



City of Chicago



SO2014-8785

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/5/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-N at 2931-2957 N Harlem Ave - App No. 18199T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18199 T1

INTRO DATE:

11-05-2014

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 B3-1, Community Shopping District

symbols as shown on Map No. 7-N

in the area bounded by:

West Wellington Avenue; the public alley next East of and parallel to North Harlem

Avenue; a line 297.21 feet South of and parallel to West Wellington Avenue; North

Harlem Avenue.

To those of a B2-5, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 2931-57 North Harlem Avenue, Chicago, IL.

SUBSTITUTE NARRATIVE AND PLANS

TYPE 1 REZONING FOR 2943-57 NORTH HARLEM AVENUE
CHICAGO, ILLINOIS

PROJECT DESCRIPTION:	Zoning Change from B3-1 to B2-5
Proposed land use:	To build a three-story addition to the existing building for a total of 4 stories (existing 2nd floor will be demolished) and establish 56 dwelling units
Floor Area Ratio:	Lot area: 37,146.87 SF Building floor area: 116,302.65 SF FAR: 3.13
Density:	663.32 SF per dwelling unit
Loading Berth:	None *
Off- Street parking:	56 parking spaces
Setbacks	West Front: 0' North Side Setback: 0' South Side Setback: existing 1st floor - 0' addition 2nd thru 4th floor - 4'-0 1/4" East Rear: * existing 1st floor - 0' addition 2nd thru 4th floor - 13'-8"
Building height:	(4-story) 44'-8"

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* Will seek Variation if required

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in the context of public administration and financial management. The text notes that without reliable records, it is difficult to track the flow of funds and ensure that resources are being used effectively and efficiently.

2. The second part of the document addresses the challenges associated with data collection and analysis. It highlights that gathering accurate and timely data can be a complex task, especially when dealing with large-scale operations or multiple stakeholders. The text suggests that investing in robust data management systems and training personnel in data analysis techniques can significantly improve the quality and reliability of the information used for decision-making.

3. The third part of the document focuses on the role of technology in modernizing operations. It argues that leveraging digital tools and platforms can streamline processes, reduce errors, and enhance communication. The text provides examples of various software solutions and digital infrastructure that can be implemented to improve operational efficiency and reduce costs. It also mentions the importance of ensuring that these technologies are secure and compliant with relevant regulations.

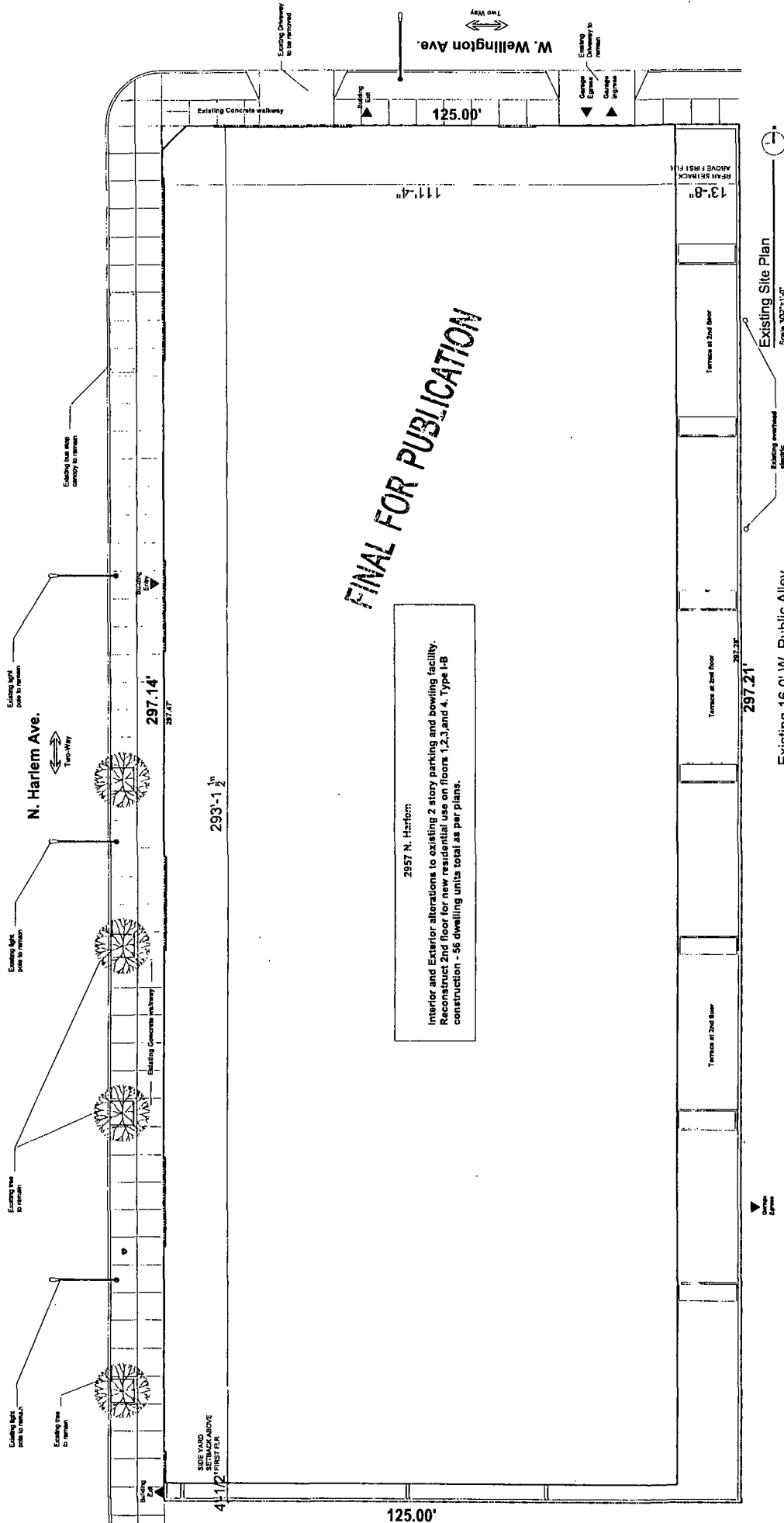
4. The fourth part of the document discusses the need for continuous improvement and innovation. It states that organizations should regularly evaluate their current practices and seek out new and better ways to perform their tasks. This involves fostering a culture of learning and experimentation, where employees are encouraged to share ideas and take ownership of their work. The text also mentions the importance of staying up-to-date with industry trends and best practices to remain competitive in a rapidly changing environment.

5. The fifth part of the document concludes by summarizing the key points and reiterating the importance of the discussed topics. It emphasizes that a combination of strong record-keeping, effective data management, technological adoption, and a commitment to continuous improvement are essential for achieving long-term success and sustainability. The text ends with a call to action, encouraging all stakeholders to work together to implement these strategies and drive positive change.

2957 N. Harlem Ave.

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2957 N. Harlem
 Interior and Exterior alterations to existing 2 story parking and bowling facility.
 Reconstruct 2nd floor for new residential use on floors 1,2,3 and 4. Type 1-B
 construction - 56 dwelling units total as per plans.

Existing Site Plan
 Scale 3/32"=1'-0"

Existing 16.0' W. Public Alley



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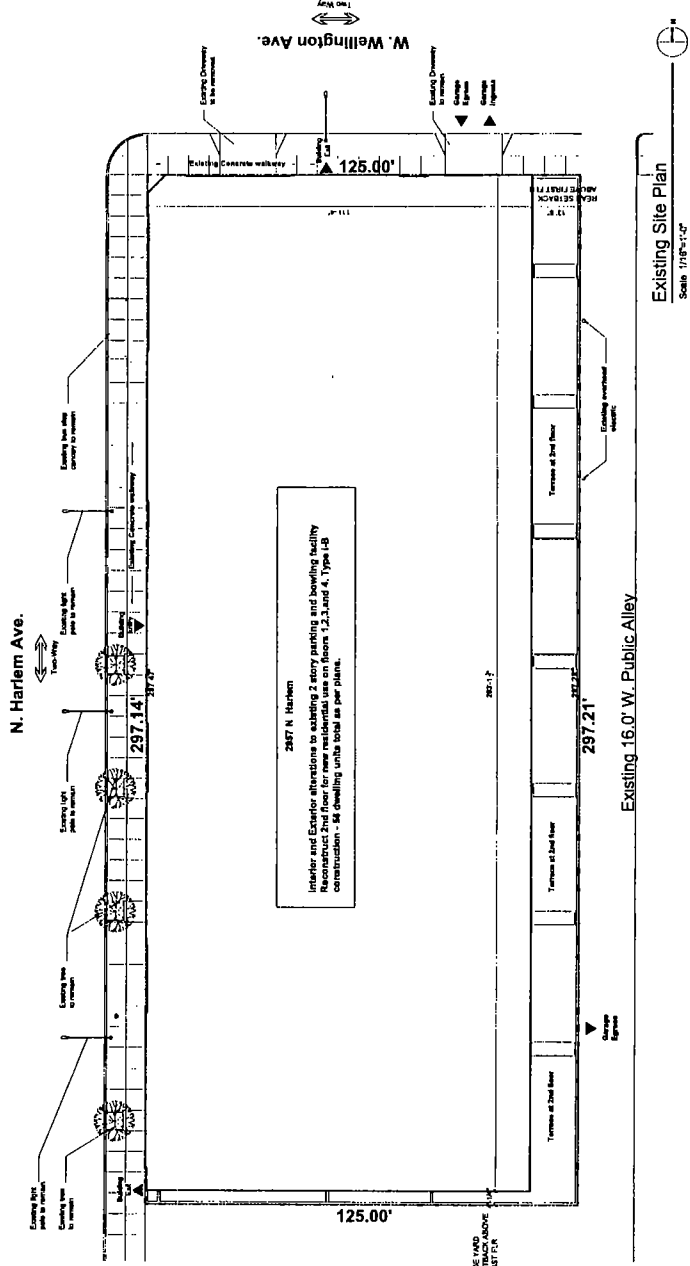
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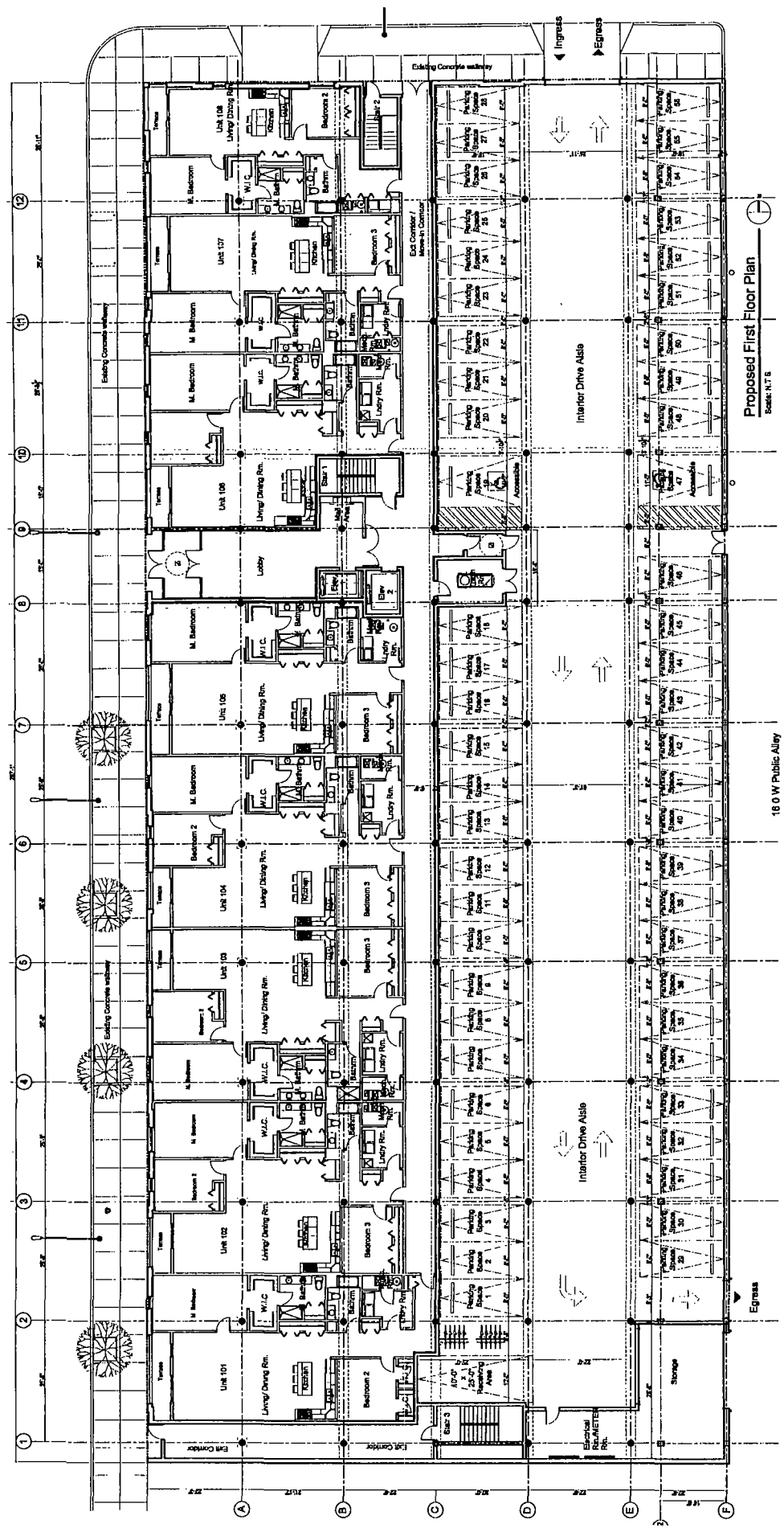
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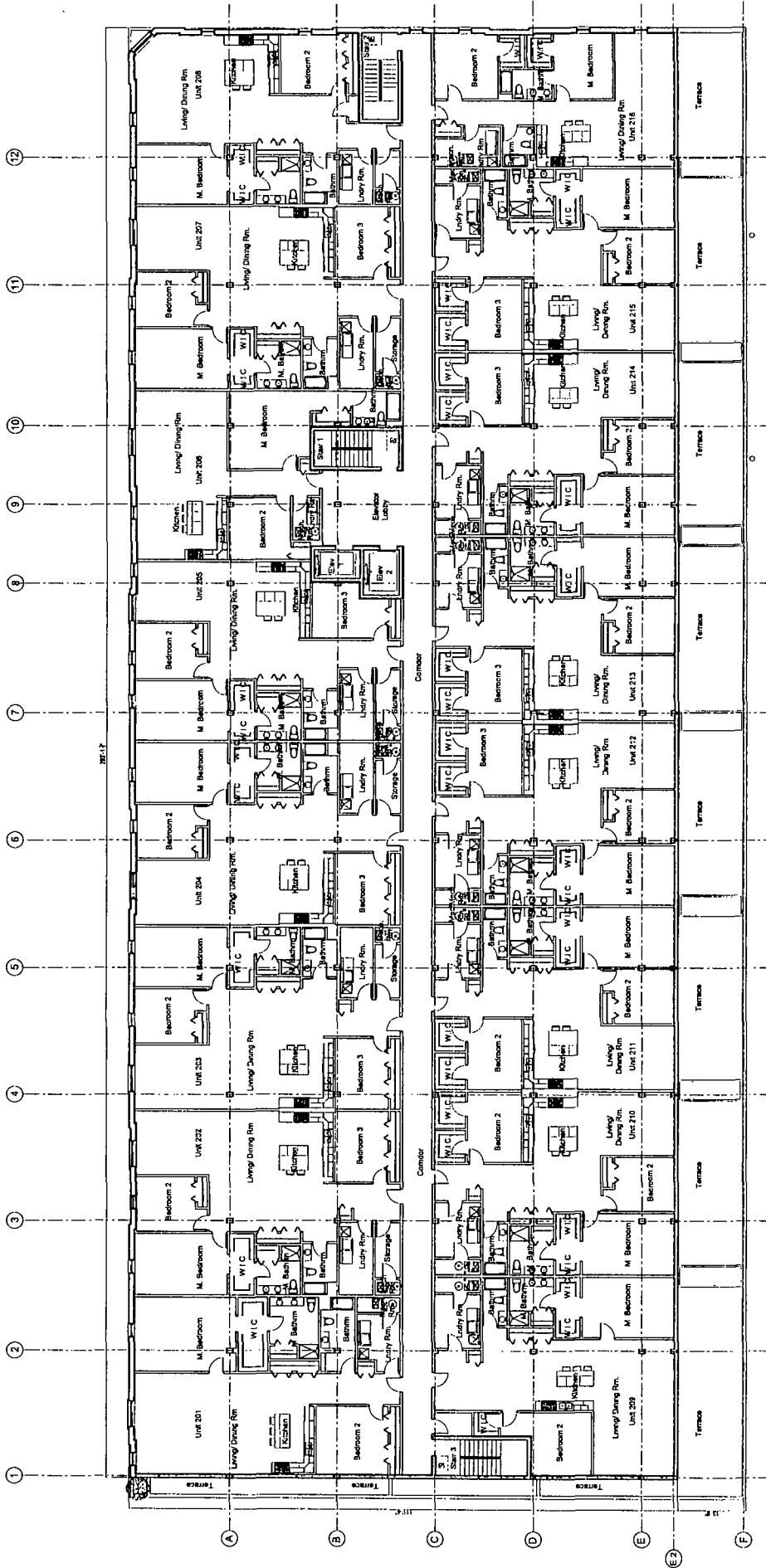

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Proposed Second Floor Plan
Scale: 1/8" = 1'-0"

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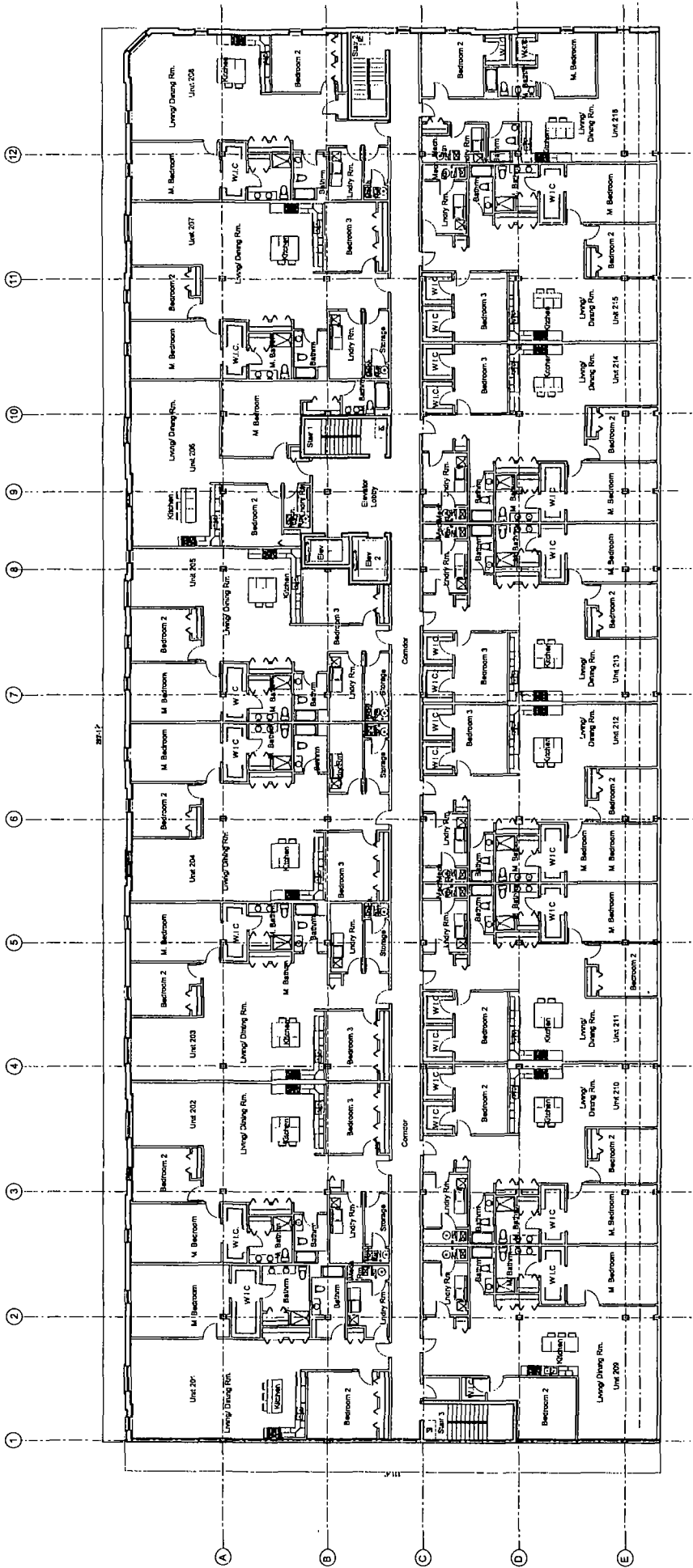
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Proposed Third / Fourth Floor Plan

Scale: 3/32"=1'-0"

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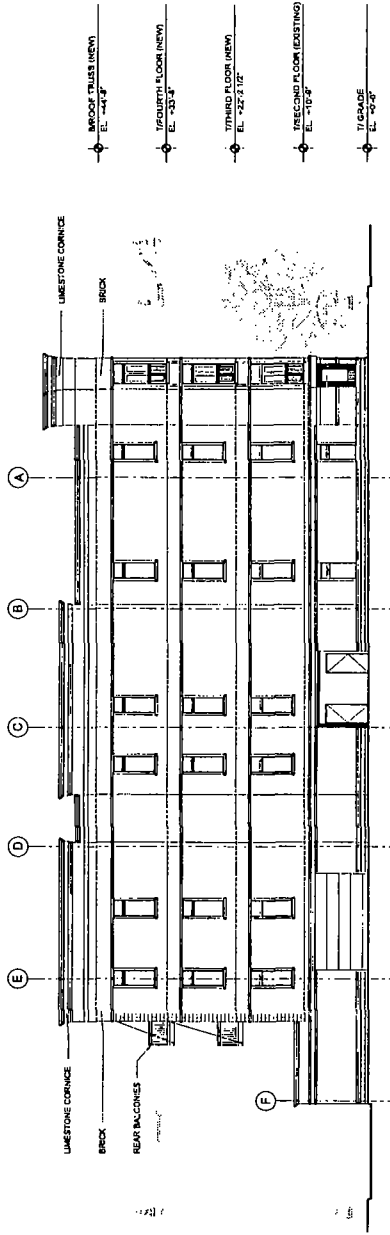
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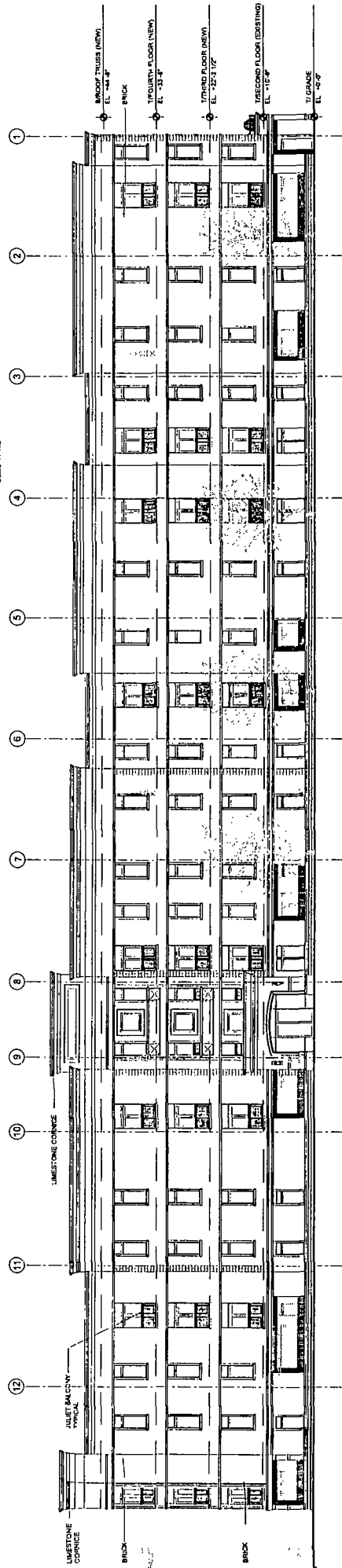
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Proposed North Elevation

Scale: N.T.S.



Proposed West Elevation

Scale: N.T.S.



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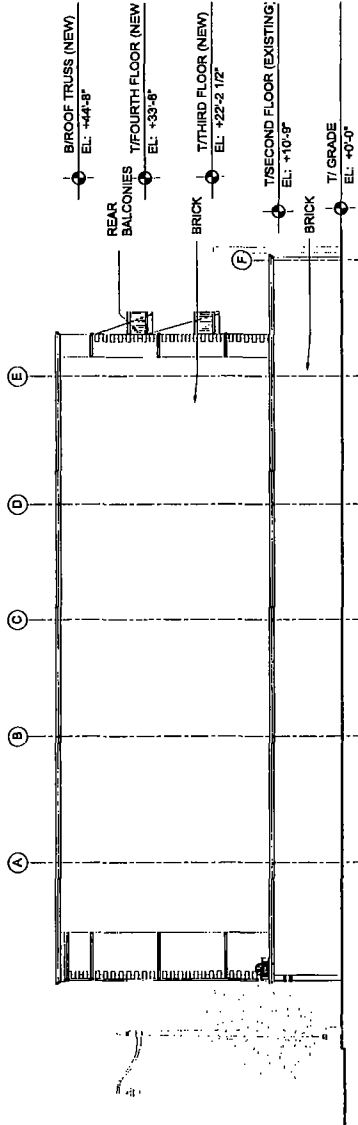
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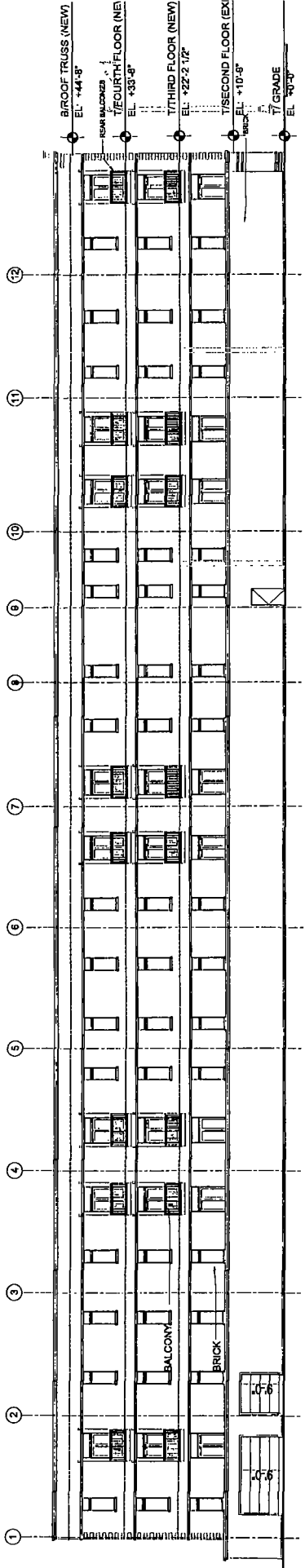
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Proposed South Elevation
Scale N.T.S.



Proposed East Elevation
Scale N.T.S.

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