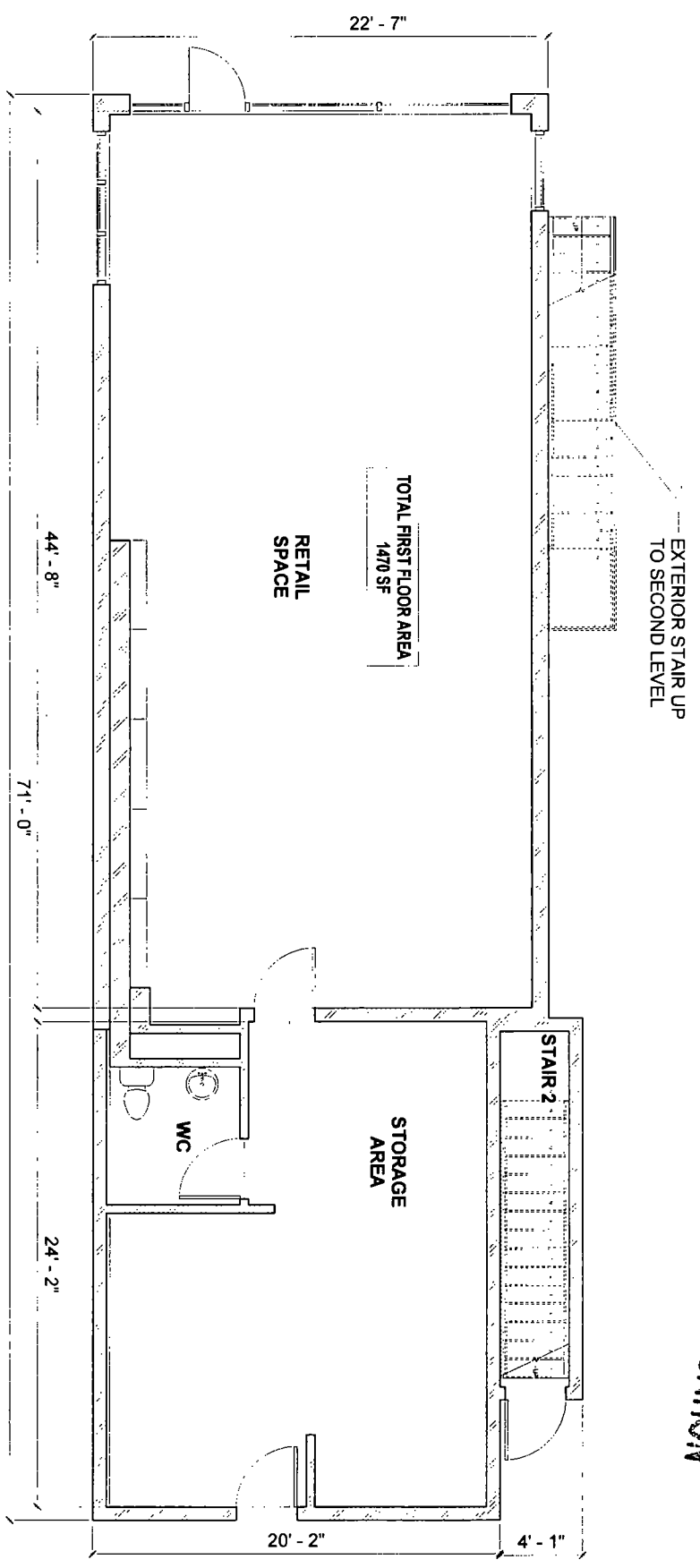
JEREL MANAGEMENT, Owner Architectural Associates Architecture, Planning, Interior Design &

2 EXISTING SITE PLAN  
1/8" = 1'-0"

SITE PLAN

Chicago, Illinois | 04/04/16

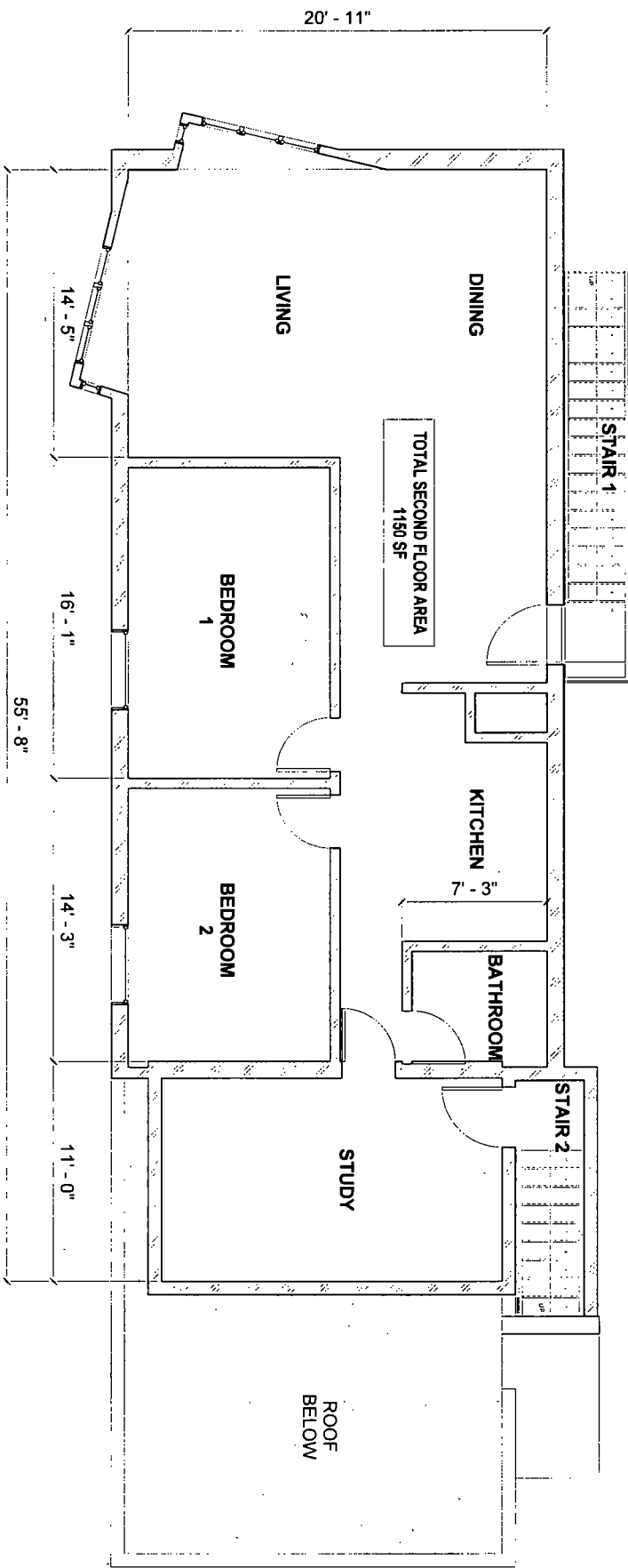
FINAL FOR PUBLICATION



1 EXISTING GROUND LEVEL FLOOR PLAN  
ASB 3/8" = 1'-0"



FINAL FOR PUBLICATION



1. EXISTING SECOND LEVEL FLOOR PLAN  
ASB 5-1-10



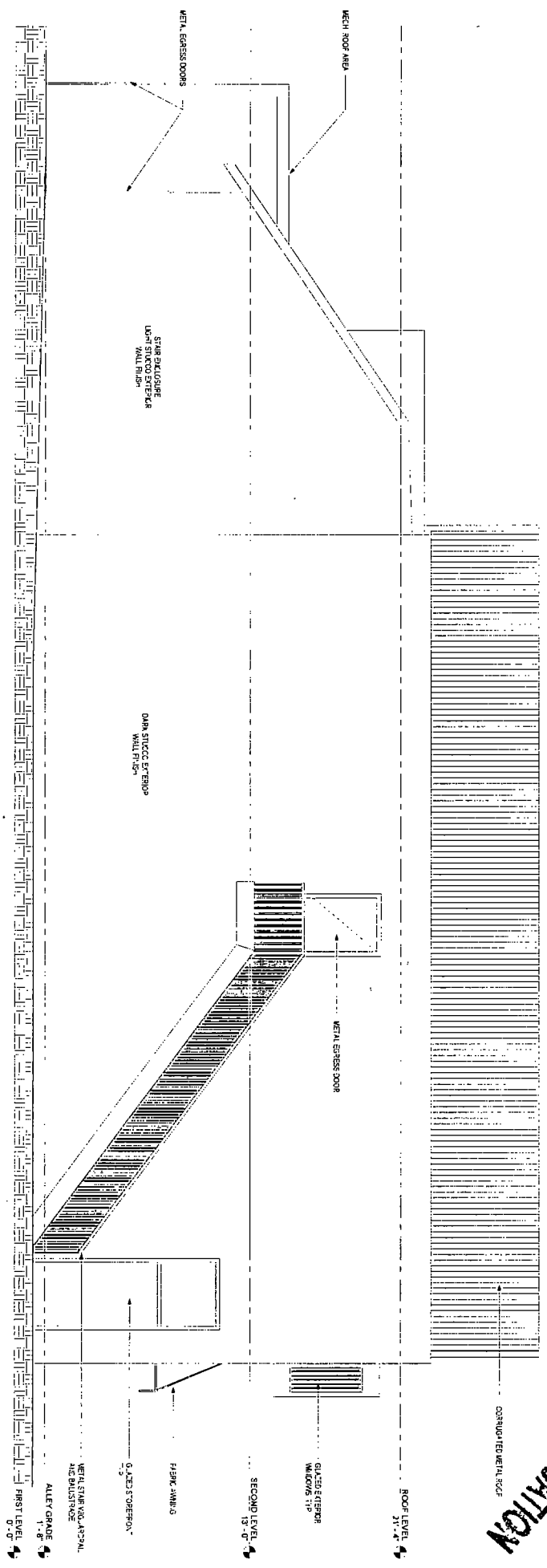
1646 N Damen

JANEL MARGENIEV, Owner | Ashworth Associates | Architecture, Planning, Interior Design &

EXISTING SECOND FLOOR PLAN

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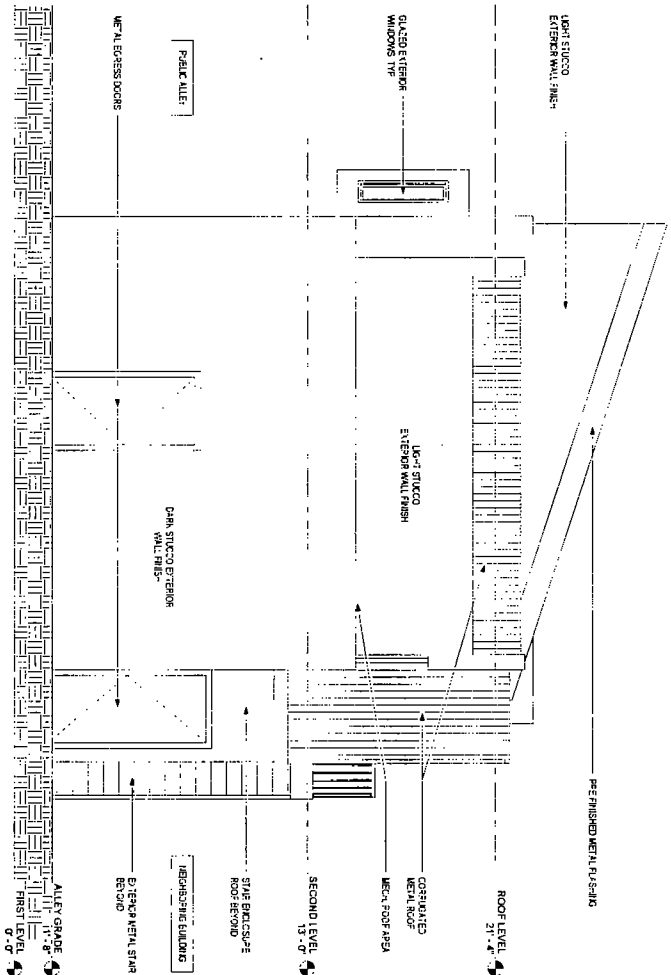


1 EXISTING NORTH ELEVATION  
1/2" = 1'-0"

[illegible]

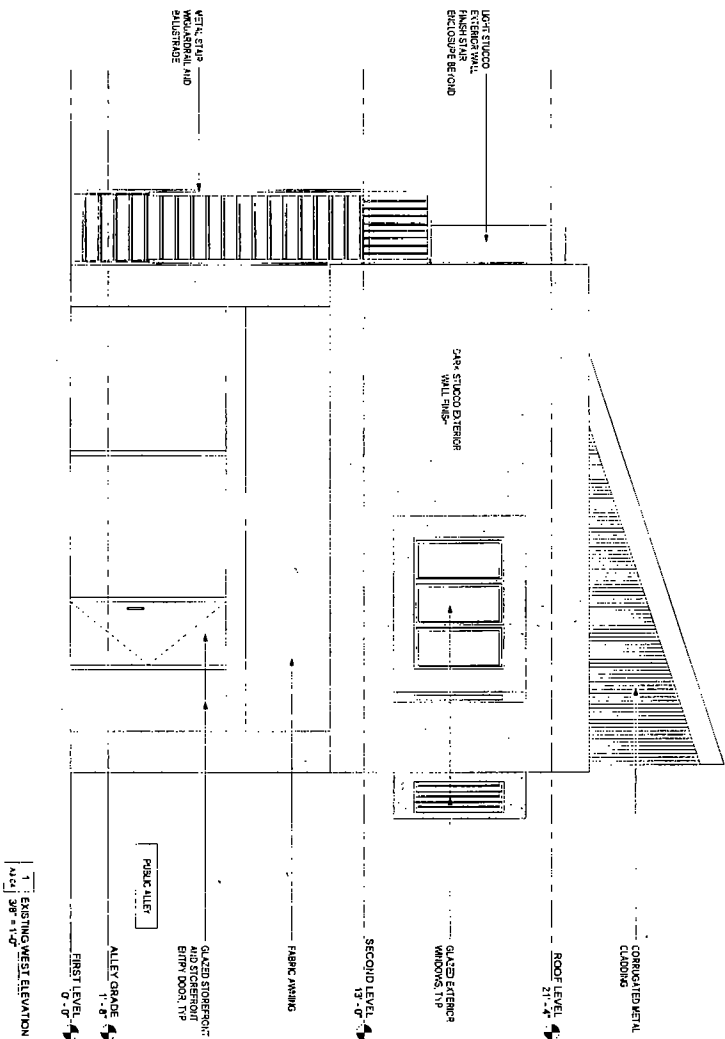


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1 EXISTING EAST ELEVATION  
3/10 3/6" = 1'-0"

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1646 N Damen

JELLY MANAGEMENT, Owner

Antinori Associates

Architecture, Planning, Interior Design &

EXISTING WEST ELEVATION

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