



City of Chicago



O2016-6367

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-N at 2601-2619 N Harlem Ave - App No. 18970T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1897071
INTRO DATE:
9-14-16

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 B1-1 Neighborhood Shopping District and M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.7-N in the area bounded by

a line 196 feet north of and parallel to West Wrightwood Avenue;
the alley next east of and parallel to North Harlem Avenue; West
Wrightwood Avenue; and North Harlem Avenue (City Limits),

to those of a B2-2 Neighborhood Mixed-Use 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: 2601-2619 North Harlem Avenue

17-13-0303-C (1) Narrative Zoning Analysis – 2601-2619 N. Harlem Ave.

Proposed Zoning: B2-2

Lot Area: 24,523.75 square feet

Proposed Land Use: The subject property will be divided into four (4) new zoning lots. Each resulting zoning lot will be developed with a new three-story building that will contain six (6) residential units. Onsite parking for six (6) cars will be located at the rear of each new zoning lot. Each building will be 35 feet 4 inches in height. Each building will be masonry construction.

- (a) The Project's floor area ratio:
 - 2601-03 N. Harlem: 1.36 (8,181 square feet on a 6,002 square foot lot)
 - 2607-09 N. Harlem: 1.33 (8,181 square feet on a 6,173 square foot lot)
 - 2611-13 N. Harlem: 1.33 (8,181 square feet on a 6,173 square foot lot)
 - 2615-19 N. Harlem: 1.33 (8,181 square feet on a 6,173 square foot lot)

- (b) The project's density:
 - 2601-03 N. Harlem: 6 units
 - 2607-09 N. Harlem: 6 units
 - 2611-13 N. Harlem: 6 units
 - 2615-19 N. Harlem: 6 units

- (c) The amount of off-street parking:
 - 2601-03 N. Harlem: 6 parking spaces
 - 2607-09 N. Harlem: 6 parking spaces
 - 2611-13 N. Harlem: 6 parking spaces
 - 2615-19 N. Harlem: 6 parking spaces

- (d) Setbacks:
 - a. Front Setbacks:
 - 2601-03 N. Harlem: 9 feet 10 inches
 - 2607-09 N. Harlem: 9 feet 10 inches
 - 2611-13 N. Harlem: 9 feet 10 inches
 - 2615-19 N. Harlem: 9 feet 10 inches

 - b. Rear Setbacks:
 - 2601-03 N. Harlem: 48 feet 10 inches
 - 2607-09 N. Harlem: 48 feet 10 inches
 - 2611-13 N. Harlem: 48 feet 10 inches
 - 2615-19 N. Harlem: 48 feet 10 inches

 - c. Side Setbacks:
 - 2601-03 N. Harlem: 3 feet north side / 1 foot 7 inches south side
 - 2607-09 N. Harlem: 3 feet north side / 3 feet south side
 - 2611-13 N. Harlem: 3 feet north side / 3 feet south side
 - 2615-19 N. Harlem: 3 feet north side / 3 feet south side

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d. Rear Yard Open Space:

2601-03 N. Harlem: 0 square feet provided – Applicant will seek a Variation

2607-09 N. Harlem: 0 square feet provided – Applicant will seek a Variation

2611-13 N. Harlem: 0 square feet provided – Applicant will seek a Variation

2615-19 N. Harlem: 0 square feet provided – Applicant will seek a Variation

(e) Building Height:

2601-03 N. Harlem: 30 feet 6 inches

2607-09 N. Harlem: 30 feet 6 inches

2611-13 N. Harlem: 30 feet 6 inches

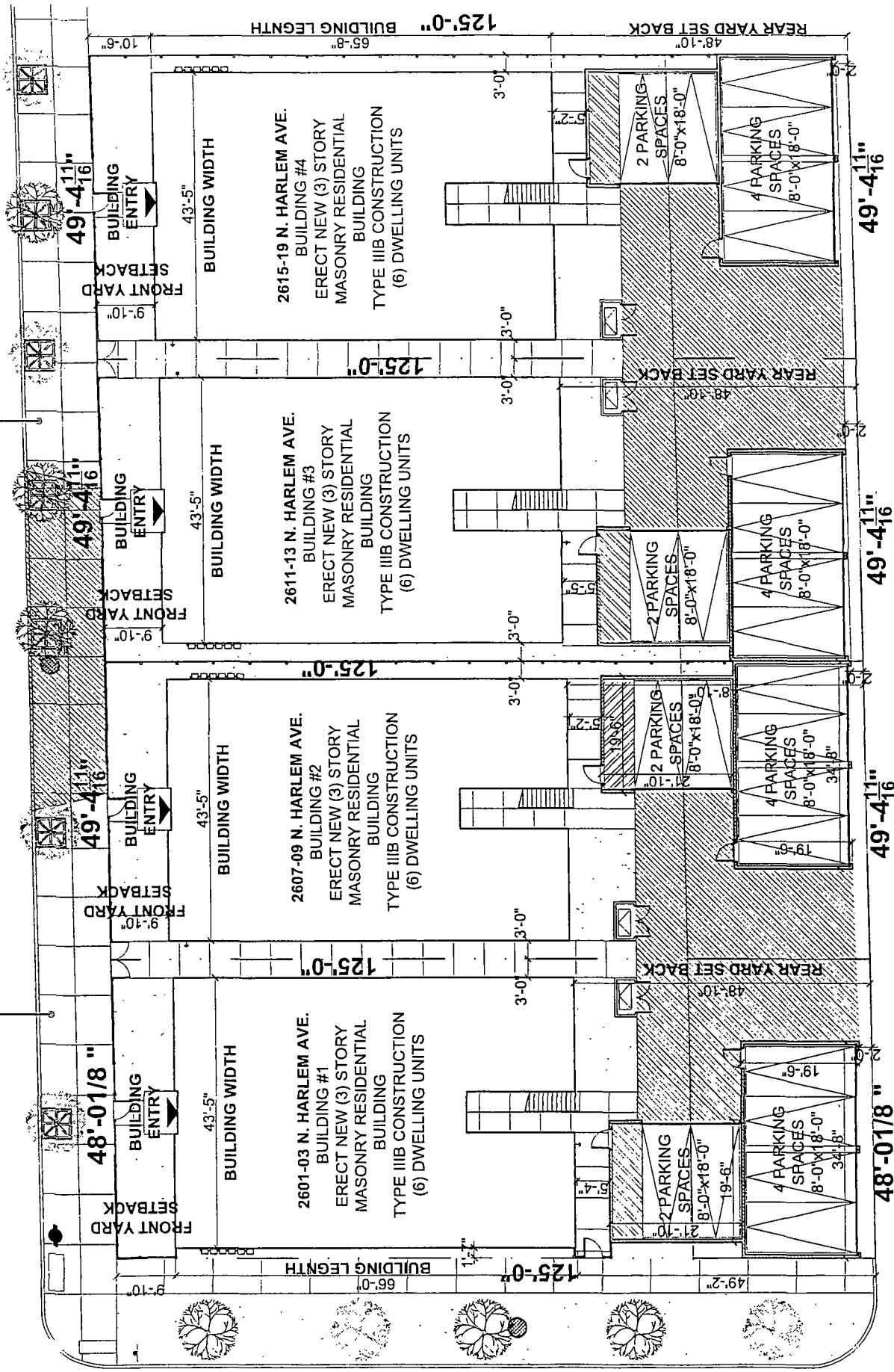
2615-19 N. Harlem: 30 feet 6 inches

*17-10-0207-A and *17-13-0303-C(2) – Plans Attached.

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2601-03 N. Harlem Avenue, Chicago II.

N. HARLEM AVENUE



W. WRIGHTWOOD AVENUE

16'-0" PUBLIC ALLEY

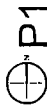
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 5015 N. LA SALLE ST
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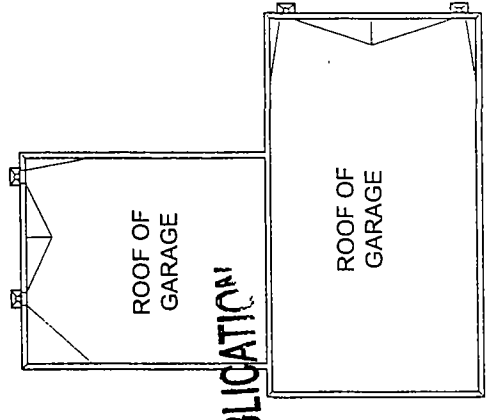
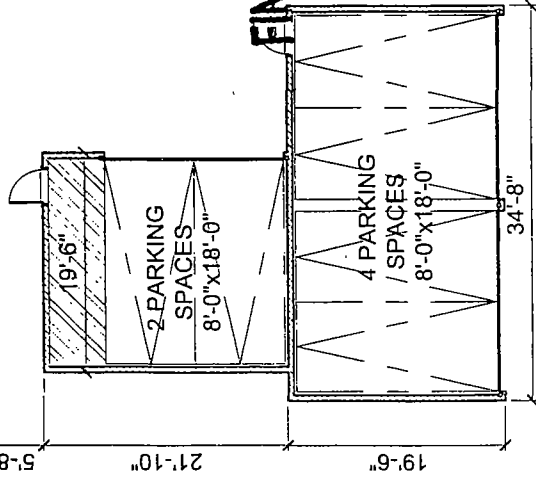
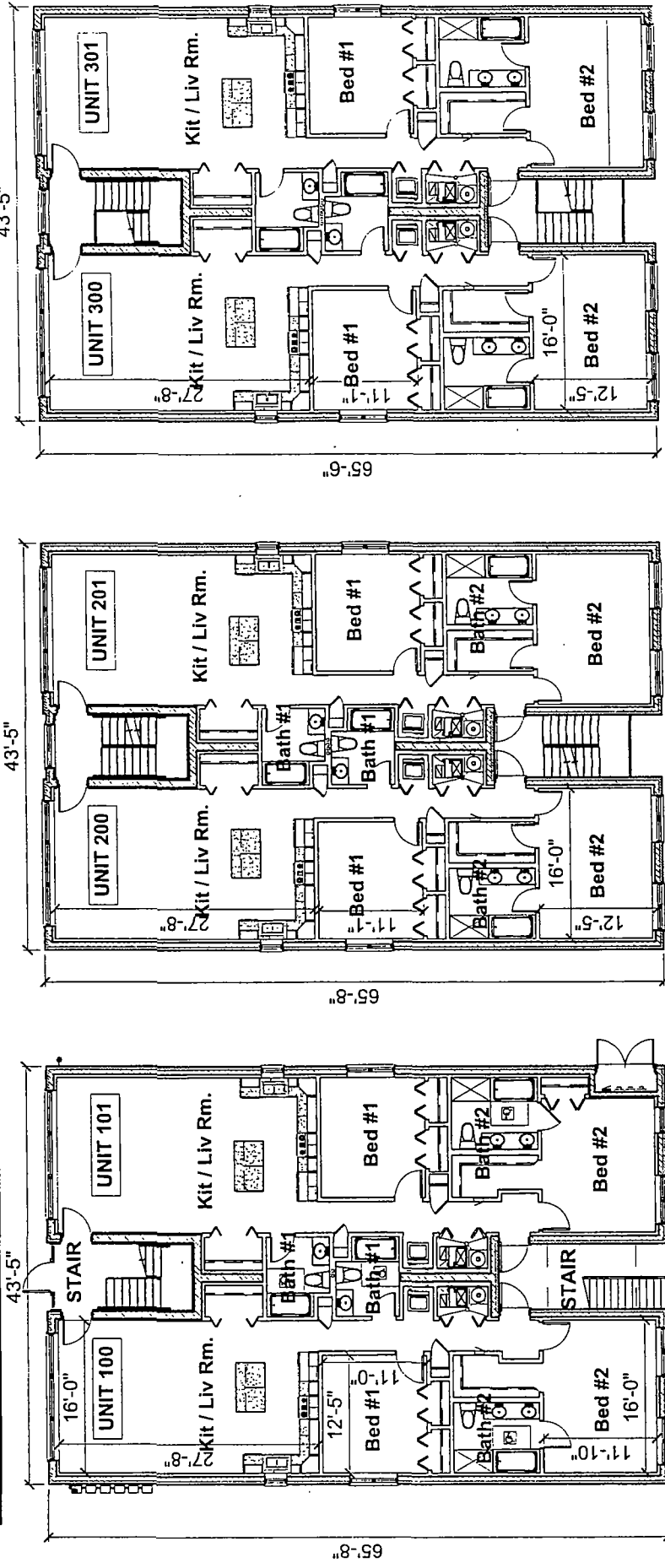
1 SITE PLAN

SCALE 1/8" = 1'-0"



AMEL & SON

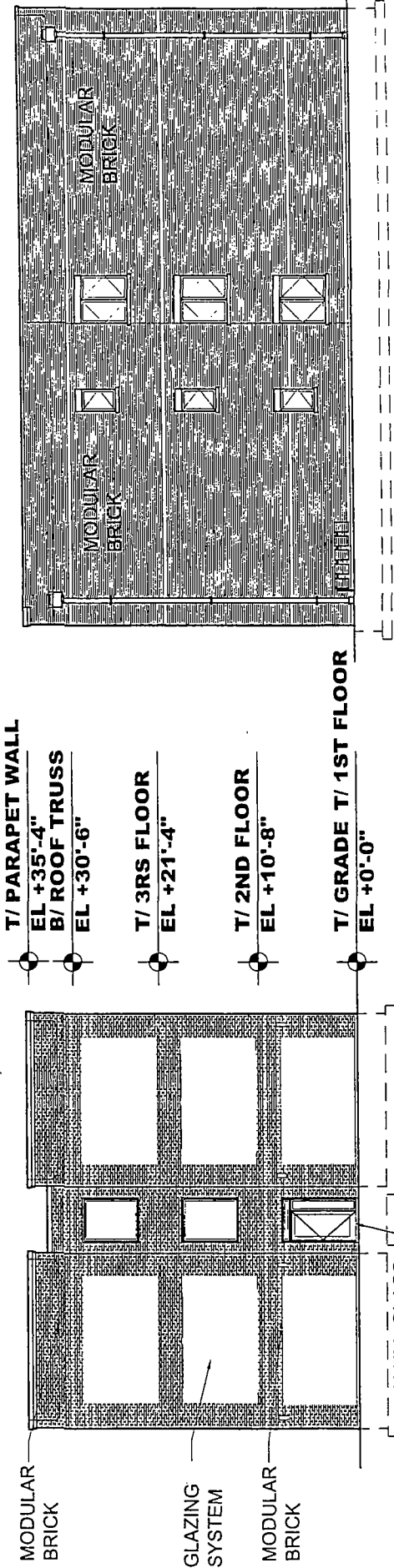
2601-03 N. Harlem Avenue, Chicago IL.



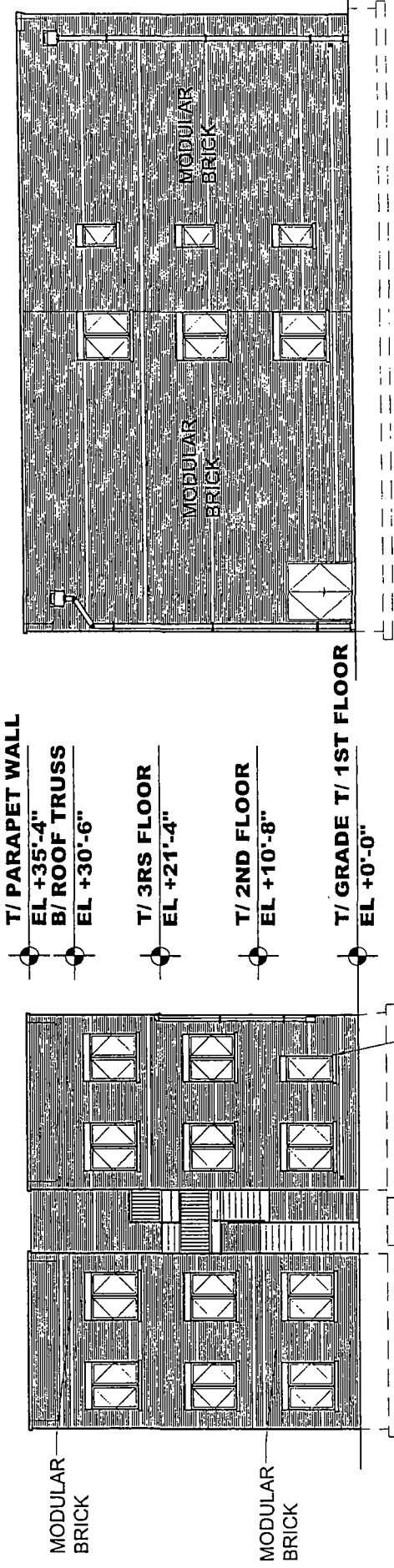
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2601-03 N.
HARLEM AVE.
(BUILDING #1)

2601-03 N. Harlem Avenue, Chicago IL.

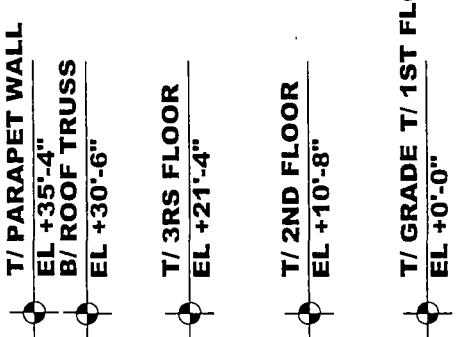


ALUM. GLASS FRONT DOOR
 4 WEST ELEVATION
 P4 Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION
 P4 Scale: 1/8" = 1'-0"

2 REAR ELEVATION
 P4 Scale: 1/8" = 1'-0"

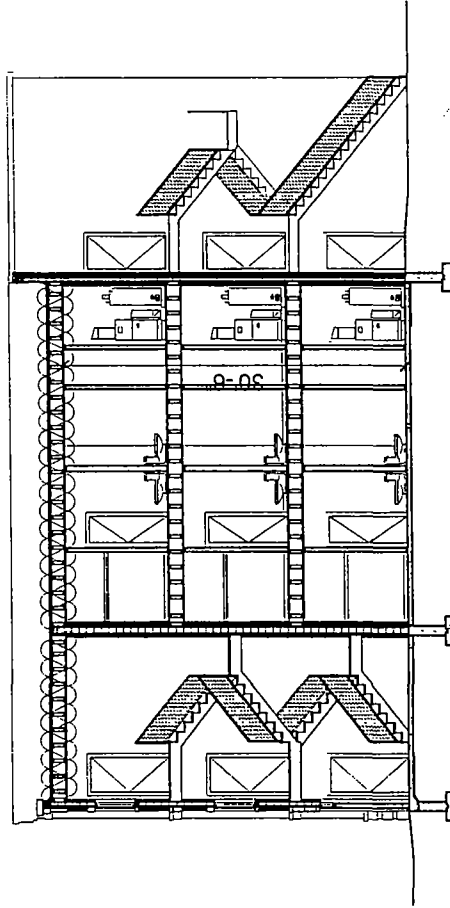


1 NORTH ELEVATION
 P4 Scale: 1/8" = 1'-0"

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- T/ PARAPET WALL
EL +35'-4"
- B/ ROOF TRUSS
EL +30'-6"
- T/ 3RS FLOOR
EL +21'-4"
- T/ 2ND FLOOR
EL +10'-8"
- T/ GRADE T/ 1ST FLOOR
EL +0'-0"



1 BUILDING SECTION

P5

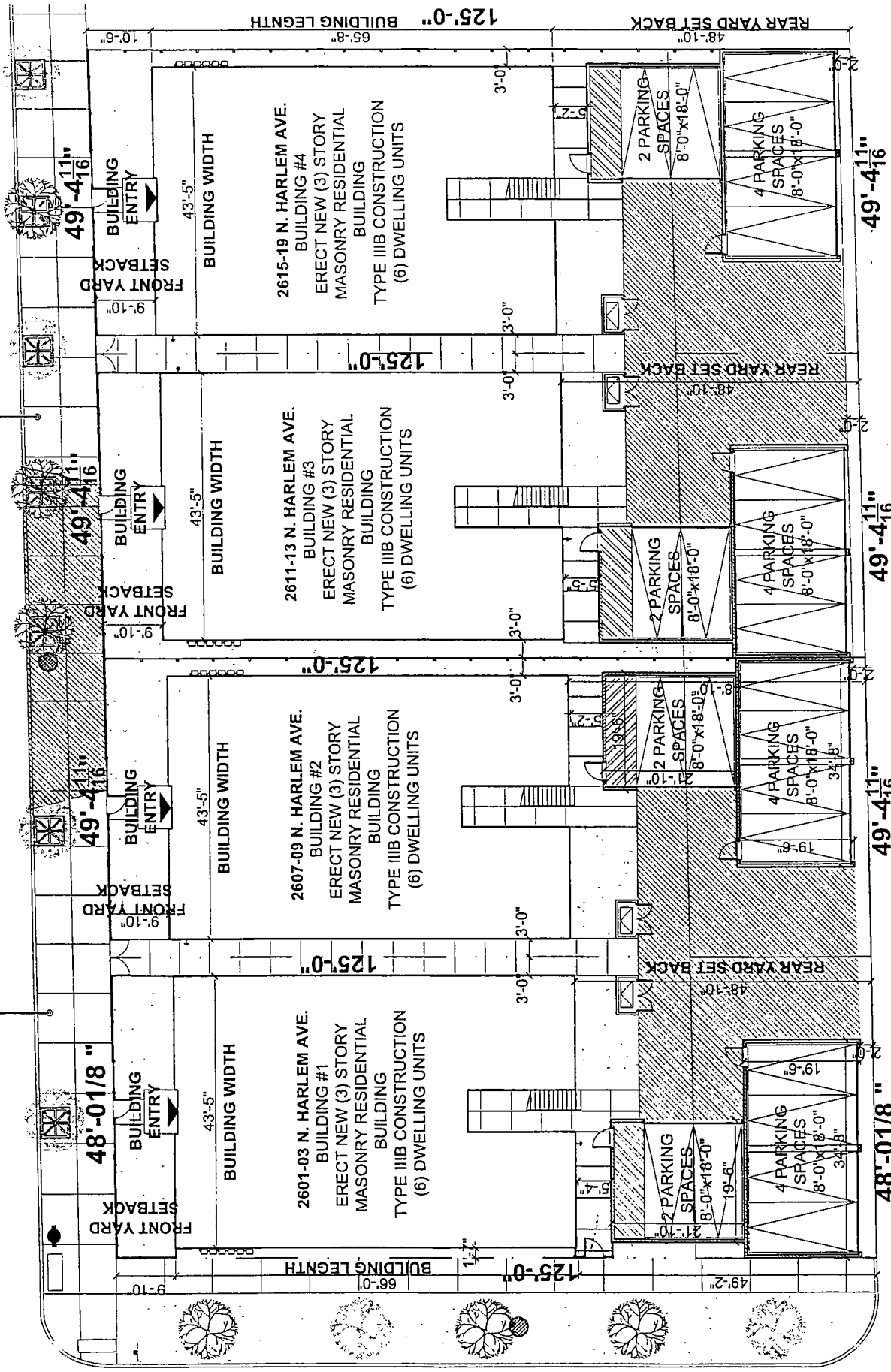
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2607-09 N. Harlem Avenue, Chicago Ill.

N. HARLEM AVENUE



W. WRIGHTWOOD AVENUE

16'-0" PUBLIC ALLEY

FINAL FOR PUBLICATION

1 SITE PLAN
 Scale: N.T.S.



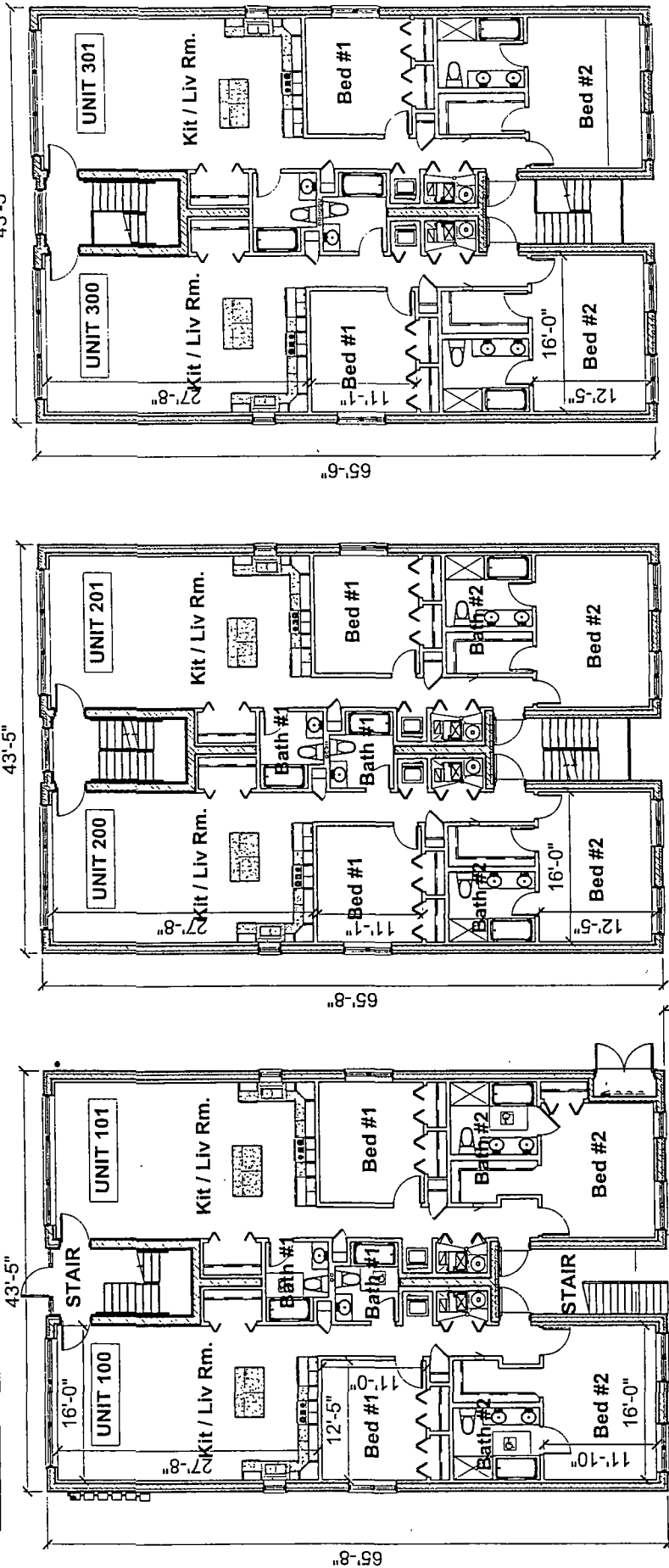
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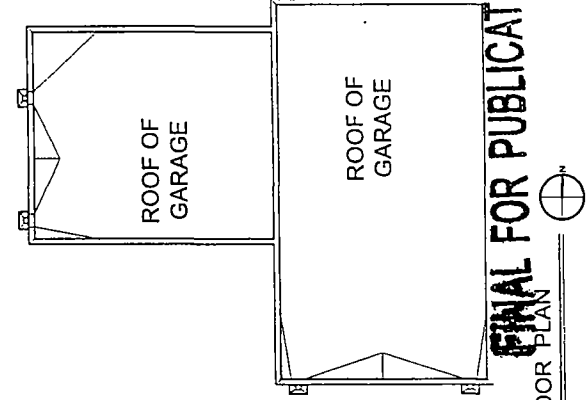
X I O S ARCHITECTS AND CONSULTANTS LTD.
 1111 N. WILSON ST.
 CHICAGO, ILLINOIS 60642
 TEL: 312.318.1000 FAX: 312.318.1002

JUNE 8, 2018

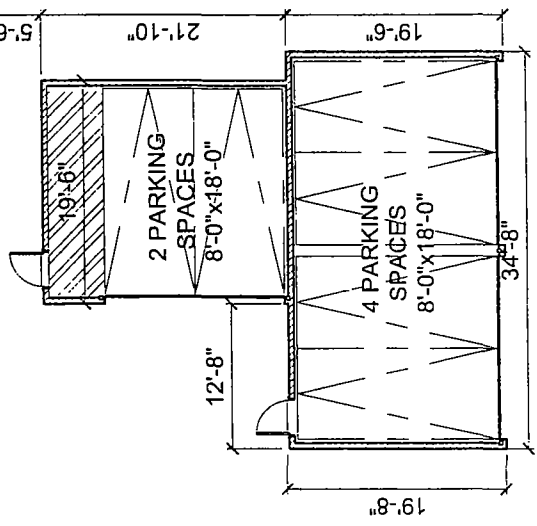
2607-09 N. Harlem Avenue, Chicago Ill.



THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



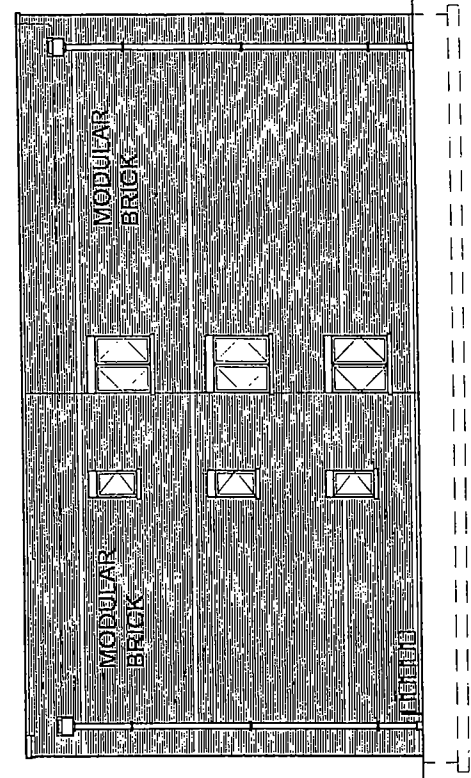
FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

2607-09 N.
HARLEM AVE.
(BUILDING #2)

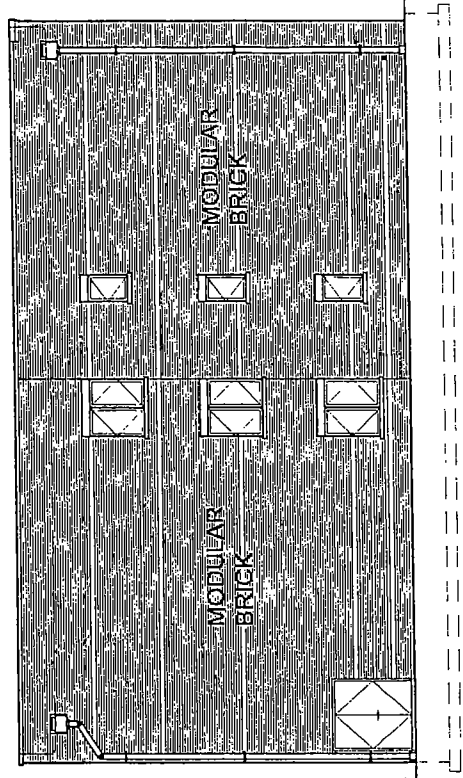
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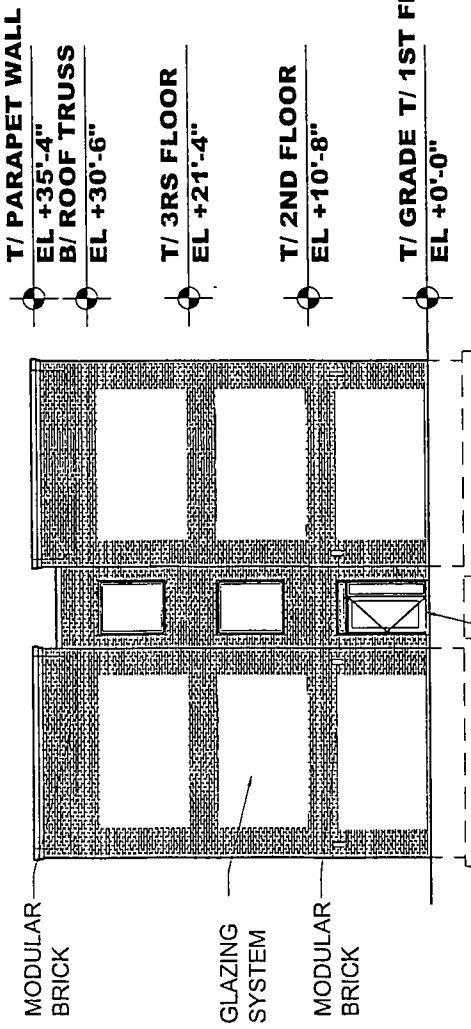
2607-09 N. Harlem Avenue, Chicago Ill.



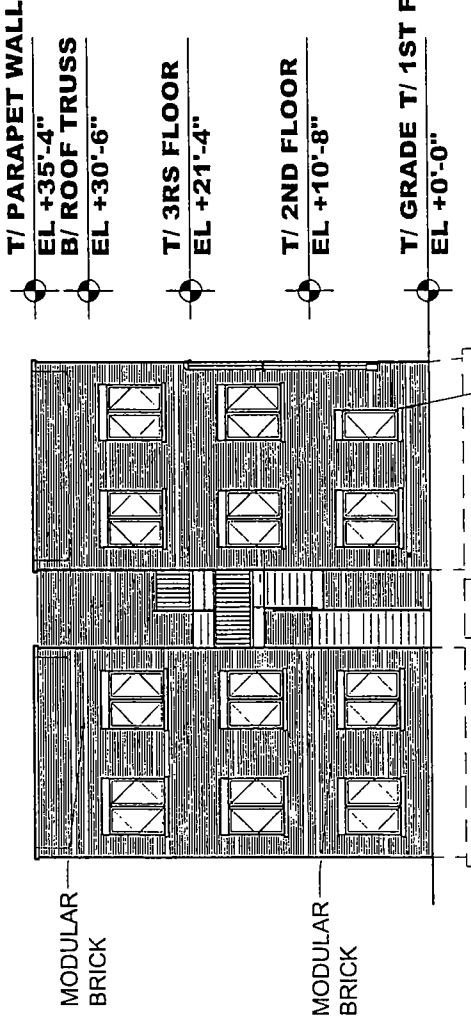
3 SOUTH ELEVATION
Scale: NTS
P4



1 NORTH ELEVATION
Scale: NTS
P4



4 WEST ELEVATION
Scale: NTS
P4

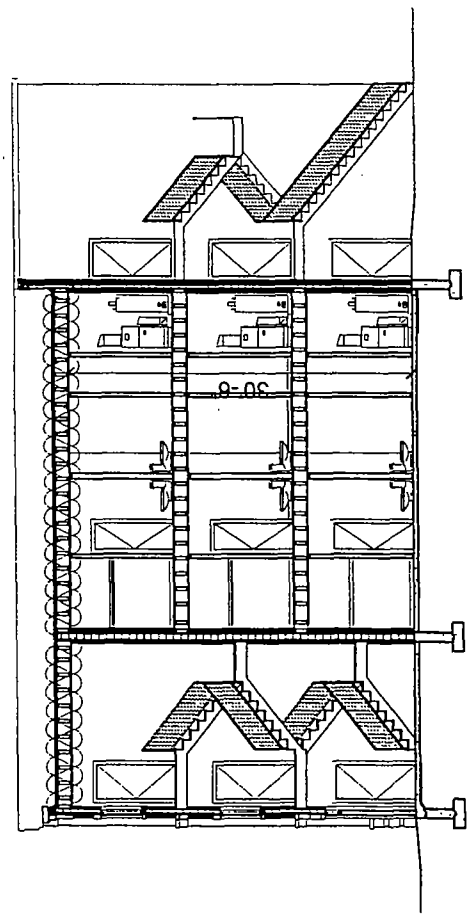


2 REAR ELEVATION
Scale: NTS
P4

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- T/ PARAPET WALL
EL +35'-4"
B/ ROOF TRUSS
EL +30'-6"
- T/ 3RS FLOOR
EL +21'-4"
- T/ 2ND FLOOR
EL +10'-8"
- T/ GRADE T/ 1ST FLOOR
EL +0'-0"



1 BUILDING SECTION
P5
Scale 1/4" = 1'-0"

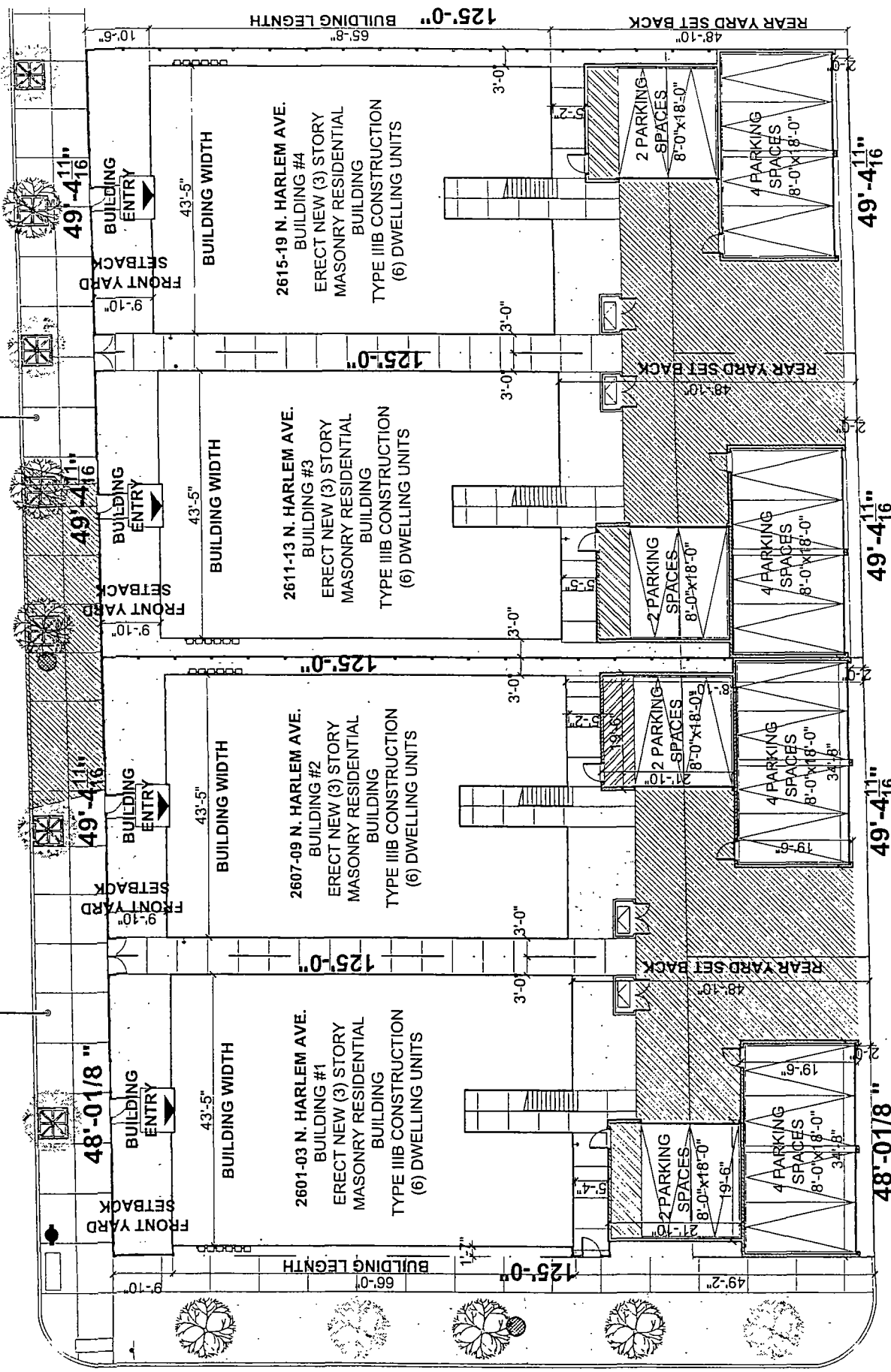
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2611-13 N. Harlem Avenue, Chicago II.

N. HARLEM AVENUE

W. WRIGHTWOOD AVENUE



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16'-0" PUBLIC ALLEY

1 SITE PLAN

SCALE: NTS



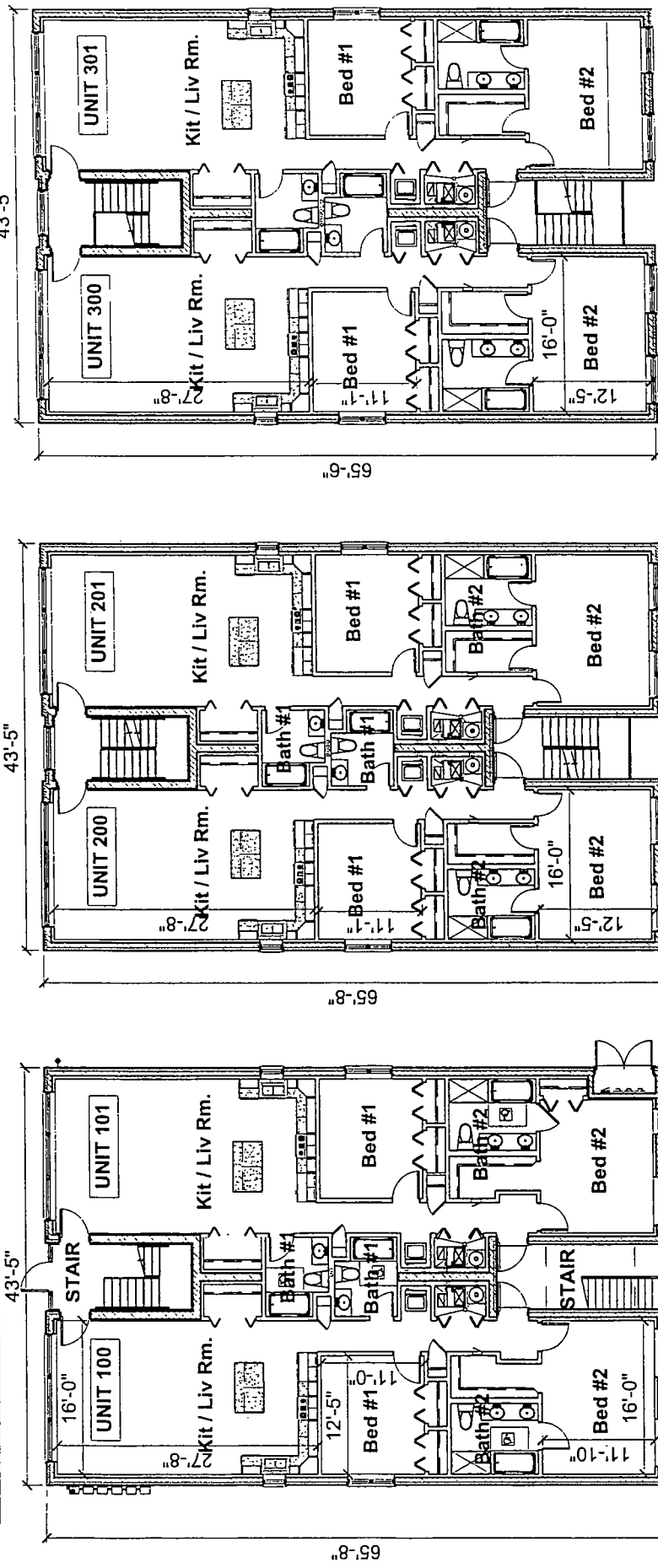
P1



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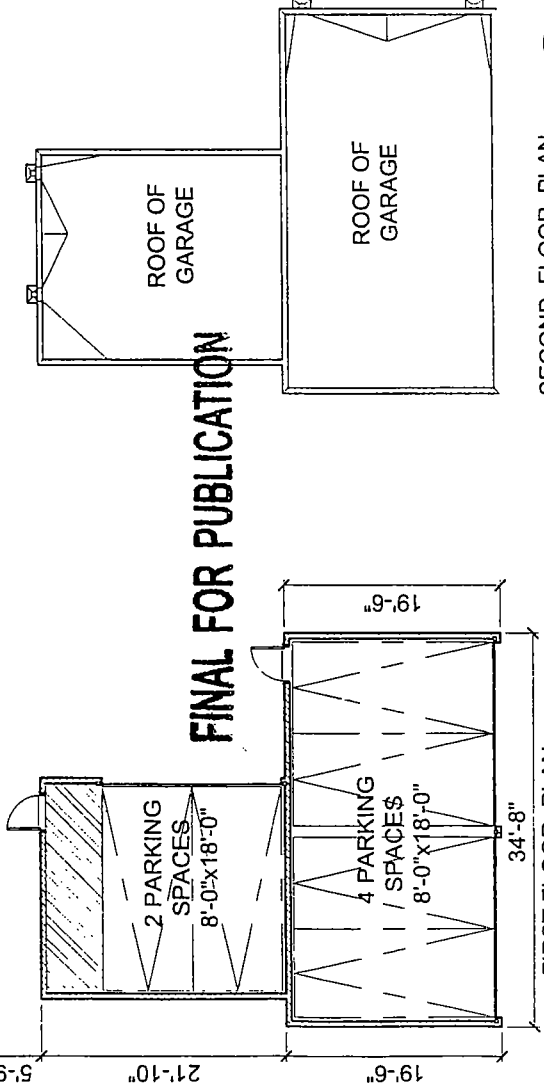
JAN 18, 2014

2611-13 N. Harlem Avenue, Chicago IL.



THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

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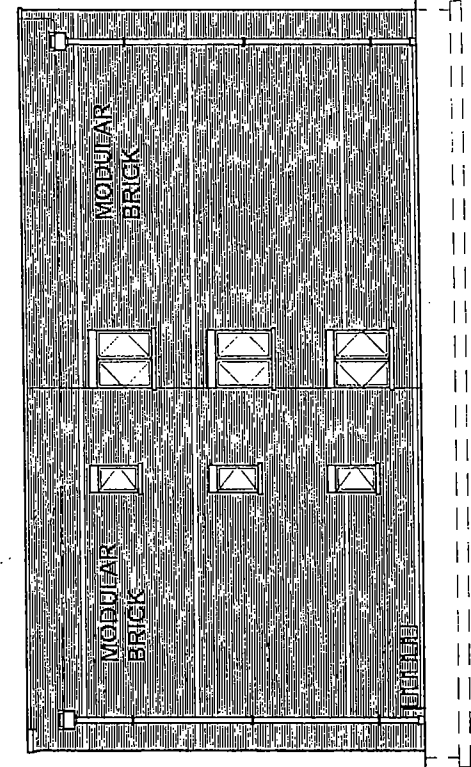
FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

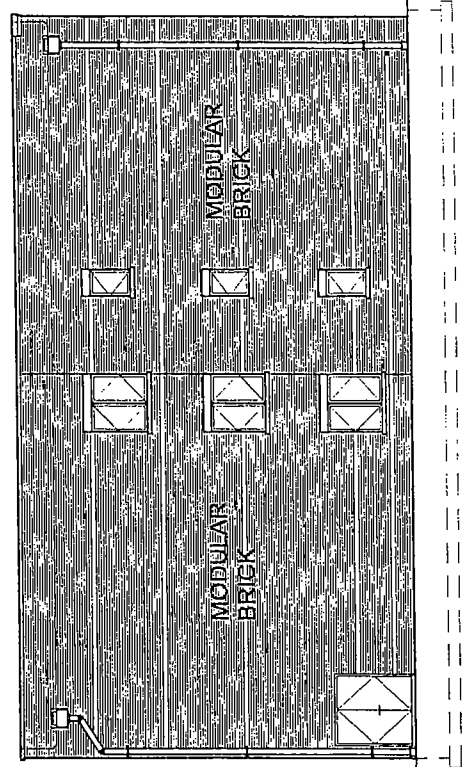
2611-13 N.
HARLEM AVE.
(BUILDING #3)



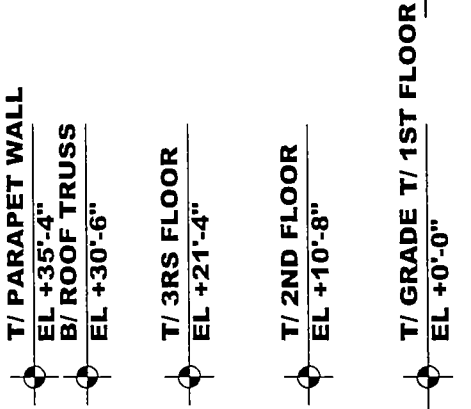
2611-13 N. Harlem Avenue, Chicago Ill.



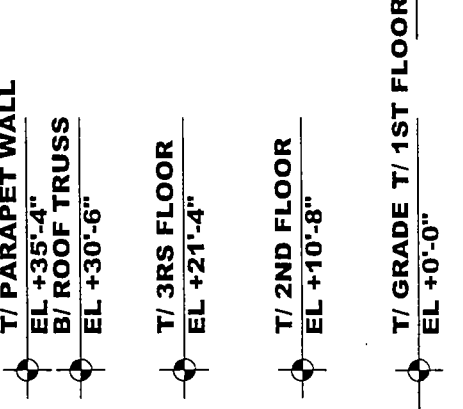
3 SOUTH ELEVATION
Scale: 1/8"
P4



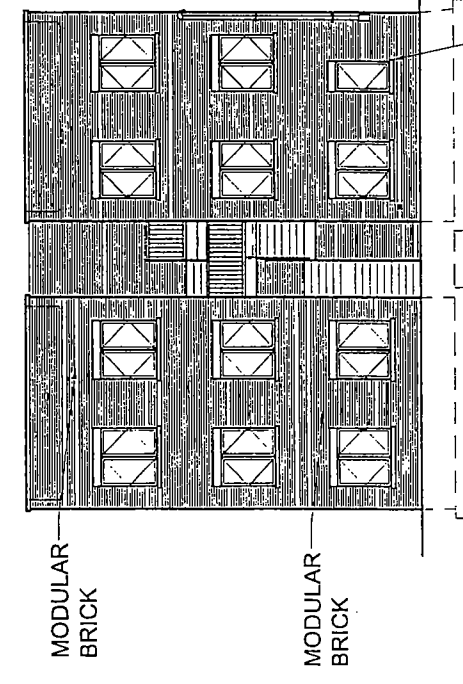
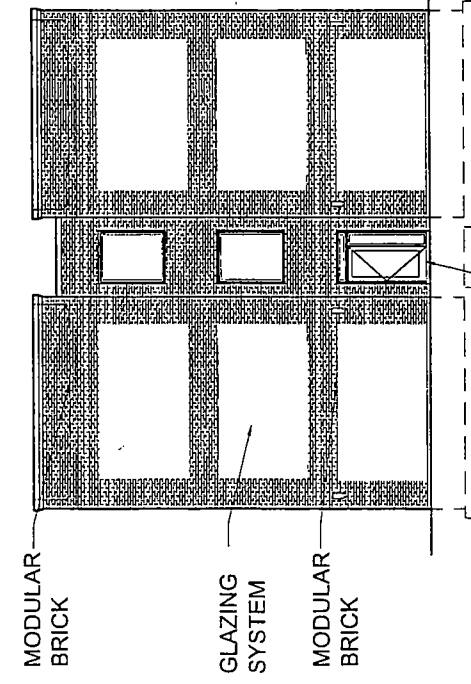
1 NORTH ELEVATION
Scale: 1/8"
P4



4 WEST ELEVATION
Scale: 1/8"
P4



2 REAR ELEVATION
Scale: 1/8"
P4



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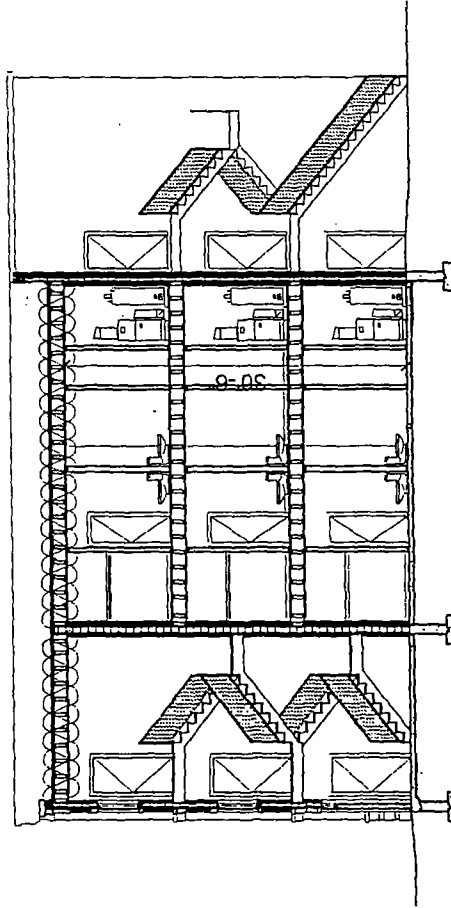
2611-13 N. Harlem Avenue, Chicago Ill.

T/ PARAPET WALL
EL +35'-4"
B/ ROOF TRUSS
EL +30'-6"

T/ 3RS FLOOR
EL +21'-4"

T/ 2ND FLOOR
EL +10'-8"

T/ GRADE T/ 1ST FLOOR
EL +0'-0"



1 BUILDING SECTION
P5
Scale: NTS

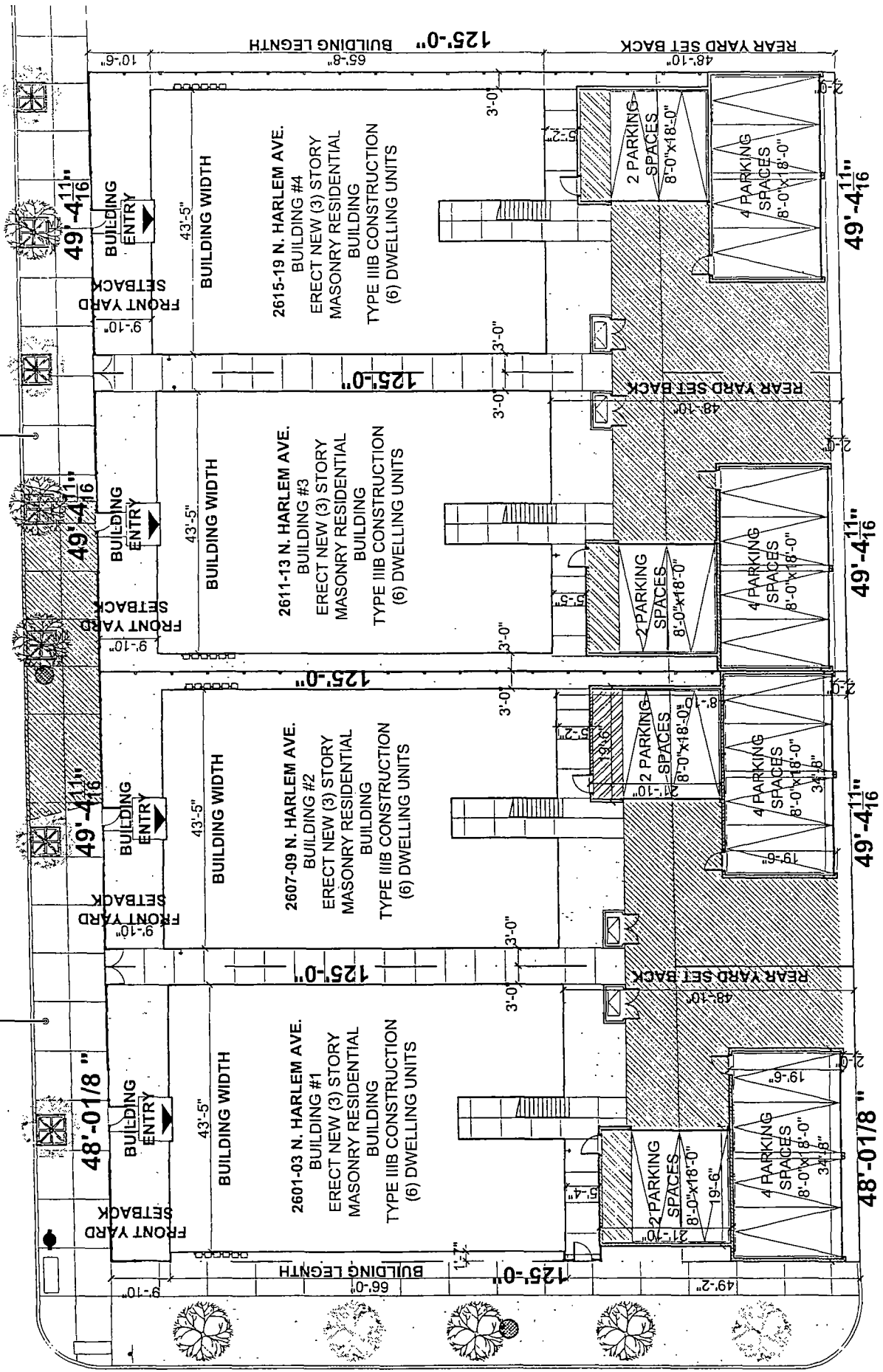
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2615-19 N. Harlem Avenue, Chicago, Ill.

N. HARLEM AVENUE

W. WRIGHTWOOD AVENUE



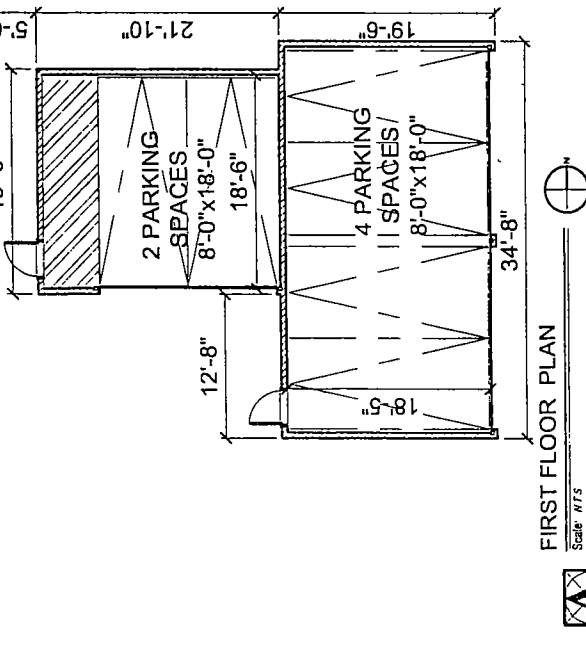
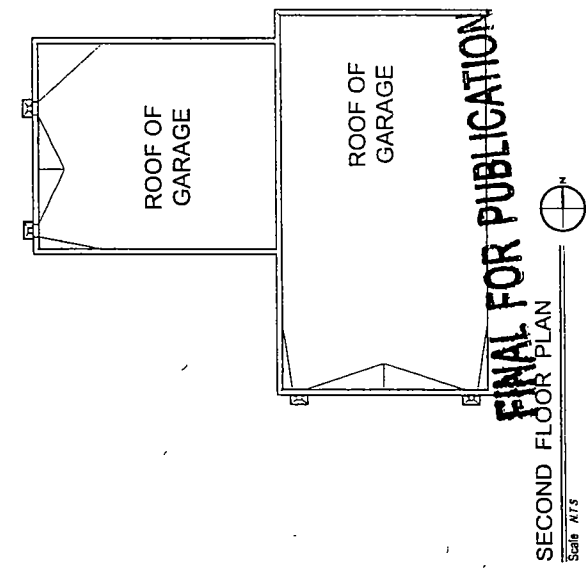
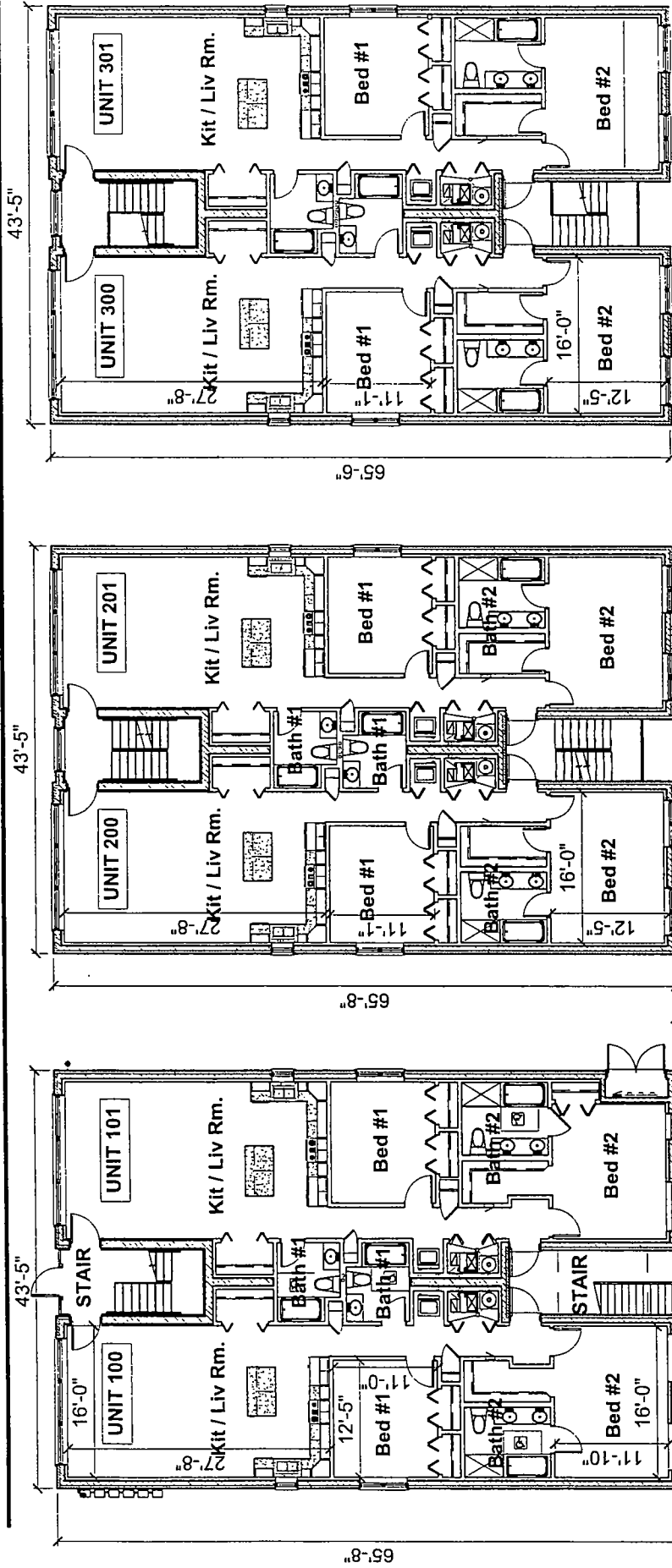
16'-0" PUBLIC ALLEY

FINAL FOR PUBLICATION

1 SITE PLAN
Scale 1/16"

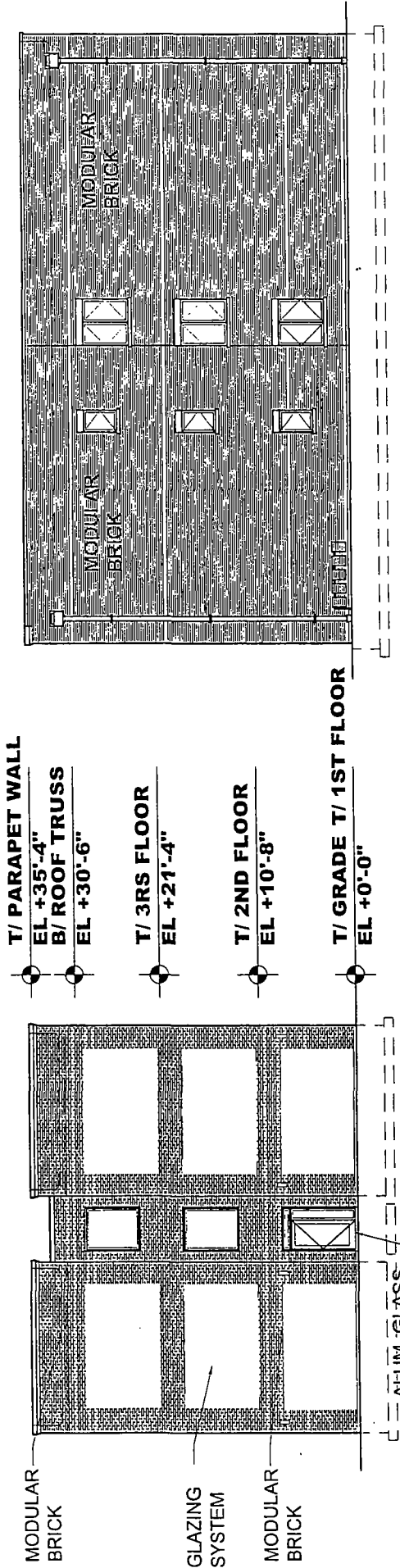


2615-19 N. Harlem Avenue, Chicago Il.

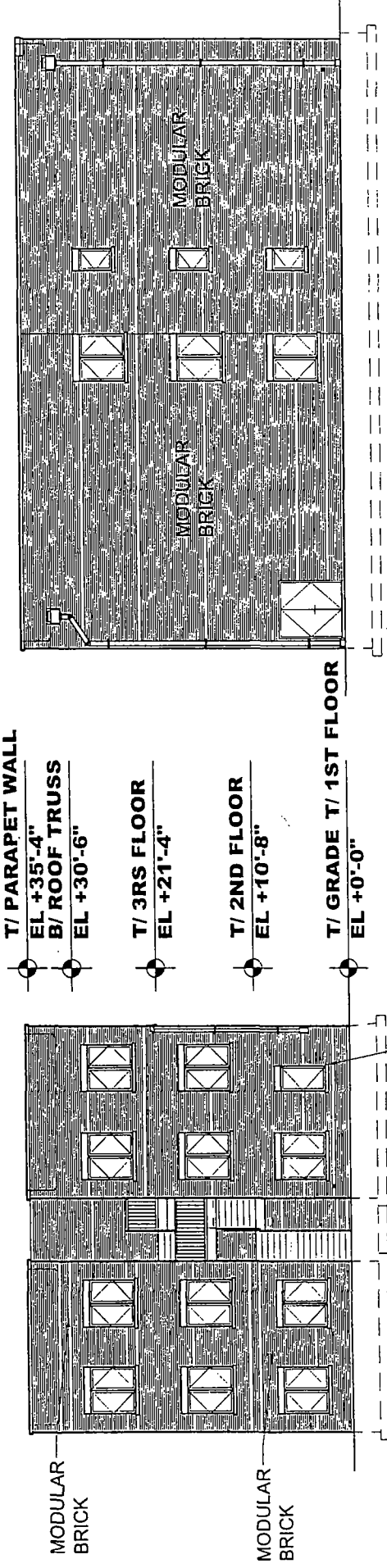


2615-19 N.
HARLEM AVE.
(BUILDING #4)

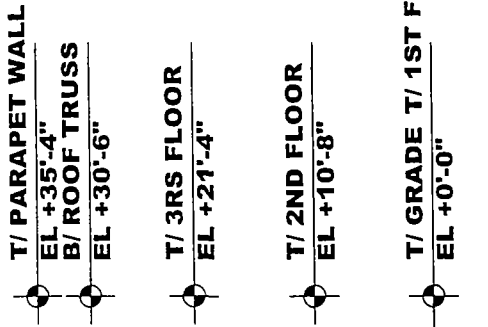
2615-19 N. Harlem Avenue, Chicago Il.



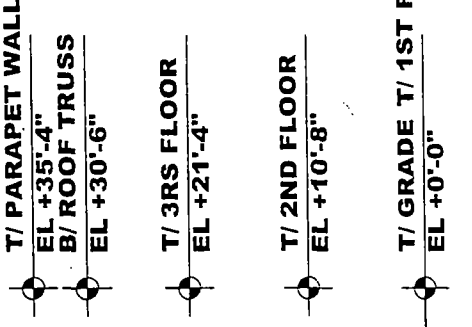
4 WEST ELEVATION
Scale: NTS
P4



3 SOUTH ELEVATION
Scale: NTS
P4



1 NORTH ELEVATION
Scale: NTS
P4

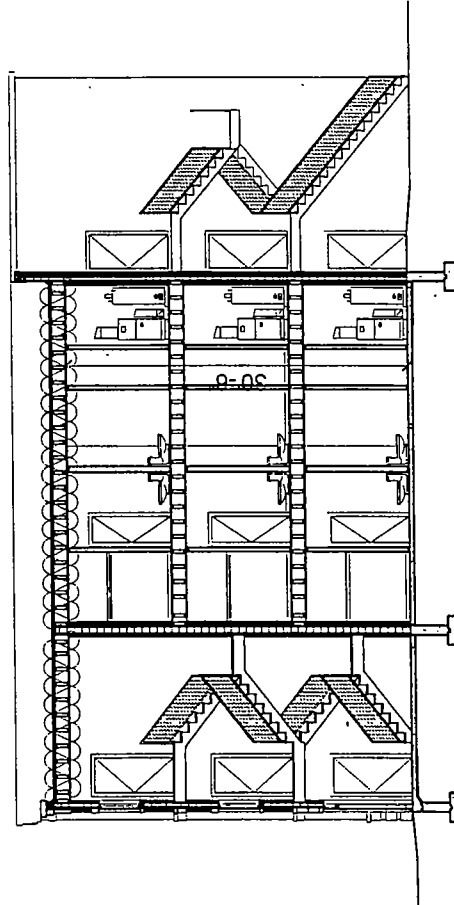


2 REAR ELEVATION
Scale: NTS
P4

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- T/ PARAPET WALL
EL +35'-4"
- B/ ROOF TRUSS
EL +30'-6"
- T/ 3RS FLOOR
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- T/ GRADE T/ 1ST FLOOR
EL +0'-0"



1 BUILDING SECTION

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

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