



City of Chicago



O2016-7317

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/5/2016

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 3-I at 2559 W North Ave -
App No. 18993

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#189937
INTRE DATE
OCT 05, 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 B3-2, Community Shopping District symbols as shown on Map No. 3-I in the area bounded by:

West North Avenue; a line 24.15 feet East of and parallel to North Rockwell Street; the public alley next South of and parallel to West North Avenue; North Rockwell Street.

To those of a B2-3, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 2559 West North Avenue, Chicago IL.

**NARRATIVE FOR TYPE 1 REZONING FOR
2559 W NORTH AVE, CHICAGO, ILLINOIS**

RECEIVED PUBLIC UTILITIES

The subject property is currently improved with a mixed-use building with retail store on the ground floor and 4 dwelling units on the upper floors. The Applicant intends to establish a new dwelling unit on the ground floor at the rear of the existing building (ground floor front to remain as a storefront), for a total of 5 dwelling units within the existing mixed-use building. The Applicant needs a zoning change in order to comply with the minimum lot area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from B3-2 to B2-3
Use:	Mixed use building : ground floor front retail store and total of 5 dwelling units (ground floor rear and upper floors)
Floor Area Ratio:	2.17
Lot Area:	3,019 square feet
Building Floor Area(existing):	6,555 square feet
Density:	603 square feet per DU
Off- Street parking:	Parking spaces: 3
Set Backs (existing):	Front: 0 feet Side: 0 feet Rear: 35 feet and 10 inches
Building height (existing):	37 feet and 4 inches

PROJECT	2559 W. NORTH AVE
DATE	1/12/14
SCALE	AS NOTED
BY	J.P.
CHECKED BY	J.P.
DRAWN BY	J.P.
DATE	1/12/14
REVISION	

DEMOLITION FLOOR PLANS

983 N. DEXTER AVE
CHICAGO, IL 60622
773.223.2984
ARCHITECTURAL ENGINEERING #51818
ARCHITECTS

SHEET	D2
PROJECT	2559 W. NORTH AVE
DATE	1/12/14
SCALE	AS NOTED
BY	J.P.
CHECKED BY	J.P.
DRAWN BY	J.P.
DATE	1/12/14
REVISION	

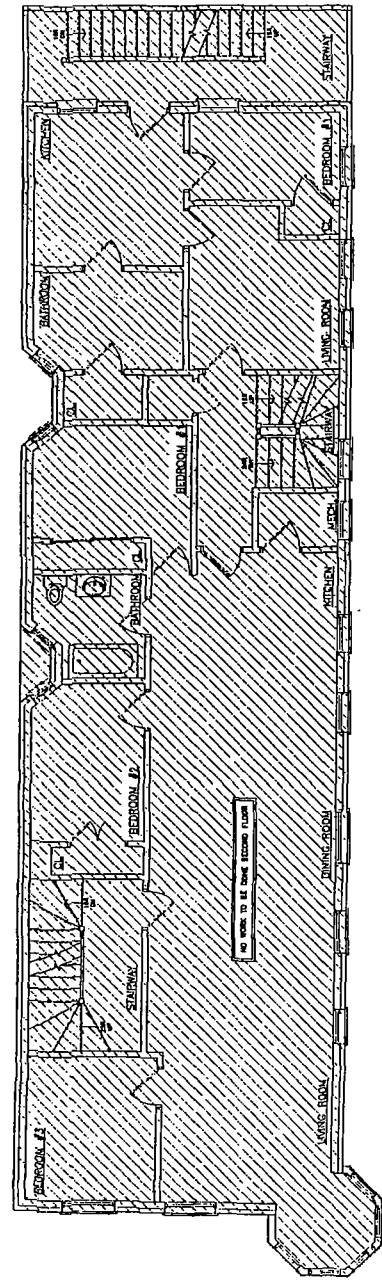
DEMOLITION KEYS

1 REMOVE EXISTING PARTITION TOP TO BOTTOM

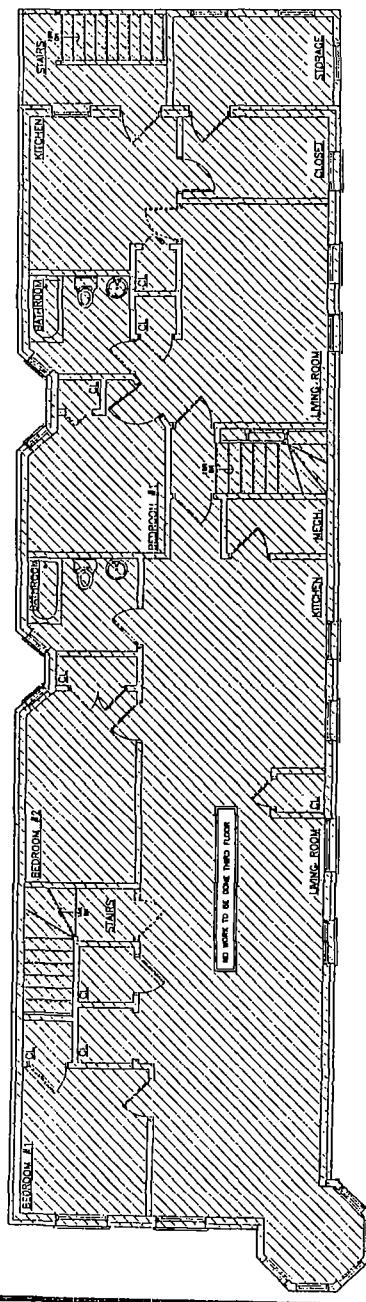
2 REMOVE EXISTING DOOR

3 REMOVE EXISTING EXTERIOR WALL

4 REMOVE EXIST PIPING, SUPPLY BRANCH & RISER, WASTER BRANCH, STACK AND VENT



1 DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



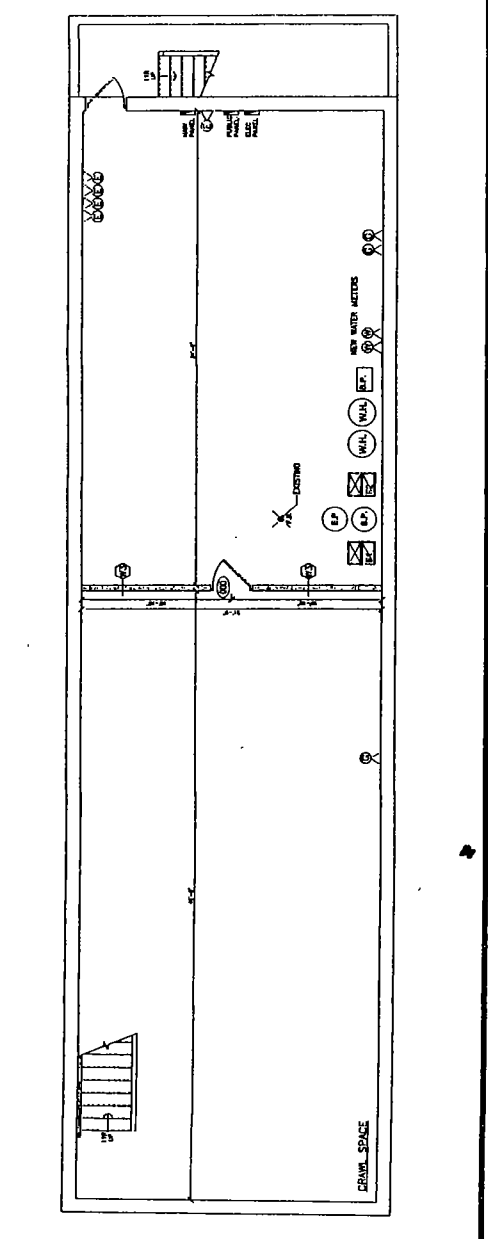
2 DEMOLITION THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

FINAL FOR PUBLICATION



LEGEND

	MASONRY UNIT WALL
	WOOD WINDOW
	DOOR
	STAIRS
	STEVE
	RIM
	FLOOR
	WC
	WOOD POST
	STEEL POST
	BEAM
	FURNACE
	FLOOR DRAIN
	WATER
	GAS METER
	ELECTRICAL
	MECHANICAL
	LECTER
	WOOD POST
	STEEL POST
	BEAM



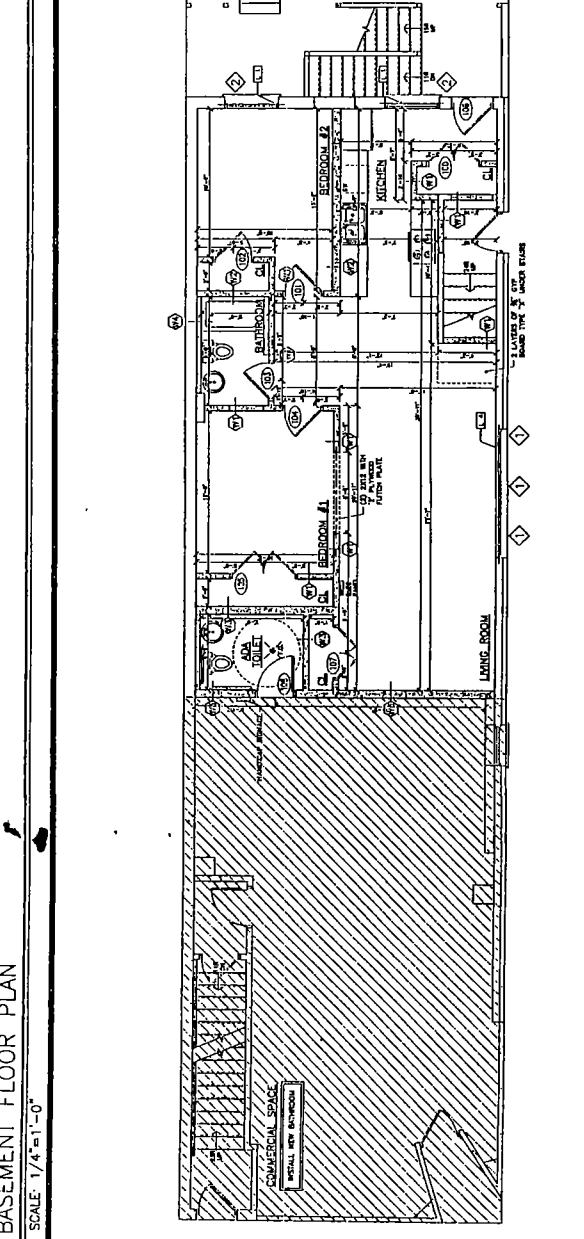
1 BASEMENT FLOOR PLAN
 SCALE: 1/4"=1'-0"

WALL LEGEND

	FRAME WALL
	CMU
	CONCRETE

NOTE: INTERSECTIONS SHALL BE OF CLASSIFICATION AS PER 13-8-000 OF CHICAGO BUILDING CODE.

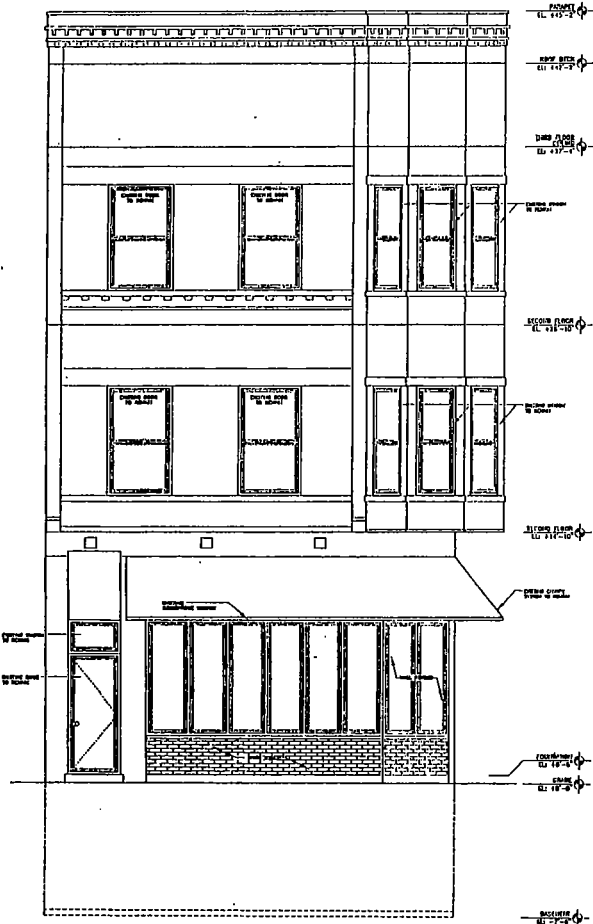
NOTE: WALLS, PENDULUM AND OTHER E E SHALL BE AS NOTED ON SHEET 11.



2 FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

FINAL FOR PUBLICATION

Graphic scale: 1/4" = 1'-0"



FINAL FOR PUBLICATION

1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



REVISIONS:
CHECKED BY: F K
DRAWN BY: J T

2559 W. NORTH AVE

PROPOSED ELEVATION

829 N. Damen Ave.
Chicago IL 60622

773.772.2758 office
773.772.2759 cell
508.235.2323 fax

RECTS
ARCHITECTS

PLANNING ARCHITECTURE
ARCHITECTURE
ARCHITECTURAL ENGINEERING

PROJECT:	
SCALE:	1/4"=1'-0"
DATE:	11.11.16
SHEET:	

A2

5 OF 11

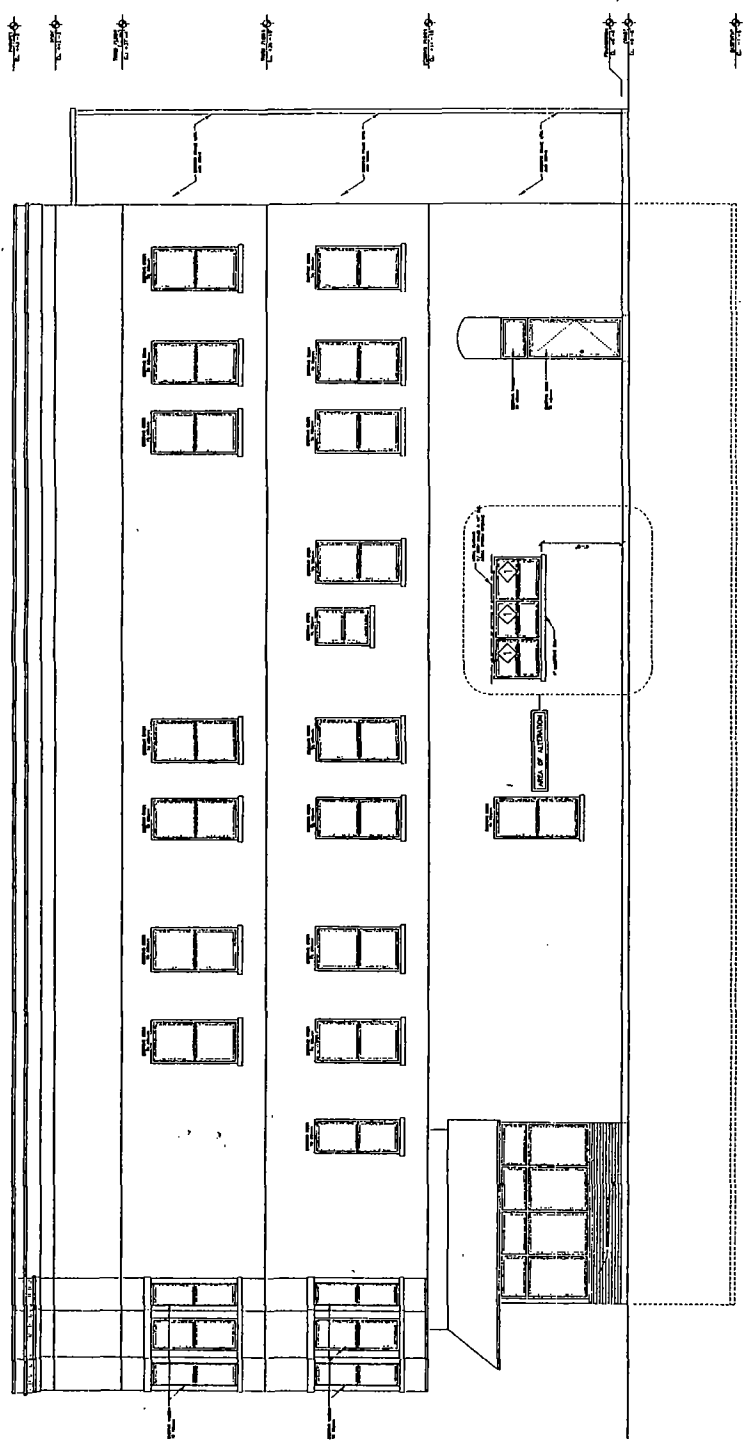
PROJECT: 11 11 18
DATE: 11-1-18
SCALE: 1/4" = 1'-0"
SHEET: A2

ARCHITECTURE
ARCHITECTURAL FIRM/ENGINEER: 03 18 18
ARCHITECTS

PROPOSED
ELEVATION

2559 W.
NORTH AVE

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FINAL FOR PUBLICATION

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