



City of Chicago



O2018-6011

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 2251 W North Ave - App No. 19759T1
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 of the **B3-2 District (Community Shopping District)** symbols and indications as shown on Map No. Grid Index: 3-H in the area bounded by:

West North Avenue; a line 100 feet east of and parallel to North Oakley Boulevard; the alley next south of and parallel to West North Avenue; and a line 75 feet east of and parallel to North Oakley Boulevard.

to those of a **B2-2 District (Mixed-use District)**.

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

PIN #: 1706102003

Common Address of Property: 2251 W North Ave., Chicago, IL 60647

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NARRATIVE AND PLANS

Exhibit A

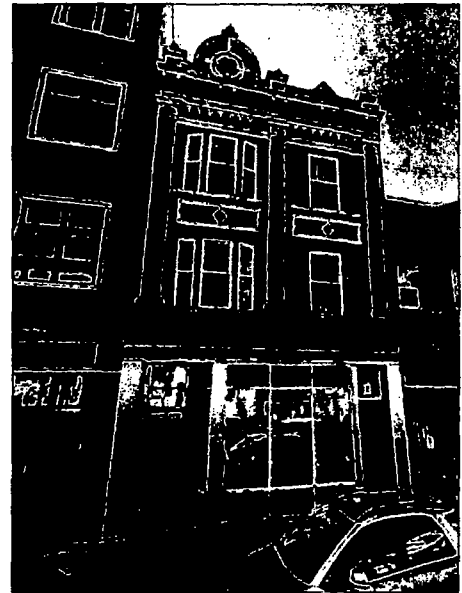
TYPE 1 APPLICATION INFORMATION

1. **Zoning and development analysis (“Narrative”) describing: (a) floor area ratio; (b) density (lot area per dwelling unit); (c) off-street parking; (d) setbacks; and (e) building height.**

The subject property, 2251 W North Ave, Chicago, IL 60647 (“Property”), is a single lot property of approximately **3,075 feet squared total area** located on the **south side of North Ave., between N. Bell Ave. and N. Oakley Blvd.**

The Property is currently improved with a single **three-story building**, which occupied the entirety of the lot excepting a single concrete walkway of approximately 3’ by 63’ which runs from the Property’s southwest corner to western mid-sectional edge.

The Property is owned by **Hades Investment, LLC** (“Owner”), who took title through a deed executed on, or about, September 30, 2011 and recorded on, or about, January 3, 2012. Exhibit B. After purchase, Owner has committed substantial resources to the improvement and beautification of the Property.



Floor Area Ratio: 2.2

Density: 1,000 sq. ft. / per dwelling unit existing.

Off-street parking: Two.

Setbacks: Front 0.0 existing; Side 0.0 existing; Rear 0.0 existing.

Building Height: 32’ 6”

2. **Drawings, photographs and/or plans (“Site Plan”) illustrating: (a) building orientation and setbacks; (b) building bulk and scale in relation to nearby buildings; (c) curb cuts; (d) sidewalks; (e) parking and loading areas; (f) landscaping; (g) useable on-site open space; (h) garbage storage facilities; and such additional information as is necessary to demonstrate compliance with applicable standards of this Zoning Ordinance.**

As there is no proposed change to the Property or its buildings by the instant application, no new site plan is needed. *See Exhibit D* (current plat survey, site plan, and blueprints).

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3. Reason for rezoning the property

A Special Use Application (Cal. No. 487-15-S) under Chapter 17 of the Zoning Ordinance was previously filed seeking “establishment of a business live/work unit for artist work or sales space on the first floor” of the subject property. The application was heard on, or about, December 18, 2015 and granted on, or about, 10, 2016. *See Exhibit C.*

This application is to change the subject property’s zoning from B3-2 (Community Shopping District) to B2-2 (Mixed-use District).

The reason for the instant application is that, prior to obtaining Special Use Application described *supra*, Applicant was unaware that said “Live / Work” special usage rights would expire / otherwise be lost when the tenant left. Applicant has a new fully-licensed tenant ready to use the property in the same Live / Work capacity as the previous tenant.

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Supplement to Property Blueprint

This supplement concerns the blueprints (labeled “Tenant Improvement: 2251 W North Ave.”) attached to this zoning map amendment application.

To clarify:

- (a) The center room between the commercial space at the front of the property and the residential (labeled “den” within the blueprints) is explicitly part of the residential space;
- (b) The applicant’s previous application for a special use of the subject property as a business live/work unit was **approved** by the Zoning Board of Appeals on December 18, 2015 (Application, Exhibit C);
- (c) The desired “Work Live” use was explicitly found, *inter alia*, to “compl[y] with all of the criteria as set forth by the code for the granting of a special use;”
- (d) The subject property and was explicitly found, *inter alia*, to “compl[y] with all applicable standards of the Zoning Ordinance” by the Zoning Board of Appeals on December 18, 2015 (Application, Exhibit C); and
- (e) Per the statements of the applicant, the subject property was explicitly built out to meet the standards of the “Work Live” spaces per the specifications of the City of the Chicago and the Zoning Ordinance.

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APPLICANT: Tobi Mattingly
APPEARANCE FOR: Mark Kupiec
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2251 W. North Avenue

CAL NO.: 487-15-S

MINUTES OF MEETING:
 December 18, 2015

Exhibit C

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a business live/work unit for artist work or sales space on the first floor of a three-story, two-unit building with ground floor commercial/retail space.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JAN 10 2016

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 BLAKE SERCYE
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 3, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish business live/work unit for artist work or sales space on the first floor of a three-story, two-unit building with ground floor commercial/retail space; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout and plans prepared by Technical Building Consultants and dated July 14, 2015.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED: _____
 BPS
 CHAIRMAN



Exhibit G

March 27 2018

Office of the 1st Ward Alderman
RE: Zoning Change, 2251 W. North Avenue, B3-2 to B2-2
Alderman Proco Joe Moreno
2740 W. North Ave.
Chicago, IL 60647

Dear Alderman Moreno,

At the March 7 WPC membership meeting, the general membership voted on the matter of 2251 W. North Avenue, Zoning change from B3-2 to B2-2 for live/work space on ground floor. The votes were as follows. 9 for, 8 against, 2 abstain.

The Wicker Park Committee supports this zoning change.

Thank you for your attention to this matter. Should you have any questions or comments concerning this correspondence please contact Paul Dickman, Acting P&D Chair, PKDickman@aol.com or (773)227-5169

Sincerely,

Jason Ticus, President
On behalf of the WPC Board of Directors

cc: Raymond Valadez, Chief of Staff 1st
Nicholas Katsafados
Scott Kane Atty
WPC Board
P&D Committee

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Scope of Work

Interior alterations multi-dwelling unit building III-B construction first floor only including converting existing space to live-work space. Existing HVAC, electrical and plumbing to be modified to accommodate new layout. No exterior work.

Floor	Basement	First Floor	Second Floor	3rd Floor	4th Floor	Total
Area (sq. ft.)	100	100	100	100	100	500
Volume (cu. ft.)	1000	1000	1000	1000	1000	5000

PIN # 17-06-102-003-0000
Permit # 000

Drawing Index
A01 Cover Page
A02 Site Plan
A03 Floor Plans

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TECHNICAL SKILL
Owner: Client
Project: 2251 W. North Ave
2251 W. North Ave
Chicago, IL 60647
www.aecom.com
Contractor: Technical Building Consultants
2500 W. Lawrence Ave
Chicago, IL 60647
www.tbcon.com



Energy Code Compliance
Identify that I am a registered energy professional and hold the required level of professional knowledge and skill to perform the work.
2251 W. North Ave, Chicago, IL 60647
Date: 02/08/15 with the requirements of chapter 15-13, Chicago Energy Conservation Code

Building / Access / Utilities
Type: Office
Occupancy Type: Residential - Adult Live/Work Space
Occupancy Type: Office
Fire Alarm: None/Not Required
Work Space Sq. Ft.: 500 sq. ft.
Living Space Sq. Ft.: 500 sq. ft.

Legend

- | | | | |
|-------|------------------------|-------|------------------------|
| MAX | Maximum | MEC | Medicine Cabinet |
| MC | Medicine Cabinet | MFR | Manufacture |
| MFR | Manufacture | MH | Metal |
| MH | Metal | MIO | Masonry Opening |
| MIO | Masonry Opening | NC | Not in Contact |
| NC | Not in Contact | OC | On Center |
| OC | On Center | P LAM | Plastic Laminate |
| P LAM | Plastic Laminate | PHL | Phenolic |
| PHL | Phenolic | R | Riser |
| R | Riser | REF | Refrigerator |
| REF | Refrigerator | REQD | Required |
| REQD | Required | RO | Rough Opening |
| RO | Rough Opening | SF | Sign |
| SF | Sign | SPECS | Specifications |
| SPECS | Specifications | ST | Structural Steel |
| ST | Structural Steel | T | Thread |
| T | Thread | TO | Top of |
| TO | Top of | TR | Trapped |
| TR | Trapped | TRAP | Trap |
| TRAP | Trap | UMO | Unfinished Masonry |
| UMO | Unfinished Masonry | VCT | Vinyl Composition Tile |
| VCT | Vinyl Composition Tile | W | Wall |
| W | Wall | WC | Water Closet |
| WC | Water Closet | WDR | Water Heater |
| WDR | Water Heater | WV | Wet Vent |
| WV | Wet Vent | | |

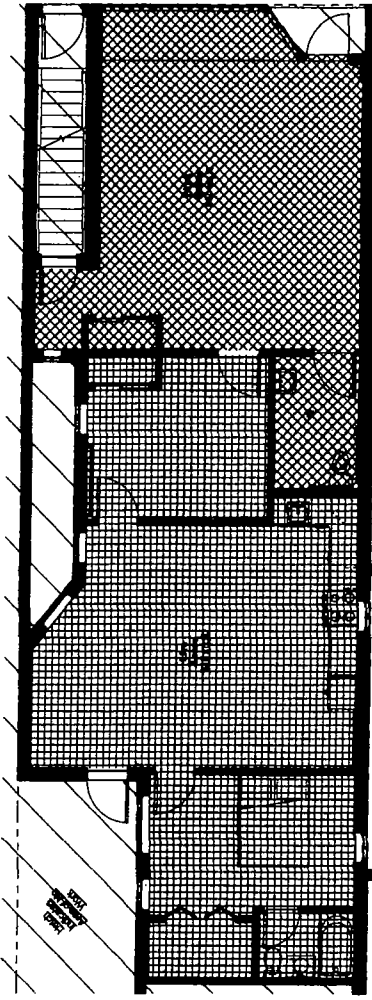
- Symbol Legend**
- Wall Tag Symbol
 - Floor Tag Symbol
 - Roof Tag Symbol
 - Window Tag
 - Door Tag
 - Interior Elevation Tag
 - Vertical Section Tag
 - Refriction Tag
 - Tempered Glass

Tenant Improvement:
2251 W. North Ave.
Located at:
2251 W. North Ave
Chicago, IL 60647

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Issued for Zoning - 2015 08 31

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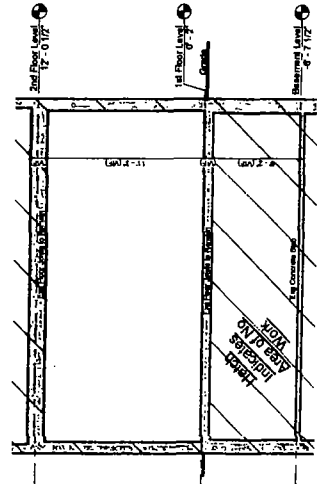
Total Apartment Space: 1,455sq. ft.
 Work Space (Min. 45sq. ft. 60sq. ft.)
 per CBC 17-8-0103 1-C
 Live Space (Min. 74sq. ft.) 64sq. ft.
 per CBC 17-8-0103 1-C



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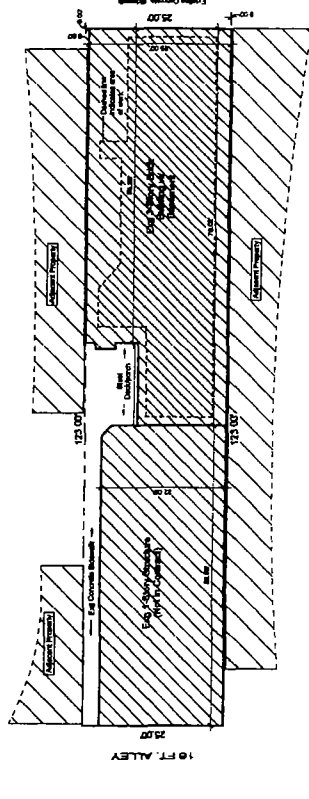
ARCHITECT
TECHNICAL
 Nicholas Kozlovich
 2819 N. Lincoln Ave.
 Chicago, IL 60657
 Tel: (773) 331-1111
 Fax: (773) 331-1112
 Email: nkozlovich@architect.com

CONSULTANT
 Technical Building Consultants
 4600 W. Lawrence Ave.
 Chicago, IL 60631
 Tel: (773) 763-3113
 Email: info@tbc.com



1 | Conceptual Building Section E-W

Item	Quantity	Unit	Notes
Concrete Slab	1	Sq. Yd.	12" Thick
Concrete Columns	4	Sq. Yd.	18" Dia.
Concrete Beams	12	Sq. Yd.	12" x 12"
Reinforcing Steel	150	Lbs.	#4 Bars
Formwork	100	Sq. Ft.	12" Thick
Brickwork	100	Sq. Ft.	8" Thick
Blockwork	100	Sq. Ft.	8" Thick
Insulation	100	Sq. Ft.	R-15
Roofing	100	Sq. Ft.	Asph/Flt
Paint	100	Sq. Ft.	Primer & Topcoat
Plumbing	100	Sq. Ft.	Sanitary
Electrical	100	Sq. Ft.	Interior
Mechanical	100	Sq. Ft.	HVAC
Finishes	100	Sq. Ft.	Carpet, Drywall
Site Work	100	Sq. Ft.	Excavation, Foundation
Foundation	100	Sq. Ft.	Concrete
Structural Steel	100	Sq. Ft.	Beams, Columns
Roofing	100	Sq. Ft.	Asph/Flt
Exterior Walls	100	Sq. Ft.	Brick
Interior Walls	100	Sq. Ft.	Block
Floors	100	Sq. Ft.	Concrete
Roofs	100	Sq. Ft.	Asph/Flt
Windows	100	Sq. Ft.	Double Glazed
Doors	100	Sq. Ft.	Steel
Stairs	100	Sq. Ft.	Concrete
Elevators	100	Sq. Ft.	Shaft
Mechanical Rooms	100	Sq. Ft.	Equipment
Electrical Rooms	100	Sq. Ft.	Panel
Plumbing Rooms	100	Sq. Ft.	Sanitary
Storage	100	Sq. Ft.	Lockers
Garage	100	Sq. Ft.	Concrete
Driveway	100	Sq. Ft.	Asph/Flt
Landscaping	100	Sq. Ft.	Grass, Trees
Site Preparation	100	Sq. Ft.	Excavation
Foundation	100	Sq. Ft.	Concrete
Structural Steel	100	Sq. Ft.	Beams, Columns
Roofing	100	Sq. Ft.	Asph/Flt
Exterior Walls	100	Sq. Ft.	Brick
Interior Walls	100	Sq. Ft.	Block
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Garage	100	Sq. Ft.	Concrete
Driveway	100	Sq. Ft.	Asph/Flt
Landscaping	100	Sq. Ft.	Grass, Trees
Site Preparation	100	Sq. Ft.	Excavation



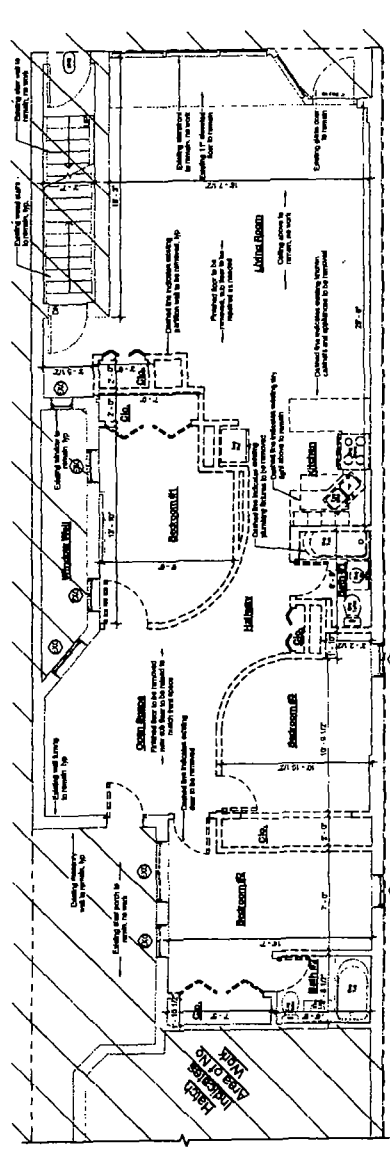
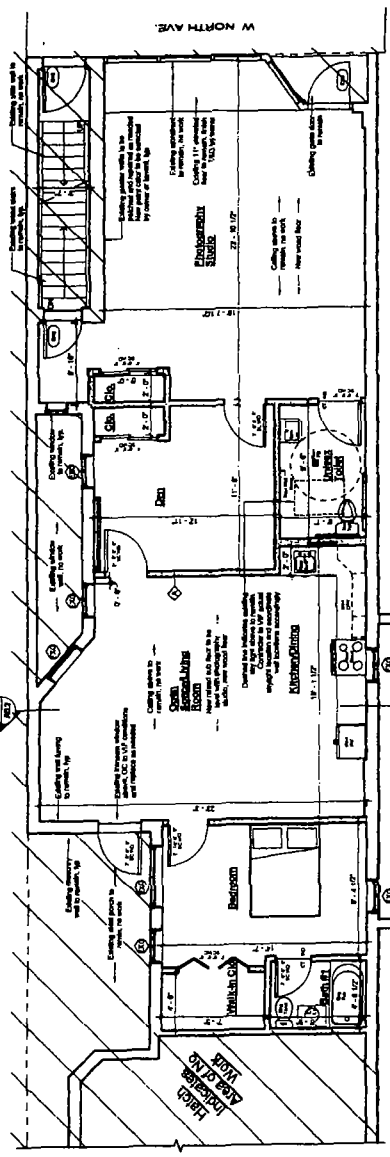
2 | Side Elevation

Scale: 1/4" = 1'-0"

CONTRACTOR: This is a preliminary drawing. It is not to be used for construction. It is subject to change without notice. The contractor is responsible for the accuracy of the information and is not responsible for any errors or omissions. The contractor is responsible for the accuracy of the information and is not responsible for any errors or omissions. The contractor is responsible for the accuracy of the information and is not responsible for any errors or omissions.

A. TECHNICAL RUI
 Architect
 2819 N. Lincoln Ave.
 Chicago, IL 60614
 Phone: (773) 234-1111
 Email: arui@atruichicago.com

Contractor:
 Vanguard Building Construction
 2820 N. Lincoln Ave.
 Chicago, IL 60614
 Phone: (773) 234-1111
 Email: info@vanguard.com



Demolition Note:
 1. The contractor is responsible for temporary shoring as required by the local code to be set and drop Capped as needed.
 2. Existing wall to be removed. Capped as needed.

Legend:
 - Existing walls
 - Existing floor
 - Existing ceiling
 - Existing doors
 - Existing windows
 - Existing stairs
 - Existing elevators

EXG/DEMO

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