



City of Chicago



SO2021-1099

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-N at 2001 N Harlem Ave/7176-7178 W Armitage Ave - App No. 20644T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 be amended by changing all the M1-1 Limited Manufacturing /Business Park District and RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-N in the area bounded by

The alley next north of and parallel to West Armitage Avenue; a line 159.34 feet east of and parallel to North Harlem Avenue; West Armitage Avenue; and North Harlem Avenue,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 7176-78 West Armitage Avenue and
2001 North Harlem Avenue

**SUBSTITUTE NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING**

AT

2001 N. Harlem Ave./7176-7178 W. Armitage Ave., Chicago, IL
29th Ward

The Applicant intends to change the zoning from the existing M1-1/RS-2 to B3-1 to construct a new retail restaurant (Starbucks) with 24 accessory parking spaces. This establishment is described as follows:

ZONING: B3-1

LOT AREA: 19,917 sf (0.457 acres)

MINIMUM LOT AREA PER DWELLING UNIT: n/a

FLOOR AREA RATIO: 0.11

BUILDING AREA: 2205 sf

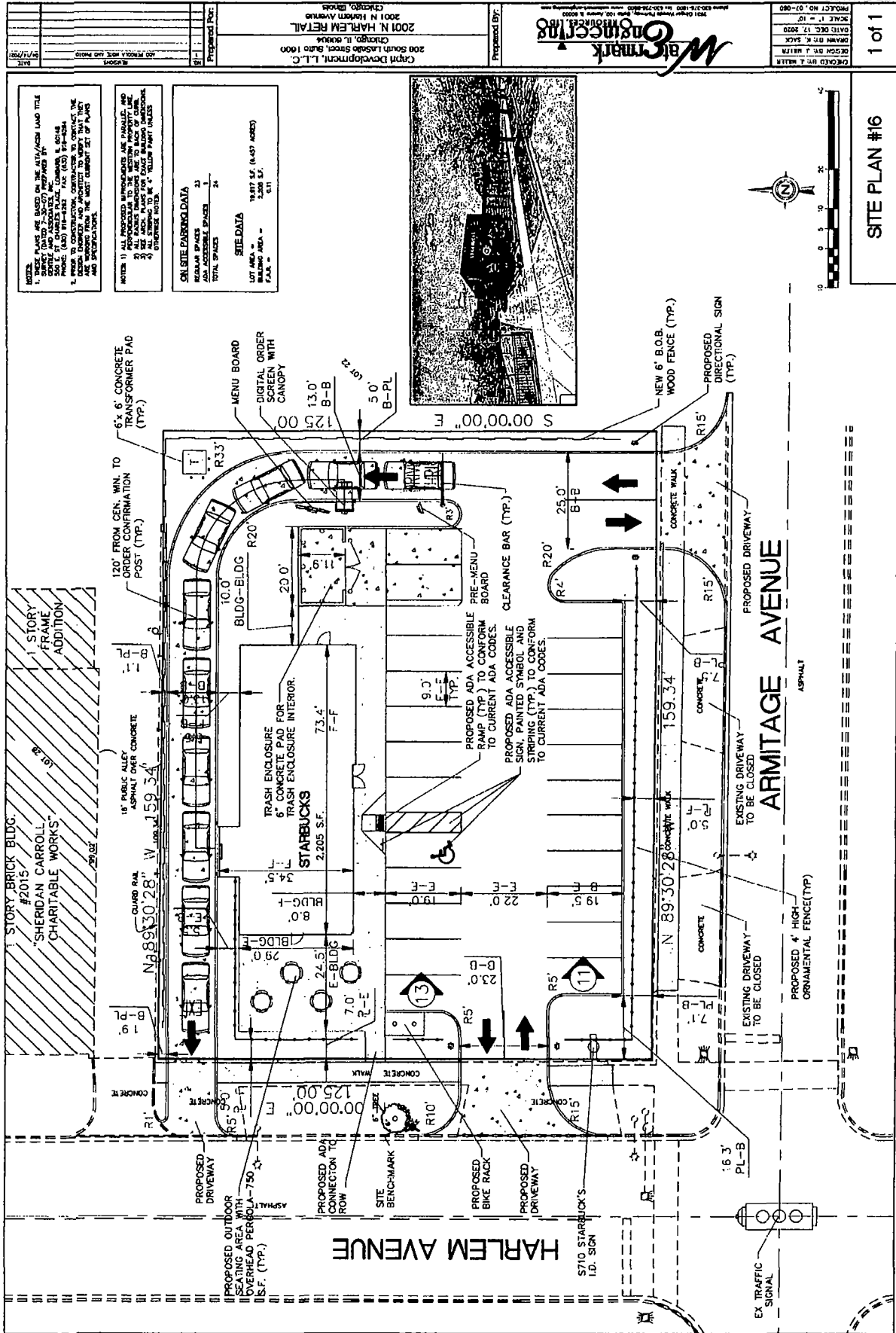
OFF-STREET PARKING: 24

FRONT SETBACK: 31.5' building, 7' landscape

REAR SETBACK: 49' building, 5' landscape

SIDE SETBACK: 14.2' building, 1' landscape

BUILDING HEIGHT: 21' to top of RTU screening



NOTES:

1. PLANS ARE BASED ON THE 1/11/2018 LAND TITLE SURVEY DATED 2/20/07 PREPARED BY SOUTHERN ENGINEERING, INC., 1001 N. STATE ST., SUITE 100, CHICAGO, IL 60610. PHONE: (312) 914-4322 FAX: (312) 914-4324
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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ON-SITE PARKING DATA

REGULAR SPACES	23
ACCESSIBLE SPACES	1
TOTAL SPACES	24

SITE DATA

LOT AREA	14,893 S.F. (4,437 SQ. YD.)
BUILDING AREA	2,205 S.F.
P.A.R.	0.11

PROPOSED BY:

Capri Development, L.L.C.
200 South LaSalle Street, Suite 1400
Chicago, IL 60604

2001 N HARLEM RETAIL
2001 N HARLEM AVENUE
CHICAGO, ILLINOIS

PROJECT NO. 07-082

DATE DEC 17, 2020

DRAWN BY: J. KALIN

CHECKED BY: J. KALIN

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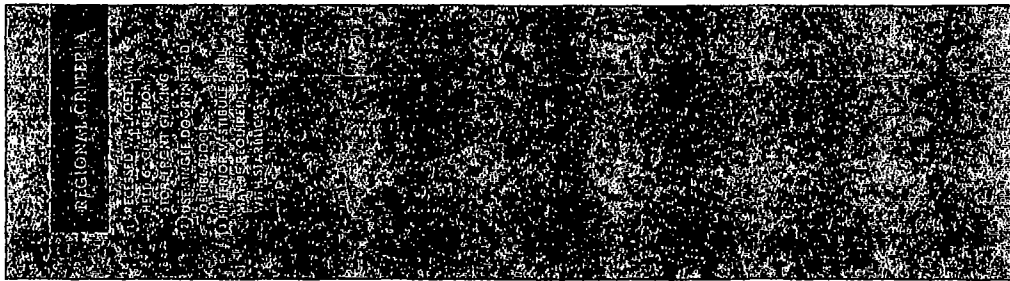
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WALL BLOCKING KEY

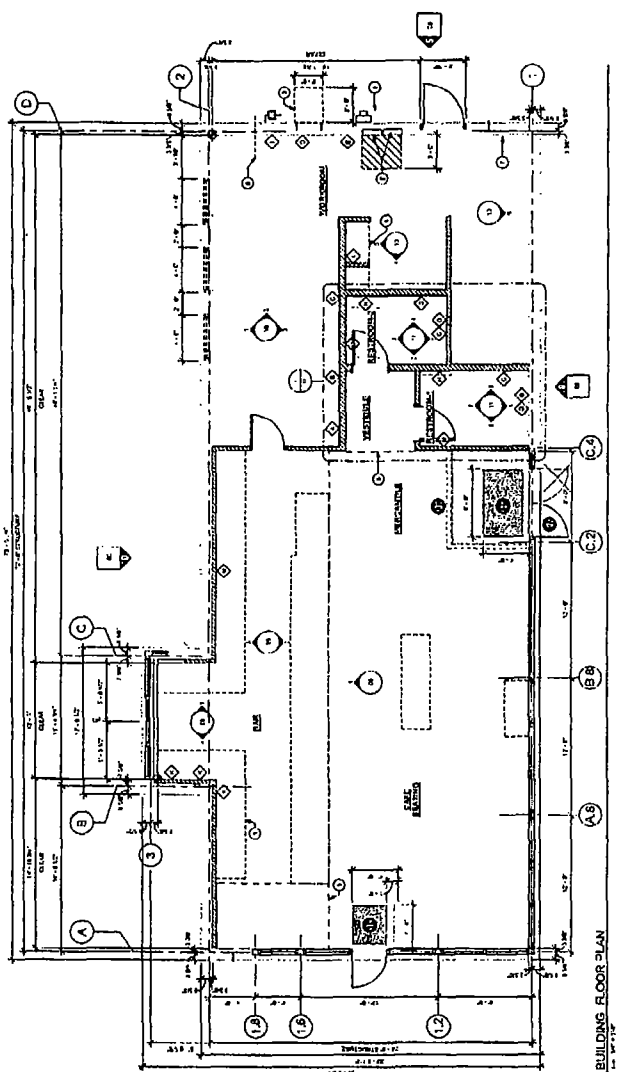
NO.	DESCRIPTION	APPROX. AREA
1	3" THICK CONCRETE WALL	30.0
2	6" THICK CONCRETE WALL	60.0
3	8" THICK CONCRETE WALL	80.0
4	12" THICK CONCRETE WALL	120.0
5	18" THICK CONCRETE WALL	180.0
6	24" THICK CONCRETE WALL	240.0
7	30" THICK CONCRETE WALL	300.0
8	36" THICK CONCRETE WALL	360.0
9	42" THICK CONCRETE WALL	420.0
10	48" THICK CONCRETE WALL	480.0
11	54" THICK CONCRETE WALL	540.0
12	60" THICK CONCRETE WALL	600.0

GENERAL NOTES

1. GENERAL NOTES TO BE OBSERVED ON ALL WALLS.
2. ALL WALLS SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS AND DETAILS SHOWN ON THIS DRAWING.
3. ALL WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK PLASTER OR GYPSUM BOARDS.
4. ALL WALLS SHALL BE PAINTED WITH A MINIMUM OF TWO COATS OF EXTERIOR GRADE PAINT.
5. ALL WALLS SHALL BE PROTECTED FROM IMPACT DAMAGE BY A MINIMUM OF 2" THICK RUBBER MATTING.
6. ALL WALLS SHALL BE PROTECTED FROM IMPACT DAMAGE BY A MINIMUM OF 2" THICK POLYURETHANE FOAM.
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BUILDING FLOOR PLAN

BUILDING FLOOR PLAN

STB - A

GENERAL LEGEND

- 1. WALL BLOCKING KEY
- 2. WALL BLOCKING KEY
- 3. WALL BLOCKING KEY
- 4. WALL BLOCKING KEY



REGIONAL CRITERIA

1. PROPOSED BUILDING SHALL BE CONFORMANT WITH THE REGIONAL CRITERIA FOR EXTERIOR ELEVATIONS AND SIGNAGE.

2. THE ARCHITECT SHALL SUBMIT A SIGNAGE PLAN AND ELEVATION FOR REVIEW AND APPROVAL BY THE REGIONAL CRITERIA BOARD.

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PROTOTYPICAL DRAWINGS

SITE AND BUILDING PLAN CRITERIA

VERSION 01.15.15

NOT FOR CONSTRUCTION

STARBUCKS

EXTERIOR ELEVATIONS

STB - A

GENERAL NOTES

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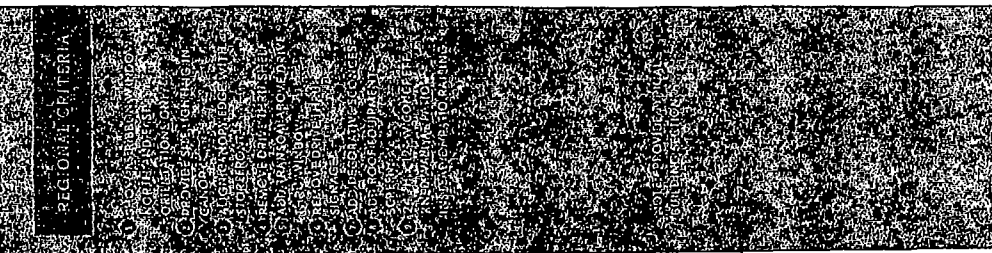
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SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT BY OTHERS - SHOWN FOR REFERENCE ONLY

DIMENSIONS OF BUILDING SHELL FOR REFERENCE ONLY

2 PATIO ENTRY (WEST)

1 MAIN ENTRY (SOUTH)



EXTERIOR ELEVATIONS

STB - A

PROTOTYPICAL DRAWINGS
SITE AND BUILDING PLAN CRITERIA
YEAR 2011
NOT FOR CONSTRUCTION
STARBUCKS

GENERAL NOTES

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2. DIMENSIONS OF BUILDING SPELL FOR REFERENCE ONLY.

2 REAR SERVICE (EAST)

1 DRIVE THRU (NORTH)