



City of Chicago



SO2017-9014

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/13/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 2036 and 2038 W North Ave - Aoo No. 19490T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19490-T1

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

beginning at a point 81.71 feet north of West North Avenue and 297.76 feet west of the intersection of North Milwaukee Avenue and West North Avenue as measured at the north right-of-way line of West North Avenue; a line from a point, 81.71 feet north of West North Avenue and 297.76 feet west of the intersection of North Milwaukee Avenue and West North Avenue, to a point 34.81 feet north of West North Avenue and 245.76 feet west of the intersection of North Milwaukee Avenue and West North Avenue as measured at the north right-of-way line of West North Avenue; a line 245.76 feet west of the intersection of North Milwaukee Avenue and West North Avenue as measured at the north right-of-way line of West North Avenue and perpendicular thereto; West North Avenue; and a line 297.76 feet west of the intersection of West North Avenue and North Milwaukee Avenue as measured at the north right-of-way line of West North Avenue and perpendicular thereto to (POB),

to those of a B3-2 Community Shopping 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: 2036 and 2038 West North Avenue

*Substitute
Narrative And Plans***17-13-0303-C(1) Narrative Zoning Analysis – 2036-38 W. North Ave., Chicago, IL**

Proposed Zoning: B3-2

Lot Area: 3,028 square feet

Proposed Land Use: The Applicant is proposing to bring the existing mixed-use building into compliance with the Zoning Ordinance. The existing building will remain. The existing building height of 25 feet will also remain. Retail uses consistent with the B3 Use Table would be allowed at the subject property. The existing residential unit on the second floor will remain without change.

- (a) The Project's Floor Area Ratio: 0.92 (existing)
- (b) The project's density (Lot Area per Dwelling Unit): 3,028 square feet
- (c) The amount of off-street parking: 0 parking spaces (existing)
- (d) Setbacks:
 - a. Front Setback: zero (existing)
 - b. Rear Setback: zero (existing)
 - c. Side Setbacks: East side – zero / West side – 24 feet
 - d. Rear Yard Open Space: zero (existing)
- (e) Building Height: 25 feet (existing)

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

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2036

CHICAGO

West North Avenue
ILLINOIS



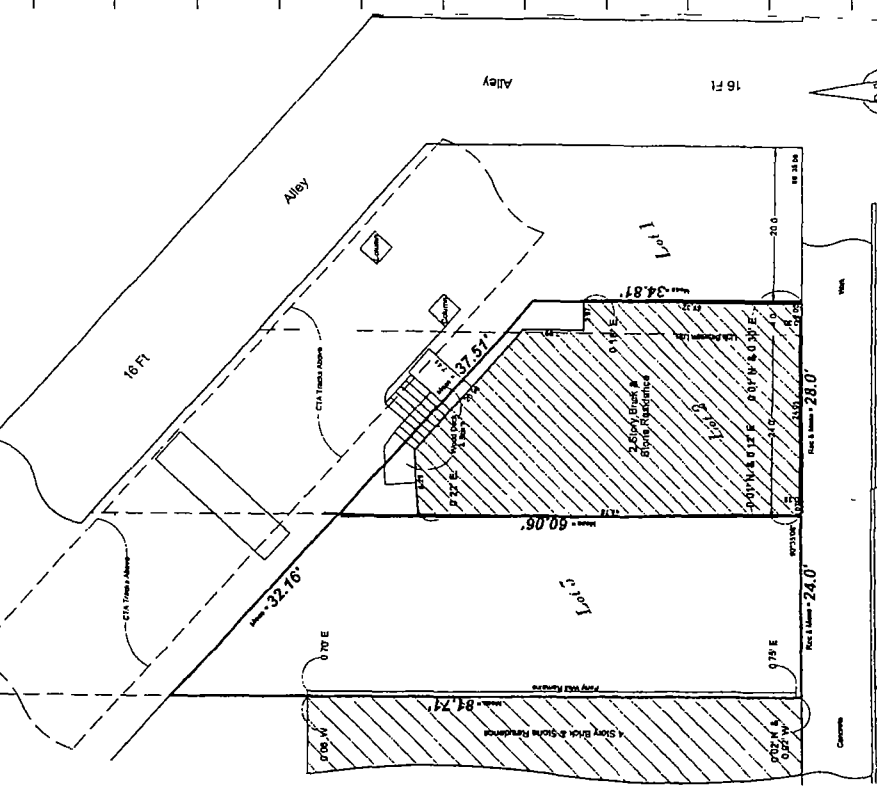
123 W. MADISON ST. SUITE 100
CHICAGO, IL 60602 PH 312.733.4999
FX 312.422.3440 (mimedi@lambam.com)

COMMITMENT
LAMB ARCHITECTS, INC. HAS PREPARED THIS SET OF ARCHITECTURAL DRAWINGS FOR THE PROJECT DESCRIBED HEREIN. THE CLIENT HAS REVIEWED AND APPROVED THESE DRAWINGS AND HAS AGREED TO HOLD LAMB ARCHITECTS, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY LAMB ARCHITECTS, INC. IN CONNECTION WITH THIS PROJECT. THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT BETWEEN LAMB ARCHITECTS, INC. AND THE CLIENT.

OWNER RELEASE
THE CLIENT HAS REVIEWED AND APPROVED THESE DRAWINGS AND HAS AGREED TO HOLD LAMB ARCHITECTS, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY LAMB ARCHITECTS, INC. IN CONNECTION WITH THIS PROJECT. THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT BETWEEN LAMB ARCHITECTS, INC. AND THE CLIENT.

Table with columns: NO., DATE, DESCRIPTION. Includes ISSUANCE DATE, REVISIONS, and REVISIONS.

2036
W. North Ave
CHICAGO ILLINOIS
COVER SHEET
SITE PLAN
CS1.0



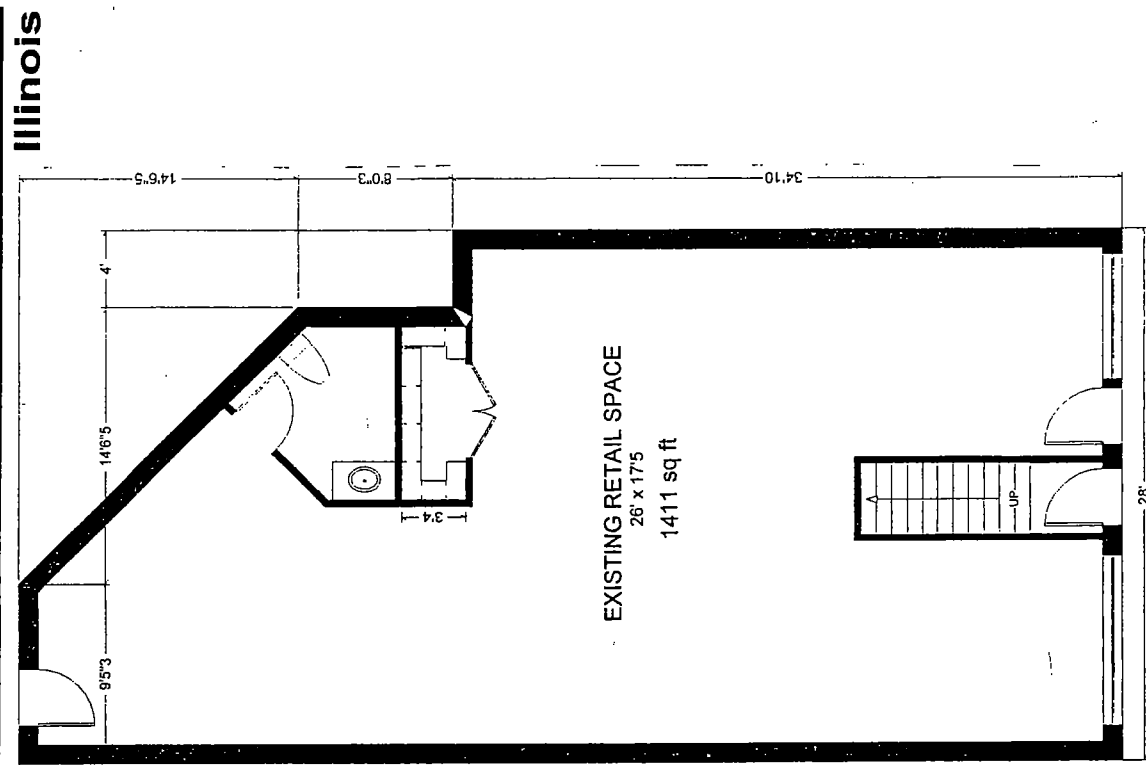
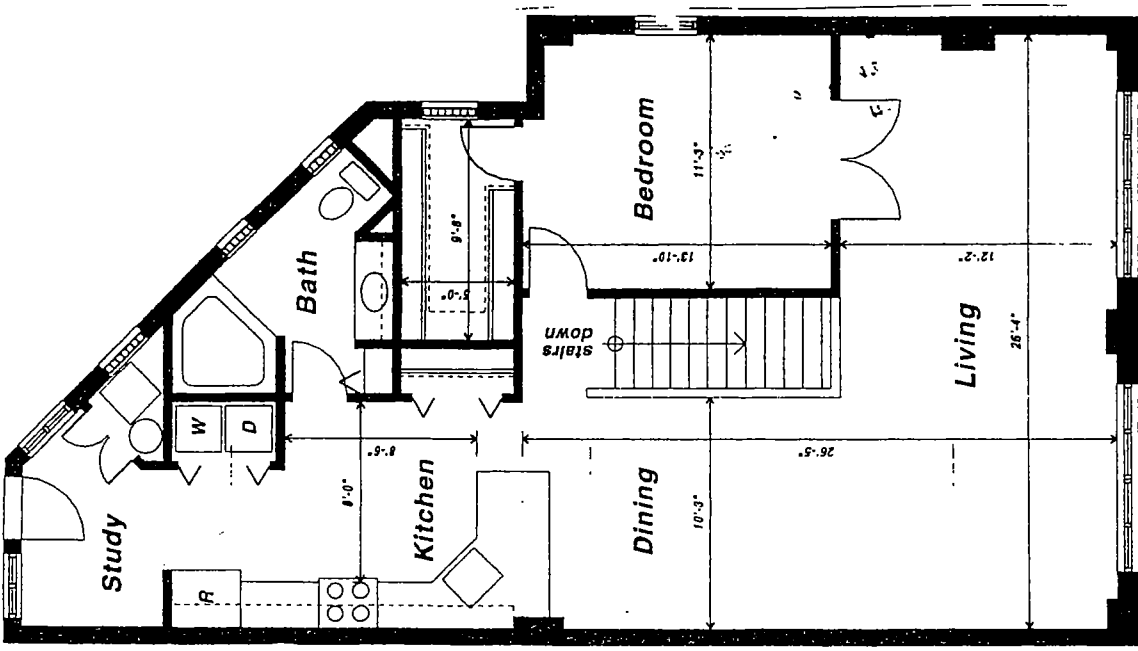
W. North Ave.
Drawing Index:
CS1.0 Cover sheet & site plan
GS1.0 General specifications
A1.0
A2.0
A3.0

Table with columns: CODE, DESCRIPTION, REQUIREMENTS, and COMMENTS. Title: CODE MATRIX: ZONING AND BUILDING REQUIREMENTS.

ABBREVIATIONS, MATERIALS LEGEND, SYMBOLS LEGEND. Includes various symbols and text for architectural specifications.

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2036 WEST NORTH AVENUE



Illinois

LUIS A. MARTINEZ
LAM
ASSOCIATES INC.

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ENERGY CONSERVATION CODE
COMPLIANCE STATEMENT
THIS PROJECT HAS BEEN REVIEWED BY THE ARCHITECT FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE REQUIREMENTS OF THE ILLINOIS BUILDING CODE, 2009 IBC WITH ENERGY CONSERVATION CODE REQUIREMENTS, AS APPLICABLE TO THIS PROJECT.

ARCHITECT'S STATEMENT
I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS AND THAT I AM THE ARCHITECT OF RECORD FOR THIS PROJECT.

NO.	REVISION/CHANGE	DATE
1	ISSUE FOR PERMIT	10-15-10
2	ISSUE FOR PERMIT	10-15-10
3	ISSUE FOR PERMIT	10-15-10
4	ISSUE FOR PERMIT	10-15-10
5	ISSUE FOR PERMIT	10-15-10
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10	ISSUE FOR PERMIT	10-15-10

2036
W. North Ave
CHICAGO ILLINOIS

Floor plans
Detail notes

A-1

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