



City of Chicago



SO2021-4070

Office of the City Clerk

Document Tracking Sheet

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|---------------------------------|--|
| Meeting Date: | 9/14/2021 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 5-H at 1954-1958 W North Ave - App No. 20837T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

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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 C1-3 Neighborhood Commercial) District symbols and indications as shown on Map No. 5-H in the area bounded by

The alley next north of and parallel to West North Avenue; a line 52.23 feet east of and parallel to North Damen Avenue; West North Avenue; and North Damen Avenue,

to those of a C1-3 Neighborhood Commercial District.

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

Common Address of Property: 1954-1958 West North Avenue

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17-13-0303-C(1) Substitute Narrative & Plans – 1954-1958 W. North Ave., Chicago, IL

Proposed Zoning: C1-3 Neighborhood Commercial District

Lot Area: 4,178 square feet

Proposed Land Use: The Applicant is proposing an adaptive reuse and additions to the existing three and four-story multi-unit building. The building will contain approximately 2,910 sq. ft. of retail space at grade and a total of nine (9) residential units above. The building will measure approximately 56 ft.-9 inches in height measured to the rooftop terrace, and approximately 63 ft.-6 inches in height measured to the top of the elevator override. The subject property is a contributing building in the Milwaukee Avenue Historic District. The subject property is also a Transit Served Location because it is located within approximately 250 ft. of the Damen Ave. CTA Station. Off-street parking is not currently provided at the subject property. No new off-street parking will be provided for this project.

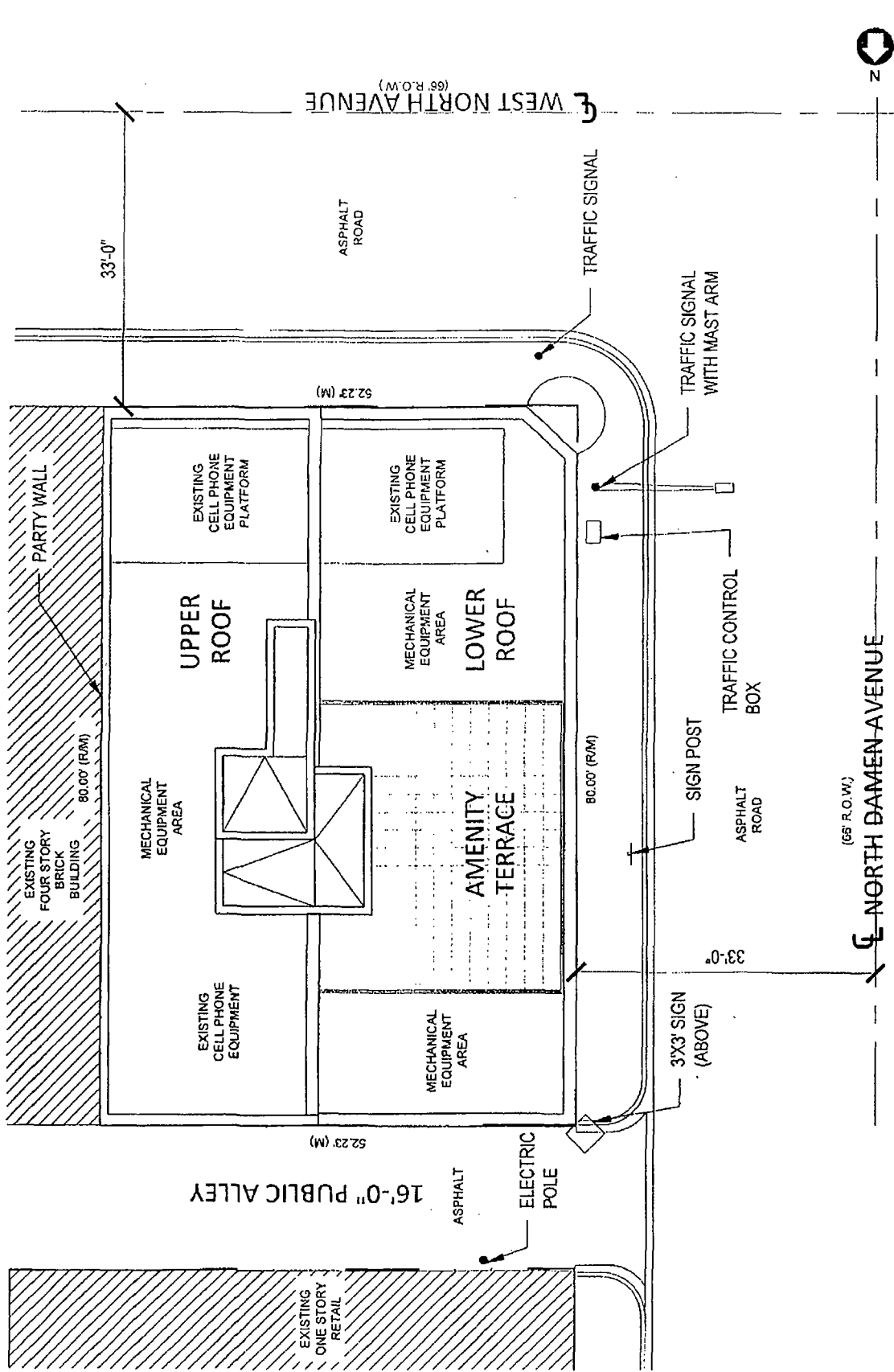
- (A) The Project's Floor Area Ratio: 14,623 square feet (3.5 FAR)*
- (B) The Project's Density (Minimum Lot Area Per D.U.): 464.22 square feet per D.U.
(9 dwelling units proposed)
- (C) The amount of off-street parking: 0 vehicular parking spaces**
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches***
 - c. Side Setbacks:
 - West: 0 feet-0 inches
 - East: 0 feet-0 inches
- (E) Building Height: 63 ft.-6 inches

*Note: The proposed FAR is permitted per the Transit Oriented Development Ordinance.

**Note: The subject property is a Contributing Building in the North Avenue Historic District. No new off-street parking is required for the establishment of residential units. Additionally, the subject property is a Transit-Served Location and therefore qualifies for a parking reduction under the Transit-Oriented Development Ordinance.

***Note: The Applicant will seek a Variation, if necessary, to permit the proposed building addition.

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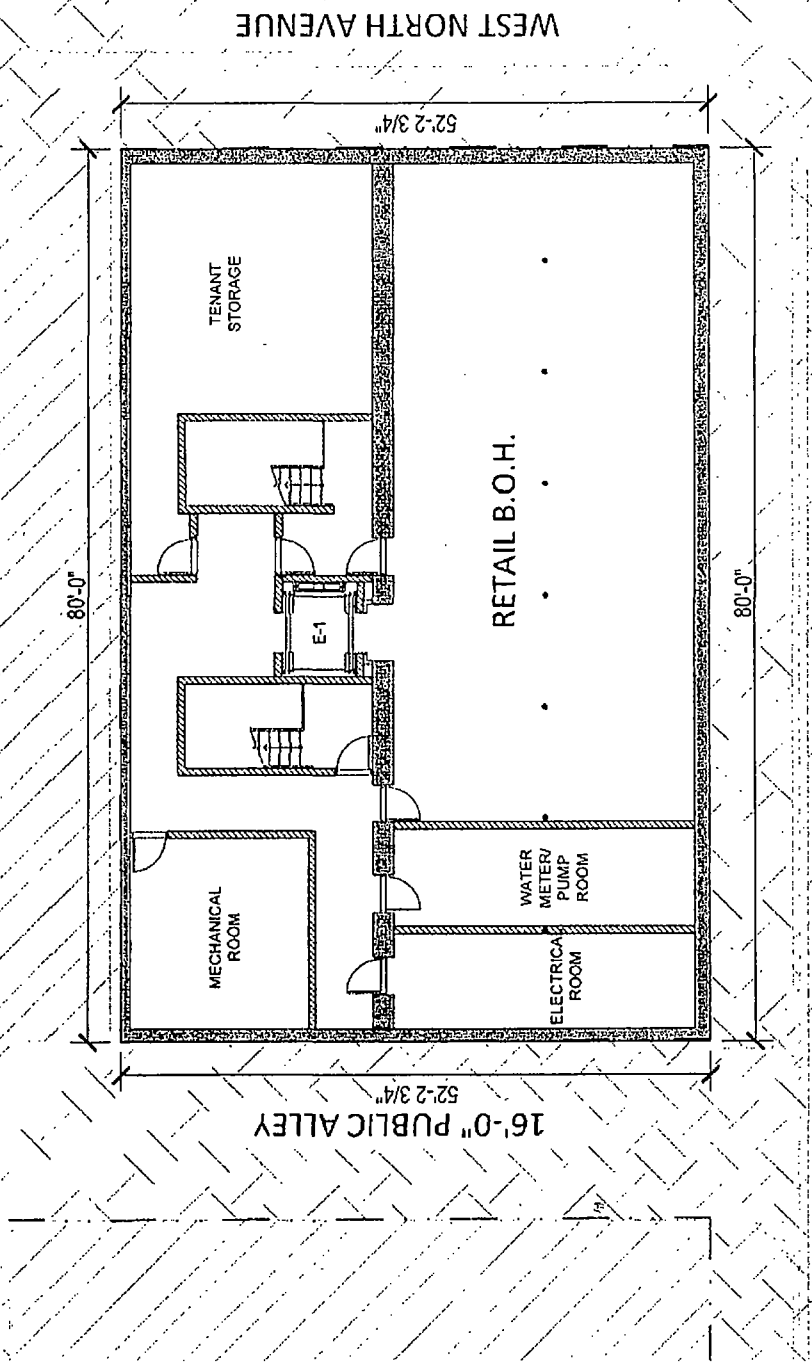
SITE PLAN 1/16" = 1'-0"

ERNST DEVELOPMENT
Hirsch MPG LLC

1954-1958 West North Avenue
Chicago, Illinois

30 August, 2021
21010

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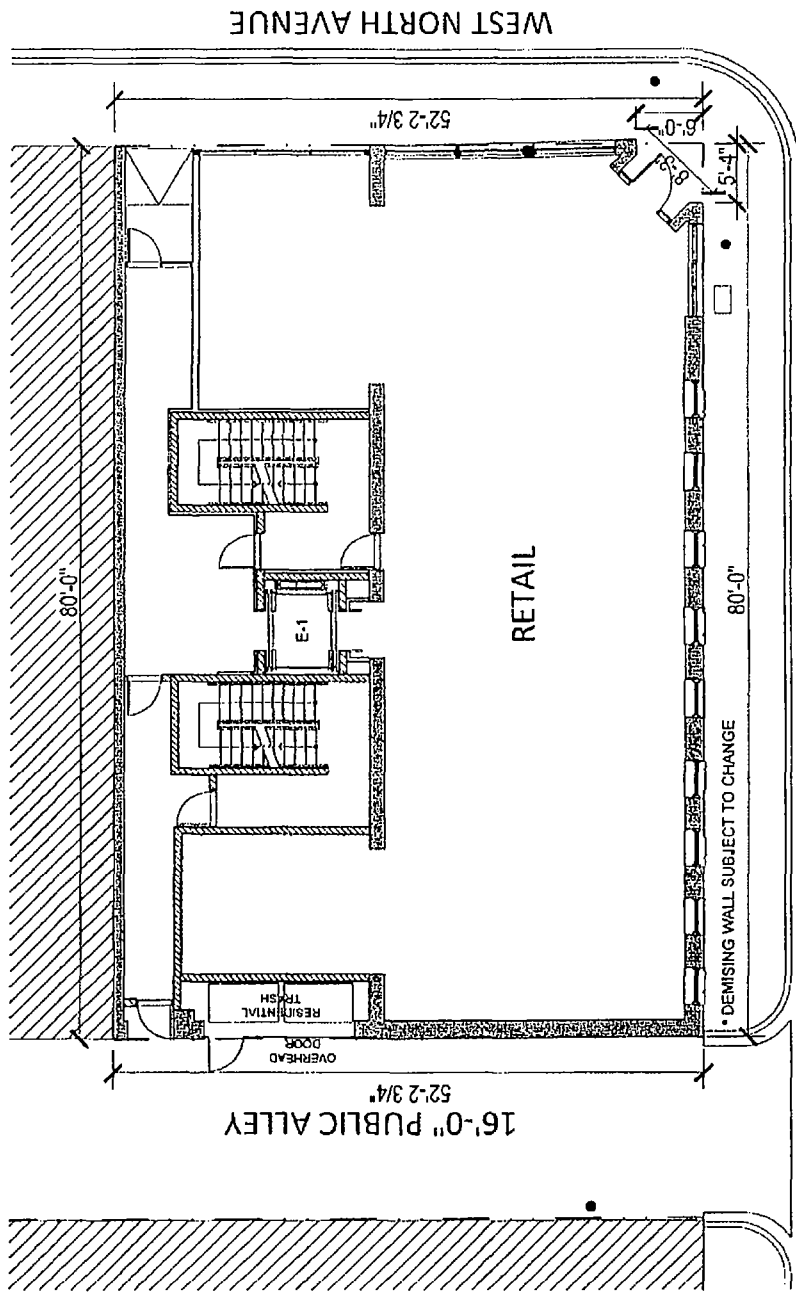


BASEMENT PLAN 1/16" = 1'-0"

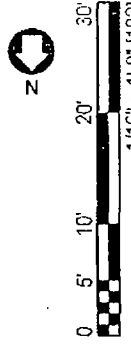
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LEVEL 1 PLAN 1/16" = 1'-0"

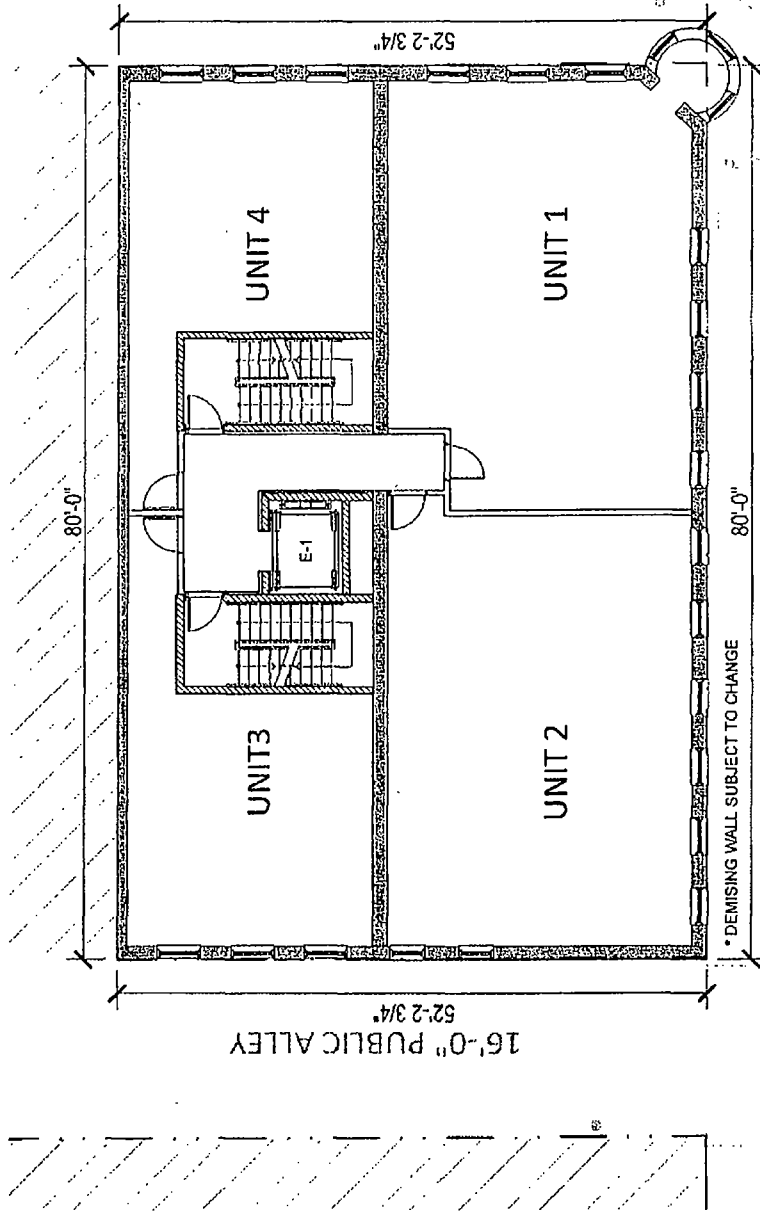


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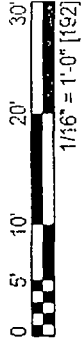
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WEST NORTH AVENUE

NORTH DAMIEN AVENUE



LEVEL 2 PLAN 1/16" = 1'-0"

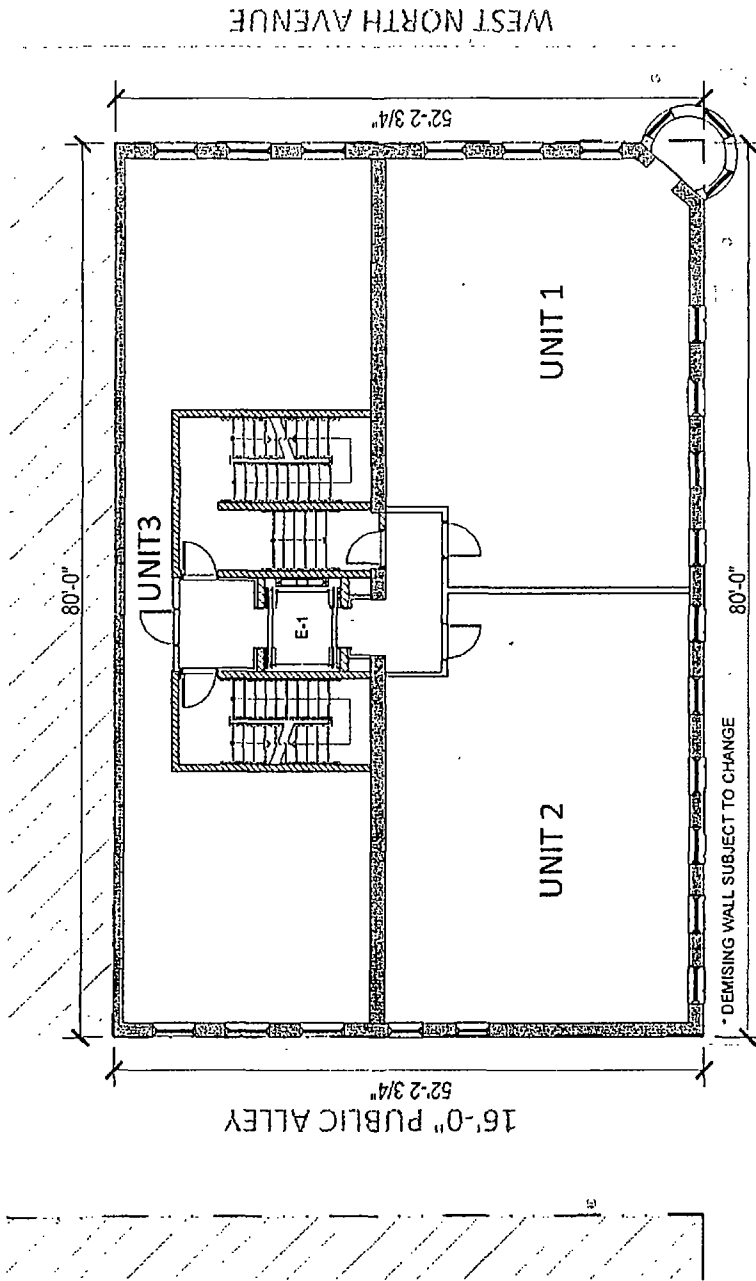
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LEVEL 3 PLAN 1/16" = 1'-0"

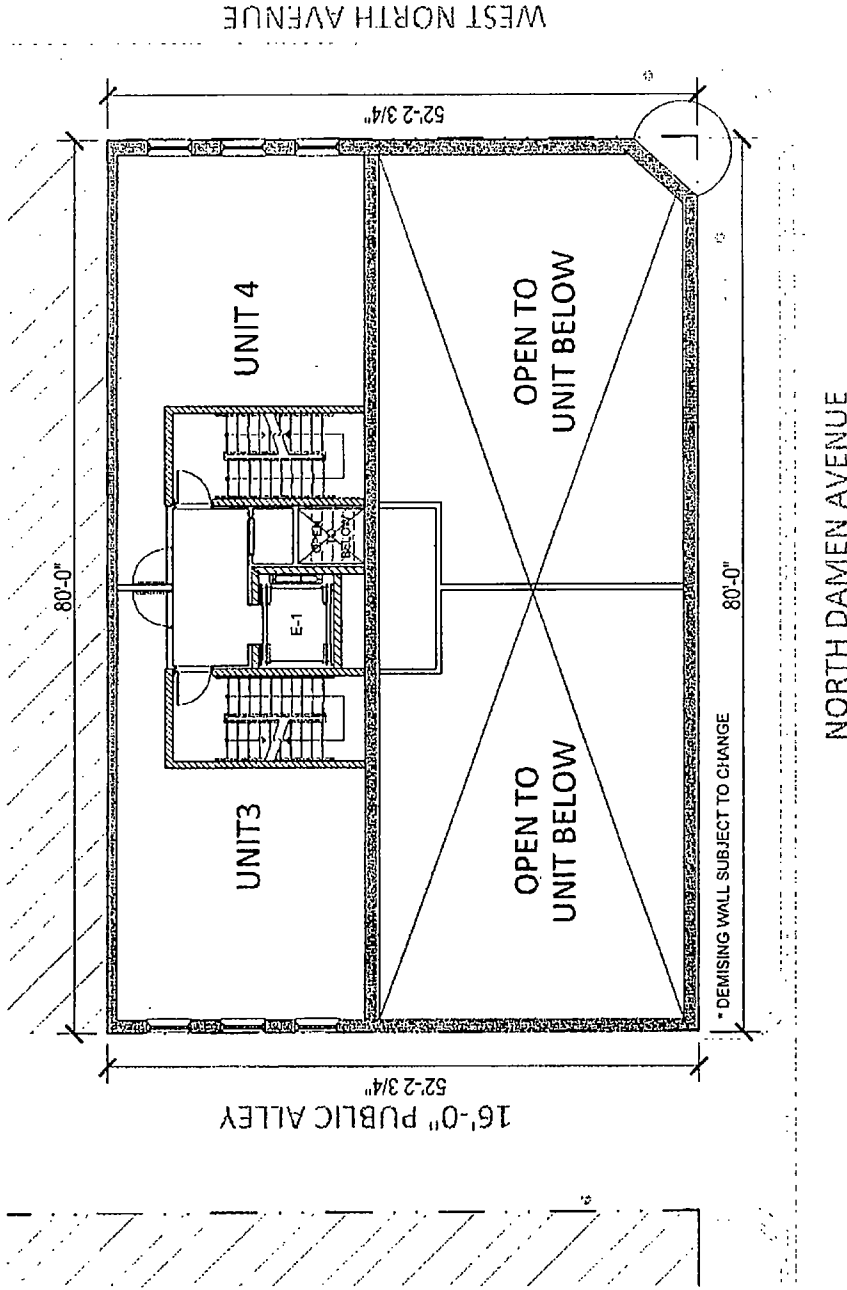
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LEVEL 4 PLAN 1/16" = 1'-0"

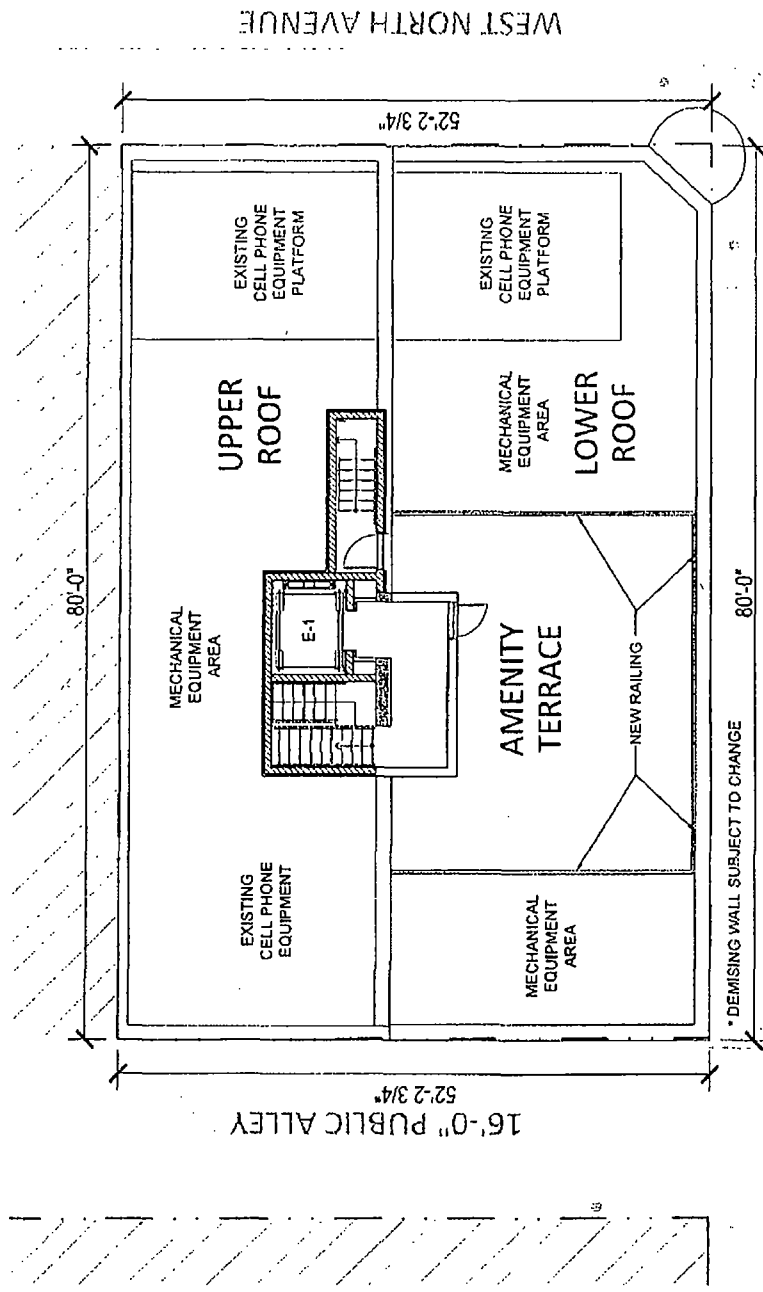
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NORTH DAMEN AVENUE

WEST NORTH AVENUE

16'-0" PUBLIC ALLEY

* DEMISING WALL SUBJECT TO CHANGE



ROOF PLAN 1/16" = 1'-0"

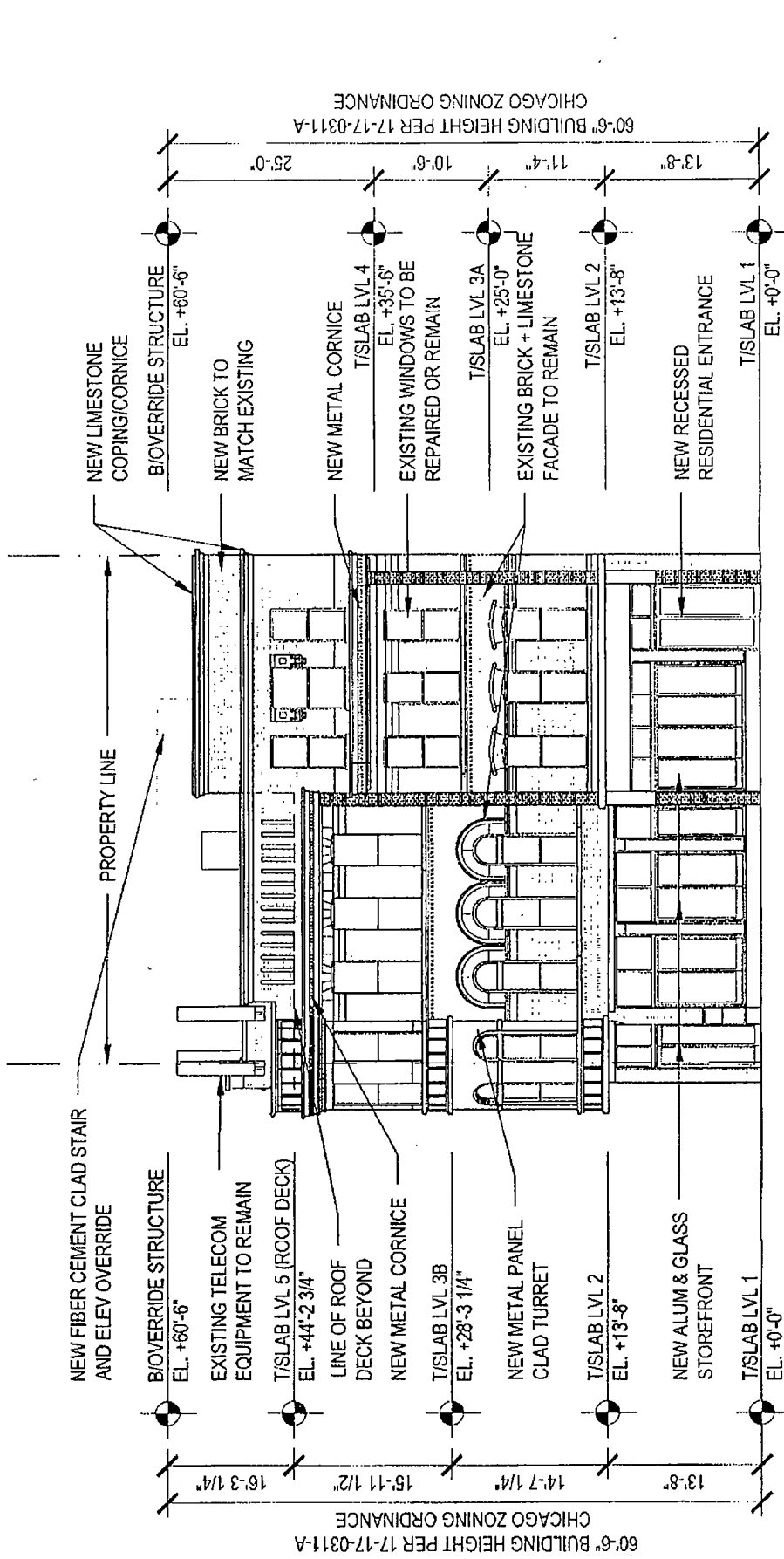
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60'-6" BUILDING HEIGHT PER 17-17-0311-A CHICAGO ZONING ORDINANCE

60'-6" BUILDING HEIGHT PER 17-17-0311-A CHICAGO ZONING ORDINANCE

SOUTH ELEVATION 1/16" = 1'-0"



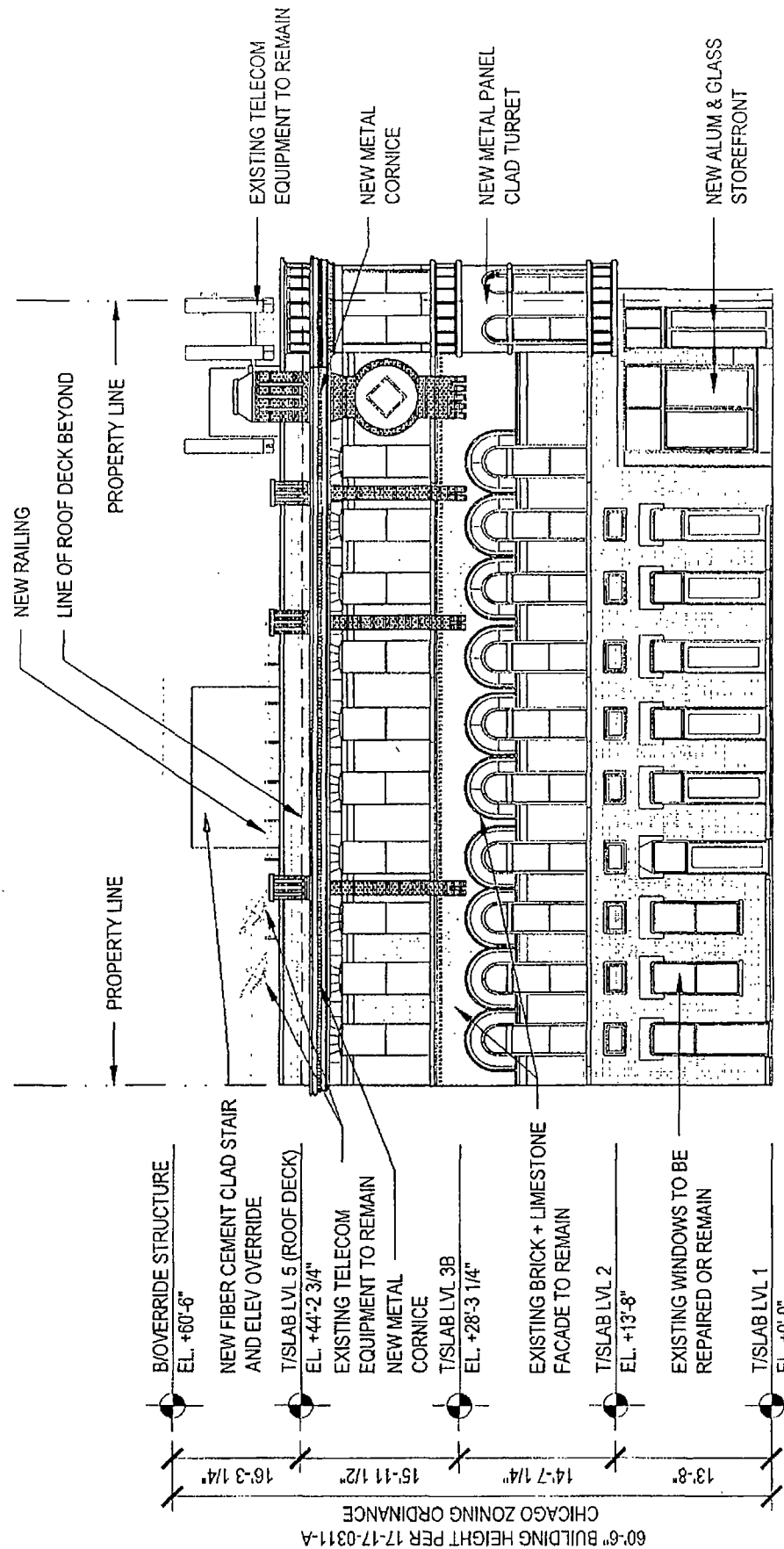
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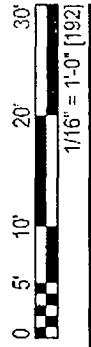
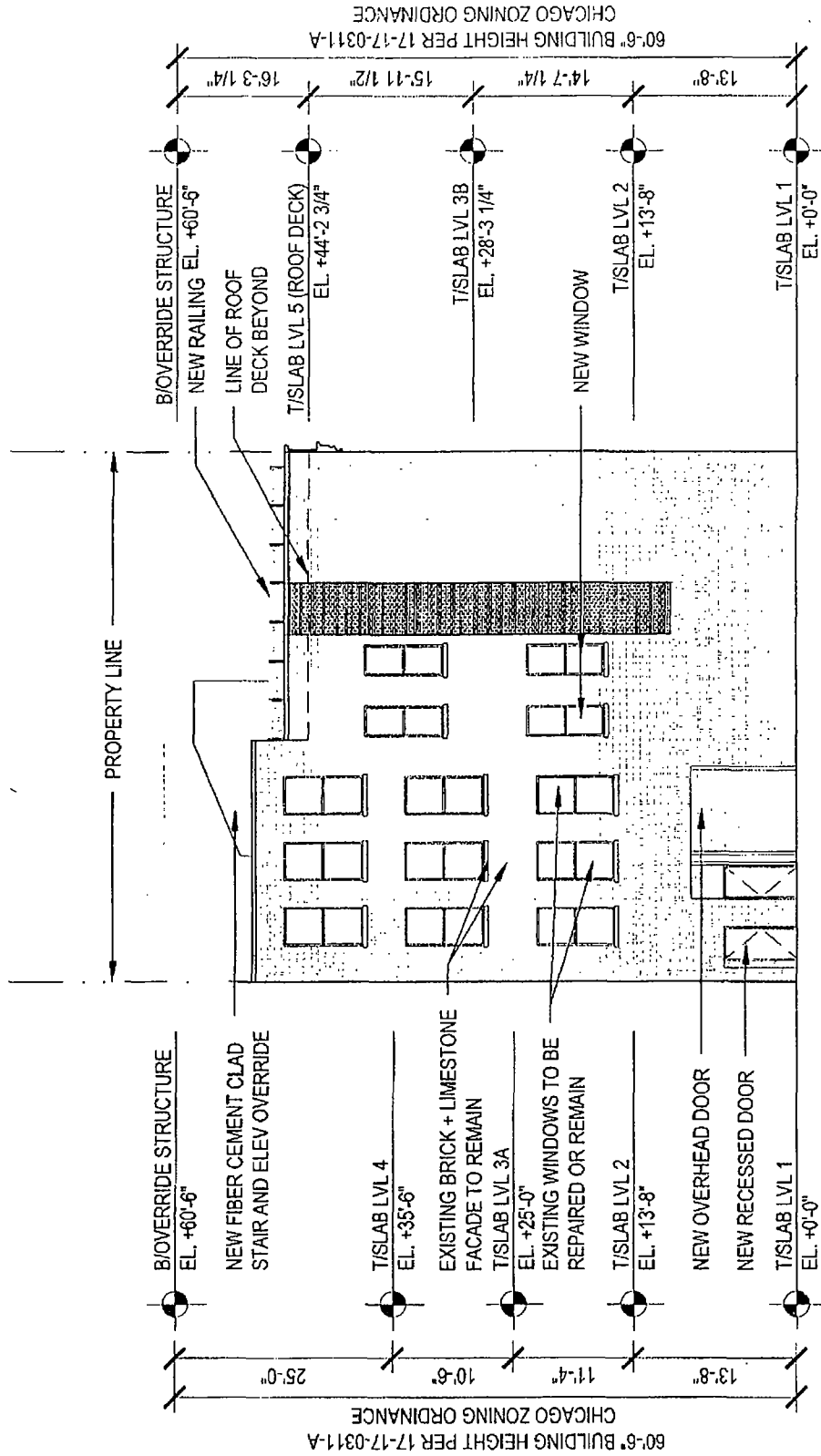
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NORTH ELEVATION 1/16" = 1'-0"

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