



City of Chicago



SO2018-1325

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-G at 932-946 W North Ave and 1601-1607 N Sheffield Ave - App No. 19551T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19551-T1
INTRO DATE
FEB 28, 2018

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the MI-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 5-G in the area bounded by:

- The public alley next north of and parallel to West North Avenue;
- A line 168 feet east of and parallel to the east right-of-way line of North Sheffield Avenue;
- A line 73.93 feet north of and parallel to the north right-of-way line of West North Avenue;
- A line 144 feet east of and parallel to the east right-of-way line of North Sheffield Avenue;
- West North Avenue;
- North Sheffield Avenue;
- A line 85.18 feet north of and parallel to the north right-of-way line of West North Avenue;
- A line 48 feet east of and parallel to the east right-of-way line of North Sheffield Avenue;

to those of a C2-2 Motor Vehicle-Related Commercial District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

FINAL FOR PUBLICATION

Common Address(es): 932-946 West North Avenue; 1601-1607 North Sheffield Avenue

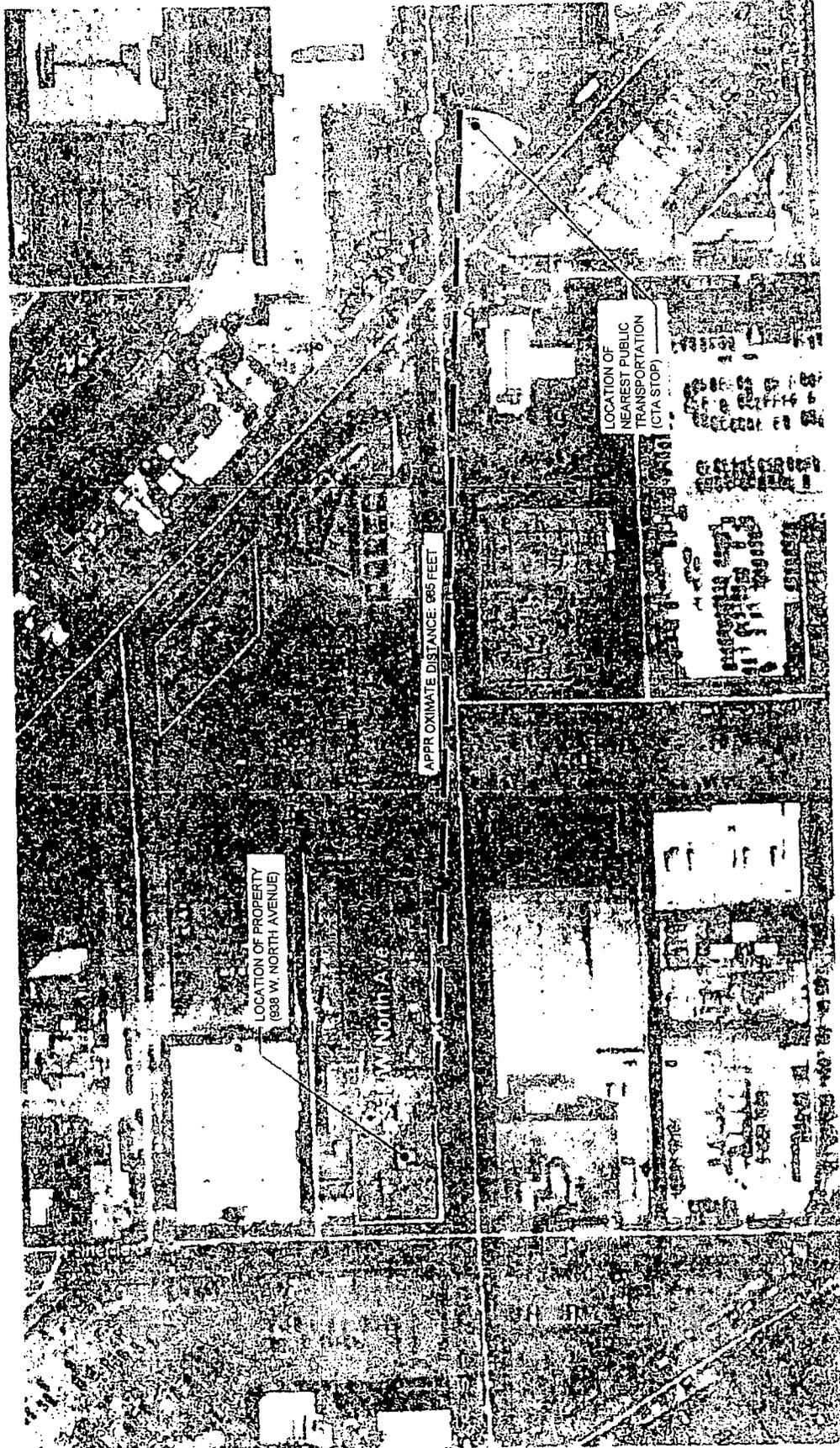
**SUBSTITUTE Narrative and plans
TYPE I NARRATIVE AND PLANS**

Re: 932-946 West North Avenue; 1601-1607 North Sheffield Avenue

The Applicant seeks a zoning change from M1-2 Limited Manufacturing/ Business Park District to a C2-2 Motor Vehicle Related Commercial District. The purpose of this zoning change is to allow the existing retail building to maintain retail and commercial uses that align with uses in the surrounding uses. This will allow for tenant build out of the retail/ commercial space and potential minor additions per Section 17-3-0400 Bulk and Density Standards. The existing 41 basement parking spaces will remain. Per Section 17-10-0102 Transit Served Locations, the Applicant seeks a 50% reduction in the required parking.

Site Area:	17,363 square feet
Maximum Floor Area Ratio:	2.2
Minimum Lot Area Per Dwelling Unit:	N/A
Off-Street Parking*:	41 Basement
Front Setback (Ridge Avenue.):	0 feet
Side Setback (northwest):	0 feet
Side Setback (southeast):	0 feet
Rear Setback (alley):	0 feet
Building Height:	47 feet

*Transit Served Location will allow a 50% reduction in parking requirement



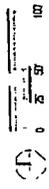
LOCATION OF PROPERTY
(938 W. NORTH AVENUE)

APPR OXIMATE DISTANCE: 689 FEET

LOCATION OF
NEAREST PUBLIC
TRANSPORTATION
(CTA STOP)



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

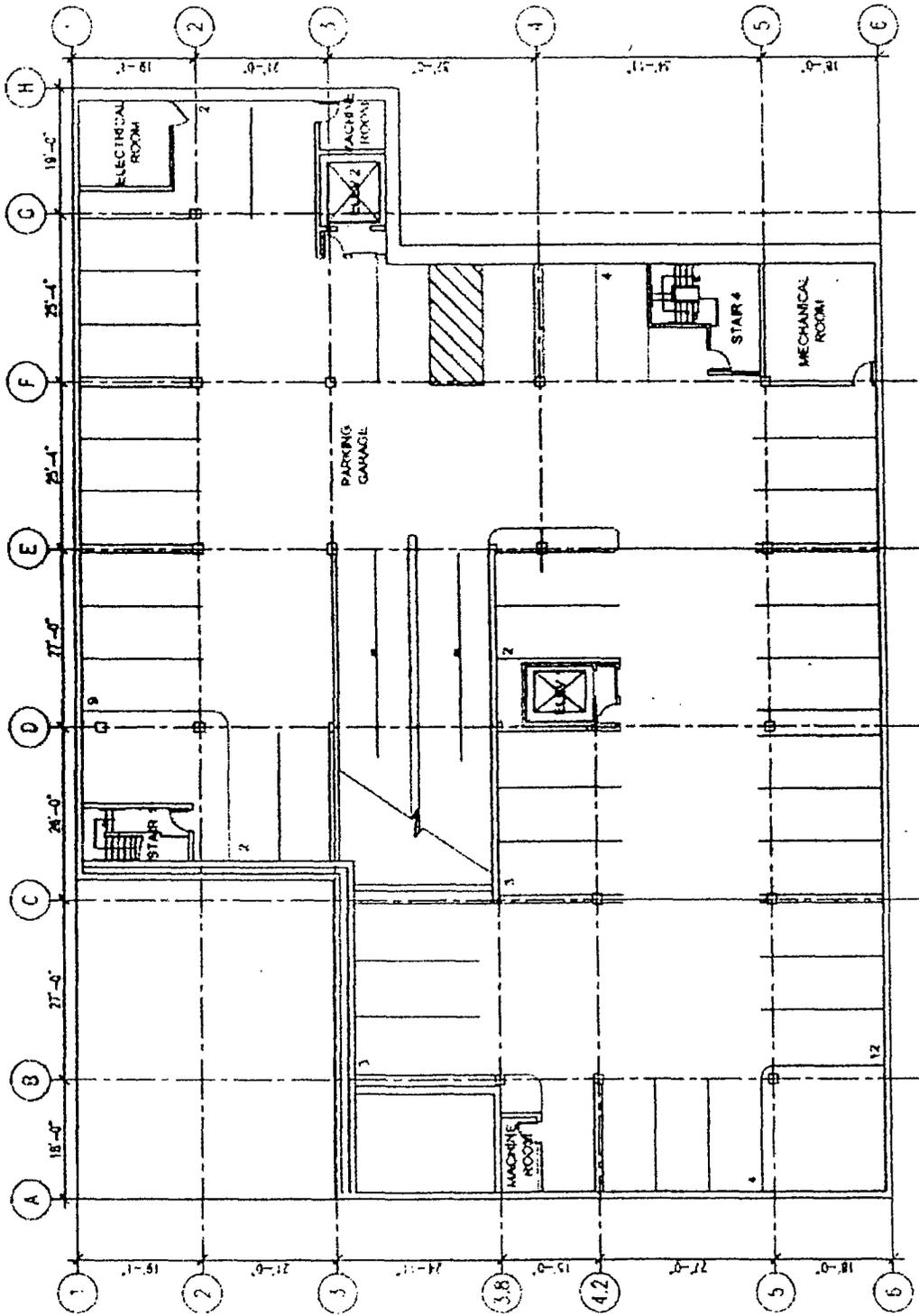


ACADIA REALTY TRUST

AREA MAP
938 W. NORTHA VENUE
Chicago, Illinois

April 10, 2018 Project # 14069

FINAL FOR PUBLICATION



BASEMENT LEVEL
PARKING SPACES: 41

PARKING LEVEL PLAN
938 W. NORTH AVENUE
Chicago, Ill-06
Apr 10 2018 Project #: 14068

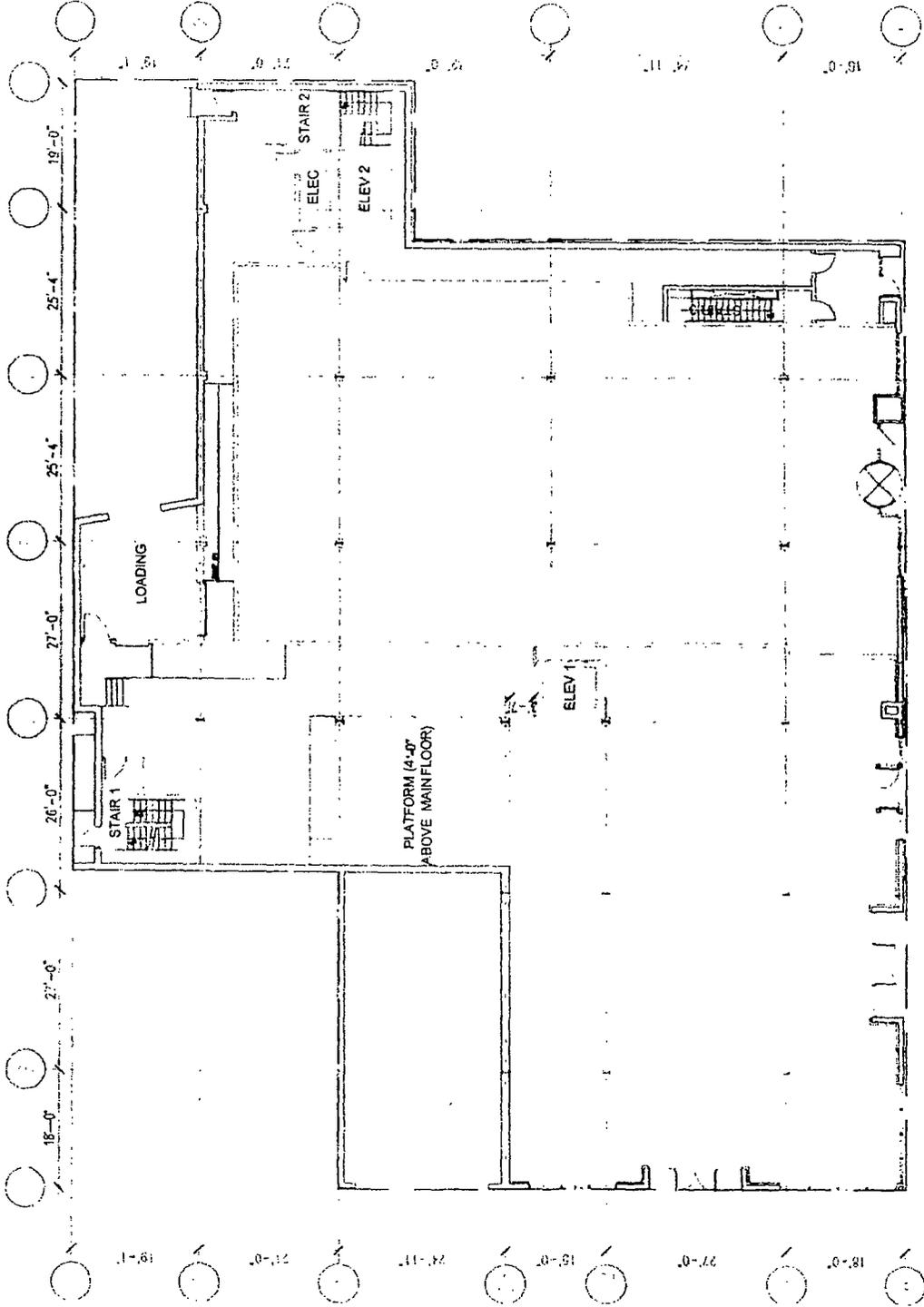
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600 W. JACKSON, Suite 250
Chicago IL 60661



FINAL FOR PUBLICATION



ZONING CLASSIFICATION	C2-2
FLOOR AREA RATIO:	22
YARD SETBACKS	
FRONT	0 FEET
SIDE	0 FEET
REAR	0 FEET
SITE AREA:	17,363 S.F.
GROSS AREA	
1ST FLOOR RETAIL	14,615 S.F.
2ND FLOOR RETAIL	15,707 S.F.
3RD FLOOR RETAIL	5,106 S.F.
TOTAL	35,428 S.F.

SITE PLAN
 938 W. NORTHAVENUE
 Chicago, Illinois
 April 10, 2018 Project # 14089

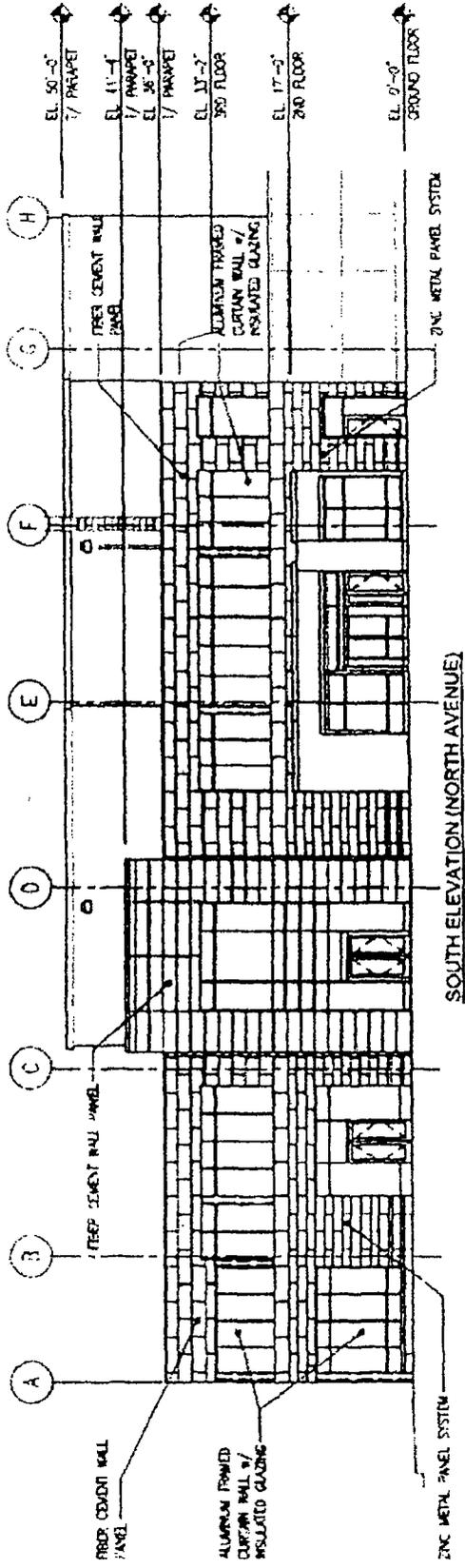
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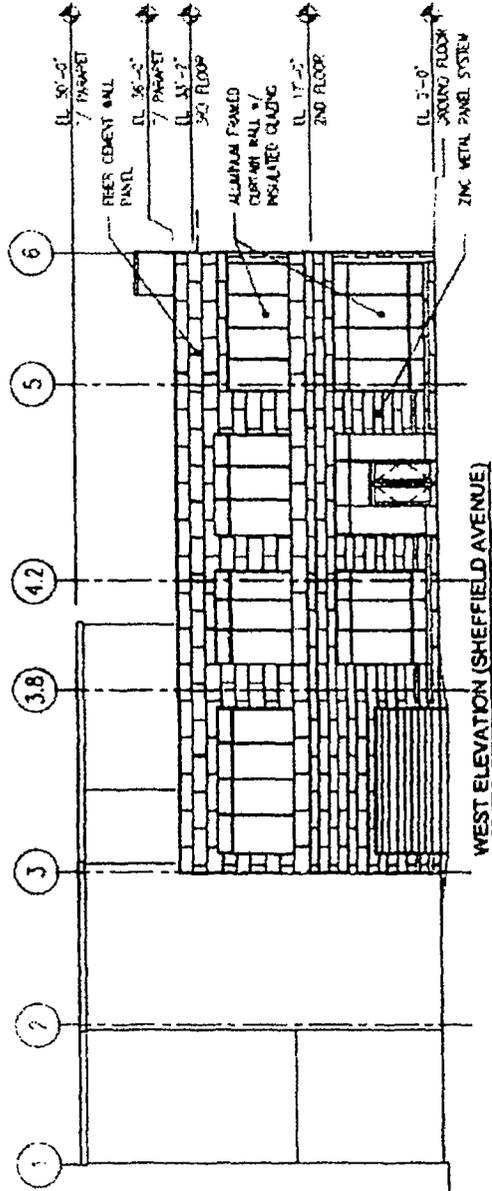
OKW ARCHITECTS
 600 W Jackson, Suite 250
 Chicago, IL 60661



FINAL FOR PUBLICATION



SOUTH ELEVATION (NORTH AVENUE)



WEST ELEVATION (SHEFFIELD AVENUE)



OKM ARCHITECTS
800 W. Jackson, Suite 2150
Chicago, IL 60601

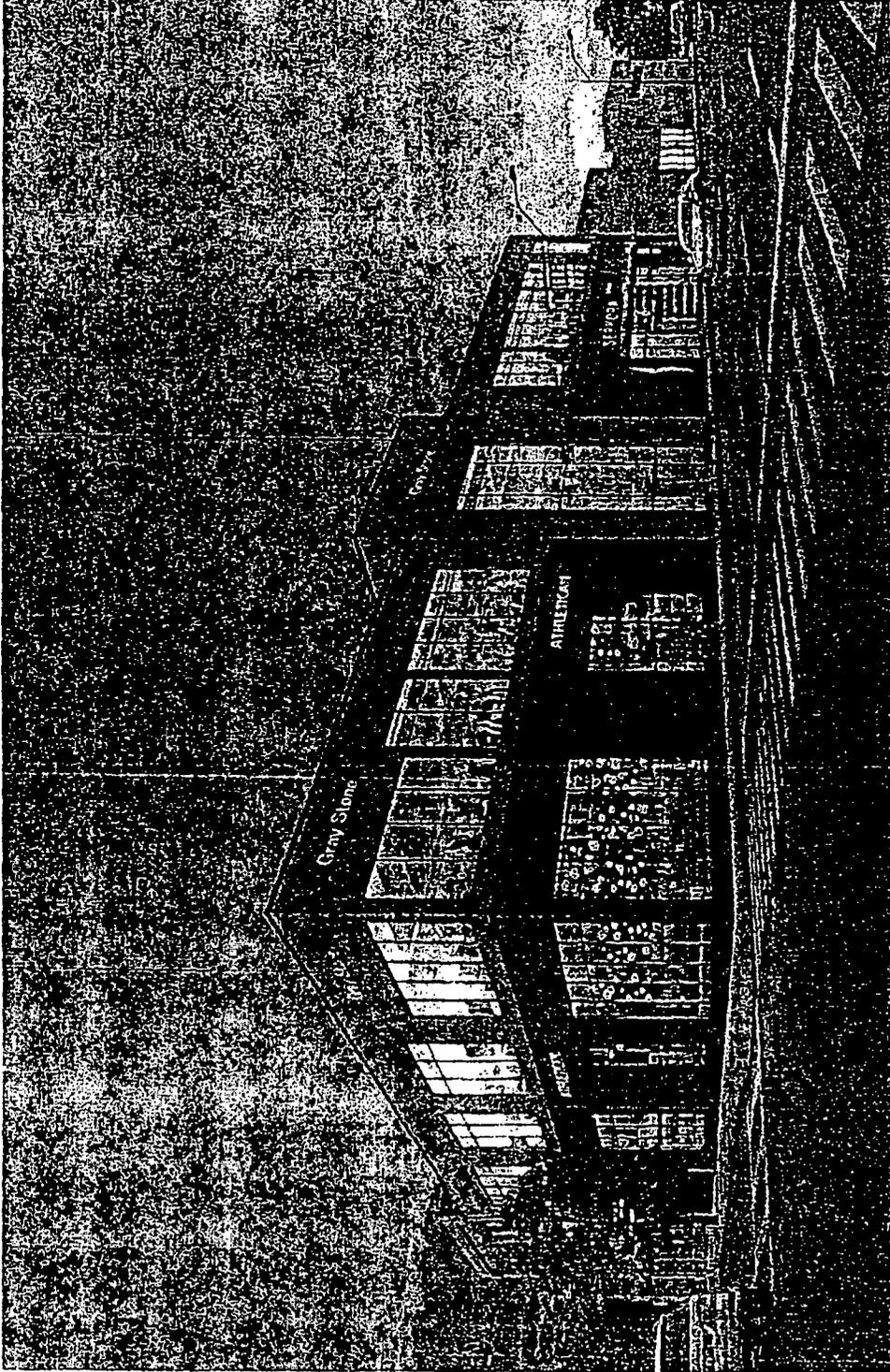


ACADIA REALTY TRUST

EXTERIOR ELEVATIONS
938 W. NORTH AVENUE
Chicago, IL 60610

APR 10 2016 1:30 PM 14069

FINAL FOR PUBLICATION



RENDERING
938 W. NORTHAVENUE
Chicago, Illinois

April 10, 2018 Project # 14069

ACADIA REALTY TRUST

FINAL FOR PUBLICATION

OKW ARCHITECTS
600 W Jackson, Suite 250
Chicago, IL 60661

OKW
Architects

