



City of Chicago



SO2016-7317

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. 18993T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18993T
IN THE 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 FINAL FOR PUBLICATION
2559 W NORTH AVE, CHICAGO, ILLINOIS

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

INTERIOR ALTERATION OF FIRST FLOOR IN EXISTING 3 STORY MASONRY BUILDING

CODE MATRIX

Item	Code	Description	Notes
1	101	General Building	
2	102	Alteration	
3	103	Interior	
4	104	First Floor	
5	105	Masonry	
6	106	Structural	
7	107	Electrical	
8	108	Mechanical	
9	109	Plumbing	
10	110	Fire Protection	
11	111	Energy Conservation	
12	112	Accessibility	
13	113	Historic Preservation	
14	114	Other	

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, THE NATIONAL ELECTRICAL CODE, THE NATIONAL MECHANICAL CODE, THE NATIONAL PLUMBING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, THE NATIONAL ENERGY CONSERVATION CODE, THE NATIONAL ACCESSIBILITY STANDARDS ACT (ADA), AND THE NATIONAL HISTORIC PRESERVATION ACT (NHPA).

2. THE EXISTING STRUCTURE SHALL BE REINFORCED WITH STEEL REBAR AND CONCRETE TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND THE NATIONAL ENERGY CONSERVATION CODE.

3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, THE NATIONAL ELECTRICAL CODE, THE NATIONAL MECHANICAL CODE, THE NATIONAL PLUMBING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, THE NATIONAL ENERGY CONSERVATION CODE, THE NATIONAL ACCESSIBILITY STANDARDS ACT (ADA), AND THE NATIONAL HISTORIC PRESERVATION ACT (NHPA).

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

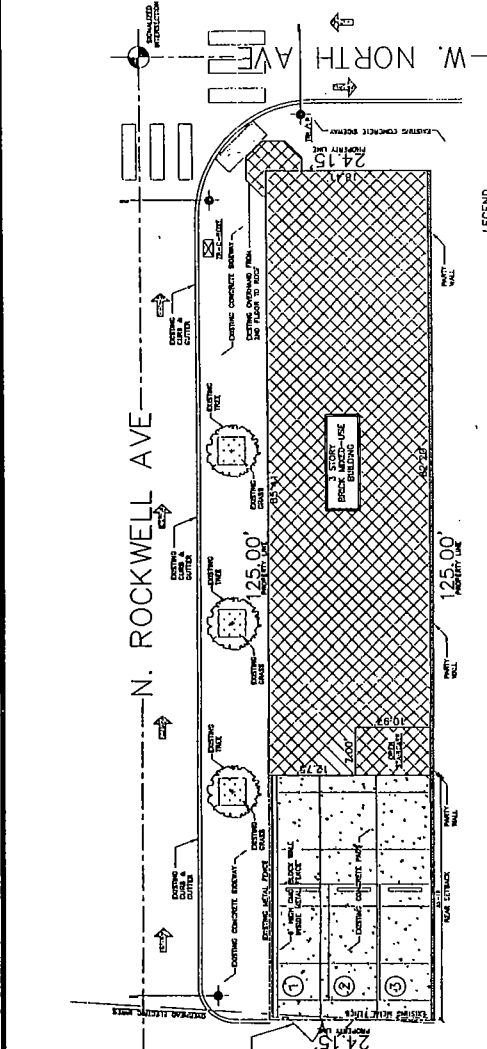
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPROPRIATE AGENCIES.

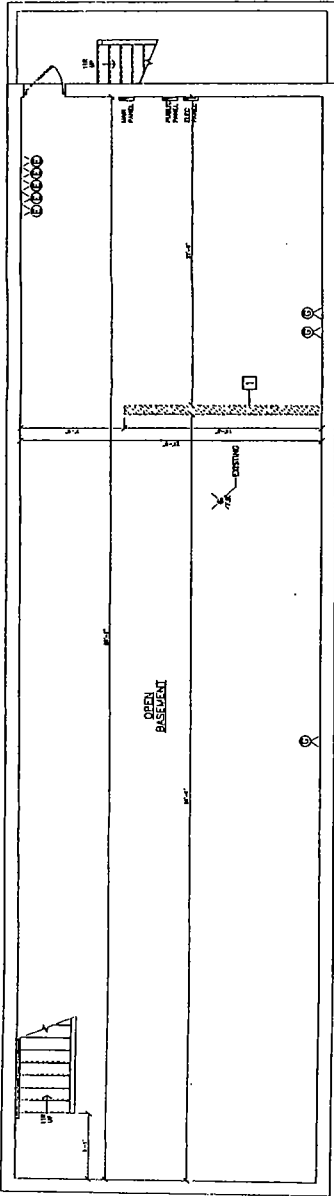
9. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, THE NATIONAL ELECTRICAL CODE, THE NATIONAL MECHANICAL CODE, THE NATIONAL PLUMBING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, THE NATIONAL ENERGY CONSERVATION CODE, THE NATIONAL ACCESSIBILITY STANDARDS ACT (ADA), AND THE NATIONAL HISTORIC PRESERVATION ACT (NHPA).



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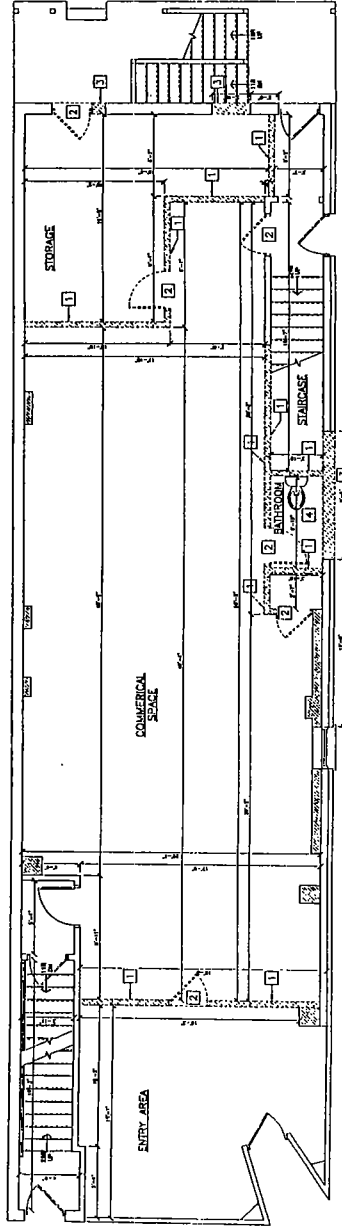
CODE MATRIX, NOTES, & SITE PLAN 2855 W. NORTH AVE CHICAGO, IL		ARCHITECTS ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING		SHEET T1
SCOPE OF WORK: INTERIOR ALTERATION OF FIRST FLOOR IN EXISTING 3 STORY MASONRY BUILDING. 1. THE WORK SHALL INCLUDE THE REINFORCEMENT OF EXISTING MASONRY WALLS WITH STEEL REBAR AND CONCRETE TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND THE NATIONAL ENERGY CONSERVATION CODE. 2. THE WORK SHALL INCLUDE THE INSTALLATION OF NEW INTERIOR PARTITIONS AND CEILING. 3. THE WORK SHALL INCLUDE THE INSTALLATION OF NEW ELECTRICAL AND MECHANICAL SYSTEMS. 4. THE WORK SHALL INCLUDE THE INSTALLATION OF NEW PLUMBING SYSTEMS. 5. THE WORK SHALL INCLUDE THE INSTALLATION OF NEW ACCESSIBILITY FEATURES. 6. THE WORK SHALL INCLUDE THE INSTALLATION OF NEW ENERGY CONSERVATION FEATURES. 7. THE WORK SHALL INCLUDE THE INSTALLATION OF NEW HISTORIC PRESERVATION FEATURES.		IDENTIFICATION STATEMENT: I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF ILLINOIS AND THAT I AM THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF ILLINOIS AND THAT I AM THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN.		PROJECT 2855 W. NORTH AVE
LIST OF DRAWINGS: T1. CODE MATRIX, NOTES & SITE PLAN T2. PROPOSED FLOOR PLANS T3. PROPOSED ELEVATIONS T4. MECHANICAL PLANS T5. ELECTRICAL NOTES AND SCHEDULES T6. PLUMBING NOTES AND SCHEDULES T7. ACCESSIBILITY NOTES AND SCHEDULES T8. ENERGY CONSERVATION NOTES AND SCHEDULES T9. HISTORIC PRESERVATION NOTES AND SCHEDULES		DRAWN BY: <i>Frederick Boyd</i> DATE: 11/28/11 OPERATOR DATE: 11/28/11 CHECKED BY: <i>Frederick Boyd</i> DATE: 11/28/11 OPERATOR DATE: 11/28/11		SCALE 1/8" = 1'-0"
820 N. DEWEY AVE. CHICAGO, IL 60610 312.777.1111 FAX 312.777.1111		PROJECT NO. 2855 W. NORTH AVE		DRAWN BY F. BOYD



DEMOLITION KEYS

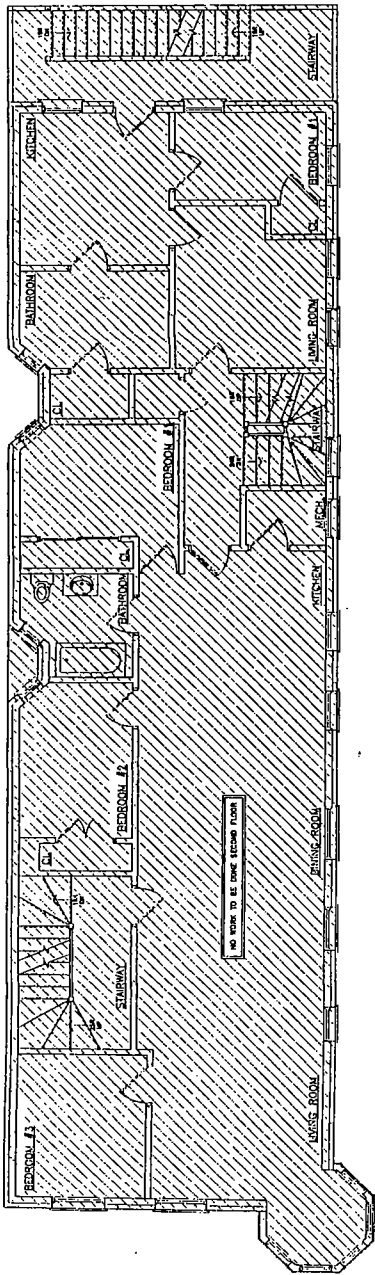
1	REMOVE EXISTING PARTITION TOP TO BOTTOM
2	REMOVE EXISTING DOOR
3	REMOVE EXISTING EXTERIOR WALL
4	REMOVE EXIST PIPING SUPPLY BRANCH & RISER, WASTER BRANCH, STACK AND VENT

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



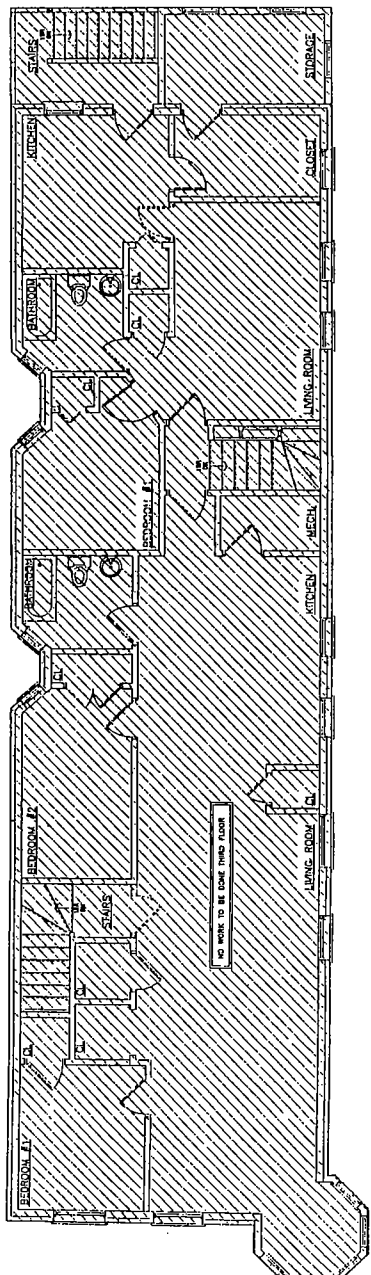
2 DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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1 DEMOLITION SECOND FLOOR PLAN

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



2 DEMOLITION THIRD FLOOR PLAN

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

- 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

ARCHITECTS

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LEGEND

ASBESTOS UNIT WALL
 REFR. WALL
 INSULATED WALL
 SIZE SCHEDULE
 WALL PARTITION AND WINDOW TYPE
 -SEE SCHEDULE
 DOOR
 STAIRS
 STOVE
 SINK
 REFRIG.
 W.C.
 L.V.
 FLOOR, TILE, ETC.
 FINISH, TYPE, ETC.
 FINISH

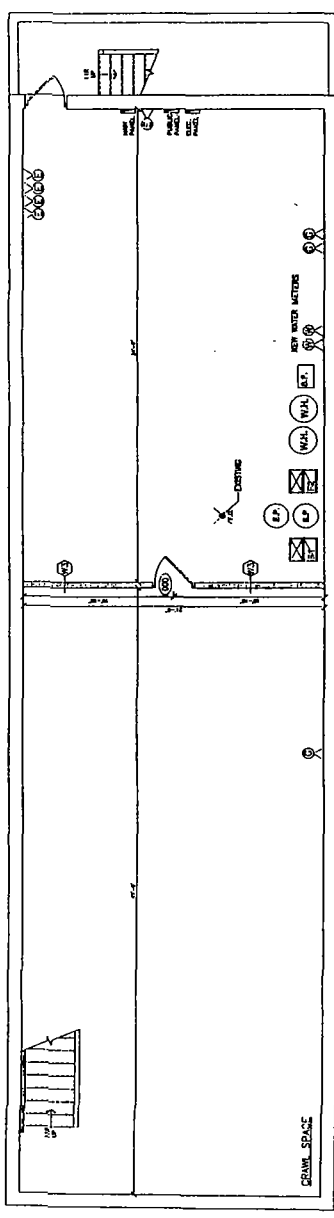
WALL LEGEND

FRAME WALL
 CMU
 CONCRETE

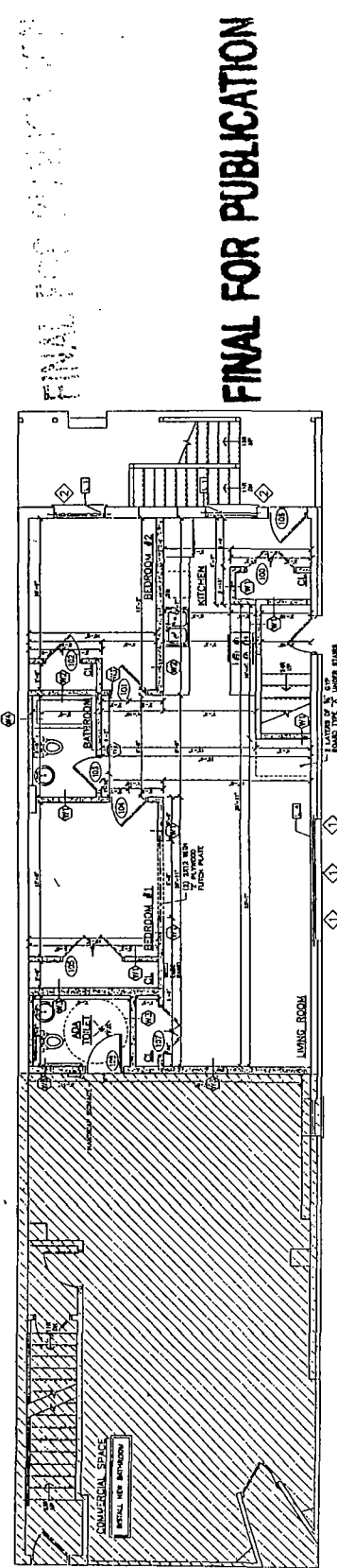
FINISH: F.P.
 DRAWING BY: JZ

PERIMETER
 FLOOR DRAIN
 MECH. UNIT
 GAS METER
 ELECTRICAL
 WOOD POST
 STEEL POST
 BEAM

NOTE:
 ALL WINDOW FINISHES SHALL BE OF
 AS PER 15-1-B-100 OF CHICAGO BUILDING
 CODE.
 NOTE:
 FINISH SCHEDULE AND NOTES IZ



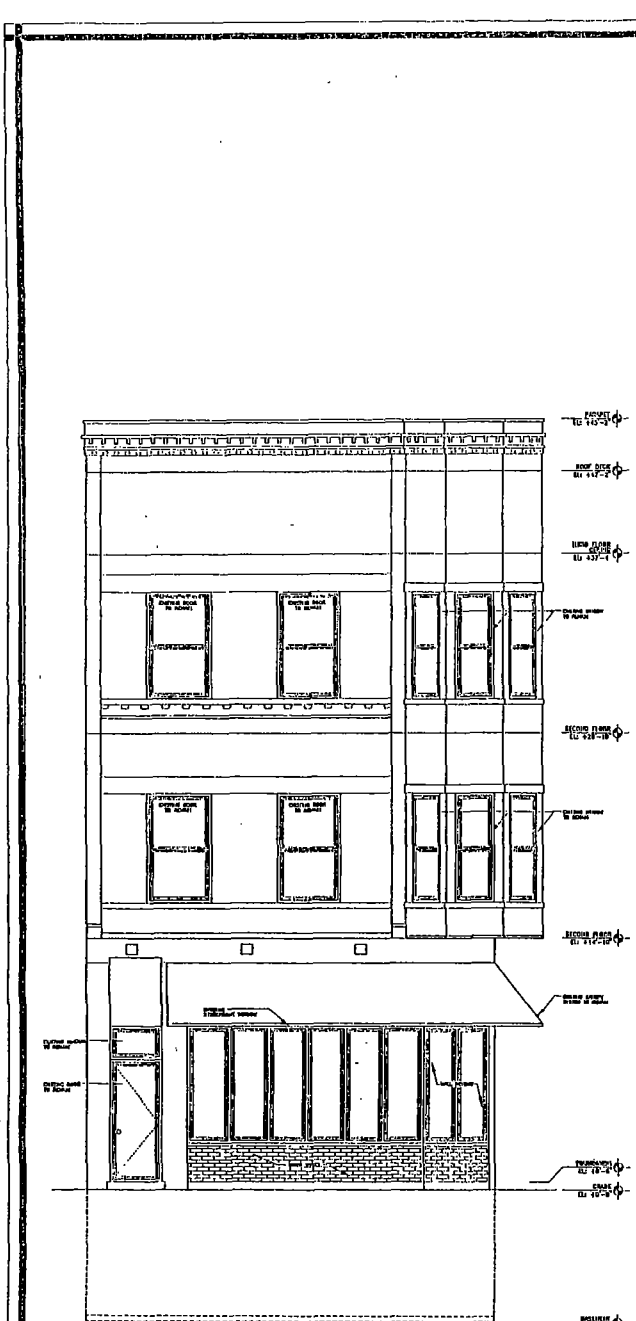
1 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



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

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1"=1'-0"
 1/4"=1'-0"
 N



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

2559 W.
 NORTH AVE

PROPOSED
 ELEVATION

828 N. Damen Ave.
 Chicago, IL 60622
 773.772.2755 office
 773.772.2504 fax

ARCHITECTURE
 PLANNING
 ARCHITECTURAL ENGINEERING 08-19-16

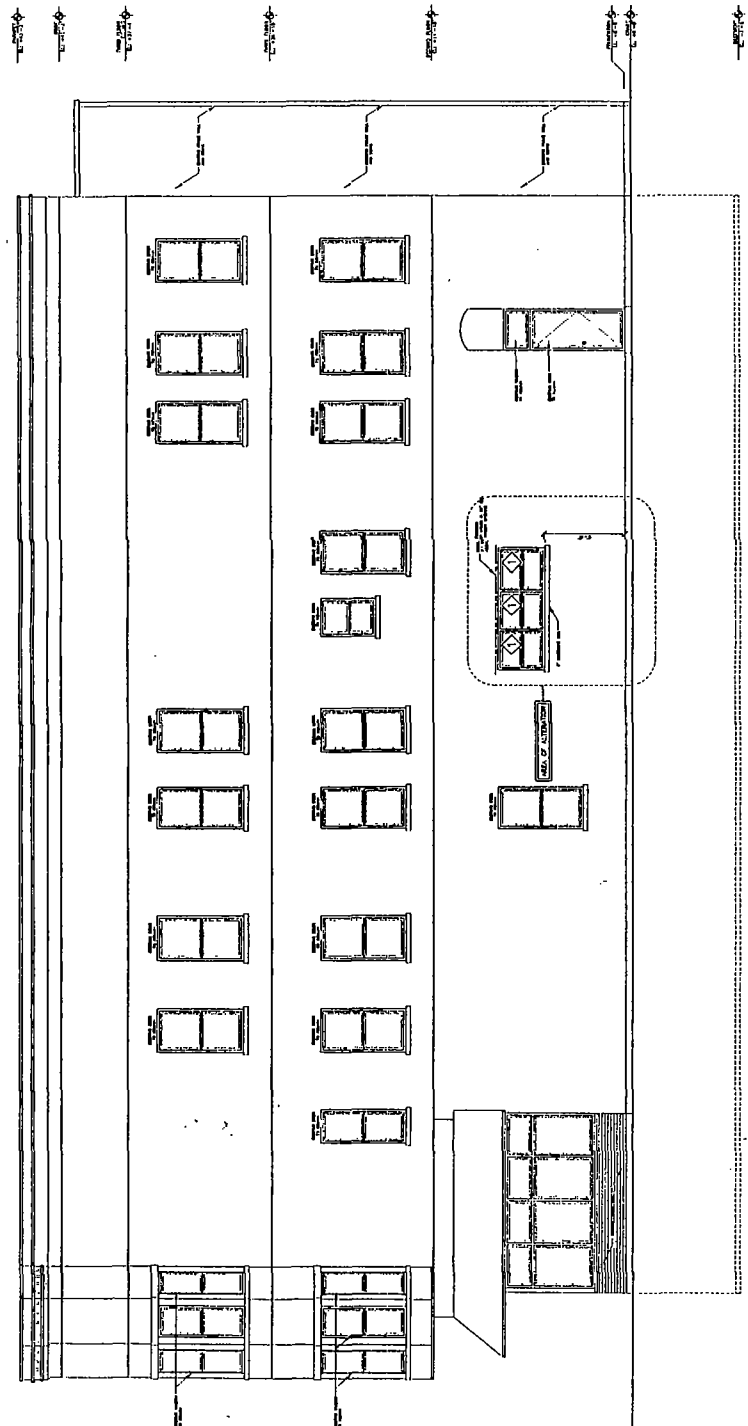
PROJECT:
 REVISIONS:
 SCALE:
 DATE:
 11.01.16

SHEET:
A2
 5 OF 11

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



FINAL FOR PUBLICATION

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

