



City of Chicago



SO2021-2111

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2934-2940 W Medill Ave - App No. 20734T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 C1-2 Neighborhood Commercial District symbols as shown on Map No. 5-I in the area bounded by:

The public alley next north of and parallel to West Medill Avenue; a line 320 feet east of and parallel to North Sacramento Avenue; West Medill Avenue; and the alley next east of and parallel to North Sacramento Avenue.

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: 2934-40 West Medill Avenue, Chicago

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**Amended To Be A Type-1 Zoning Map Amendment
Narrative and Plans
for 2934-40 West Medill Avenue, Chicago, IL.
From C1-2 to B2-3**

The subject property is currently vacant. The Applicant intends to build a new 5-story residential building with building amenities and parking on the ground floor and 56 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area per unit, the maximum floor area ratio and the maximum height requirements of the Ordinance

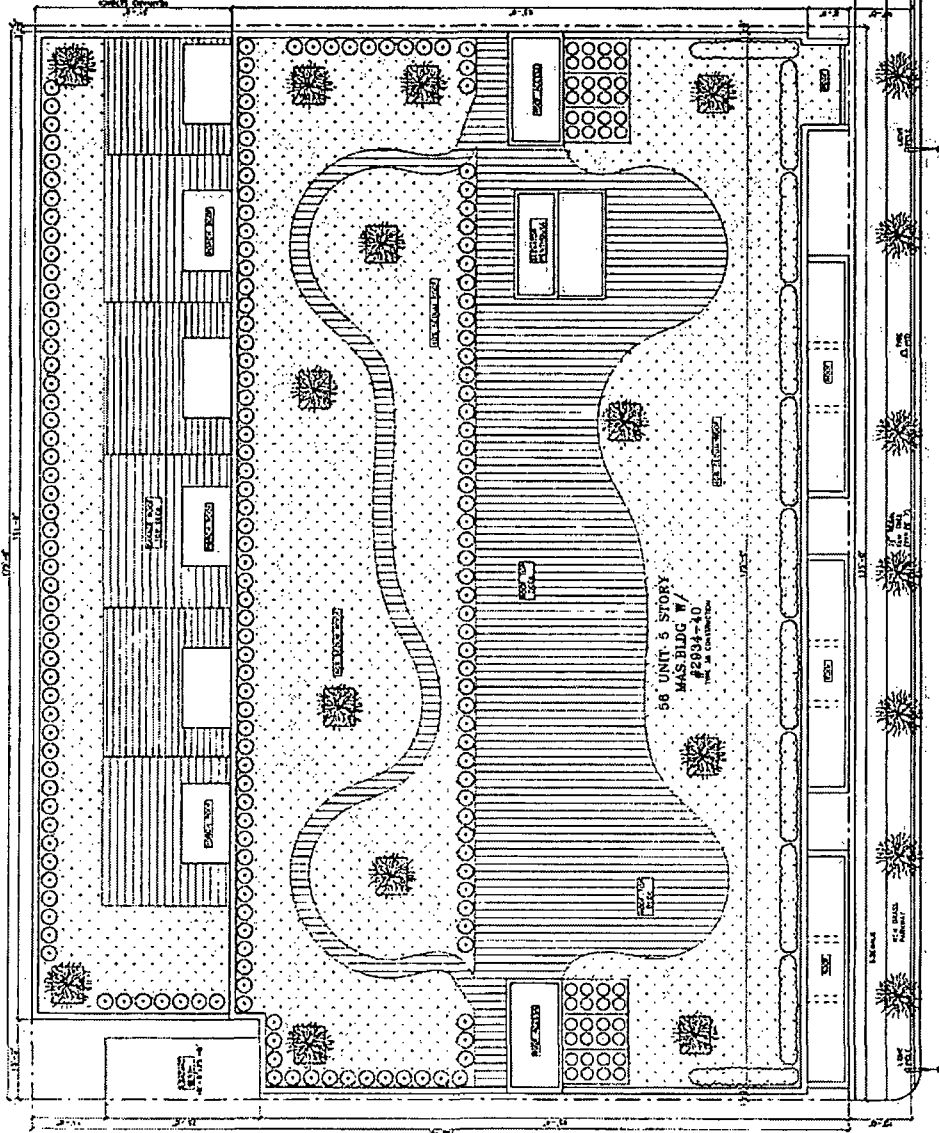
Project Description:	Zoning Change from a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District,
Use:	Residential building with building amenities and parking on the ground floor and 56 dwelling units on the upper floors
Floor Area Ratio:	3.0
Lot Area:	23,100 Square Feet
Building Floor Area:	69,300 Square Feet
Density:	412.5 Square Feet per Dwelling Unit
*Off- Street parking:	46 parking spaces
Set Backs:	Front Setback: 0' Side Setbacks: East: 1' / West: 1' Rear Setback (residential floors): 31'-8"
Building height:	57'-6"

*As per Section 17-10-0102-B Transit-Served Locations

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BUILDING DATA: 17500 sq. ft. - 17500 sq. ft.
 17500 sq. ft. - 17500 sq. ft.
 BUILDING SQUARE FOOTAGE: 17500 sq. ft.
 17500 sq. ft. - 17500 sq. ft.
 17500 sq. ft. - 17500 sq. ft.
 17500 sq. ft. - 17500 sq. ft.
 17500 sq. ft. - 17500 sq. ft.
 TOTAL: 17500 sq. ft.

16' PUBLIC ALLEY

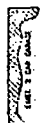
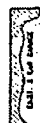
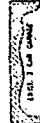


16' PUBLIC ALLEY

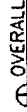
WEST W. MEDILL AVE

CONCRETE
PARKING

CONCRETE
PARKING



OVERALL SITE PLAN



MANN
 312176-0000
 145 W. MADISON ST.
 CHICAGO, ILL. 60601

PROFESSIONAL DESIGN FIRM
 LICENSE NUMBER 17500

PROJECT NAME & ADDRESS
 2834-40 WEST
 MEDILL AVE
 CHICAGO, ILLINOIS



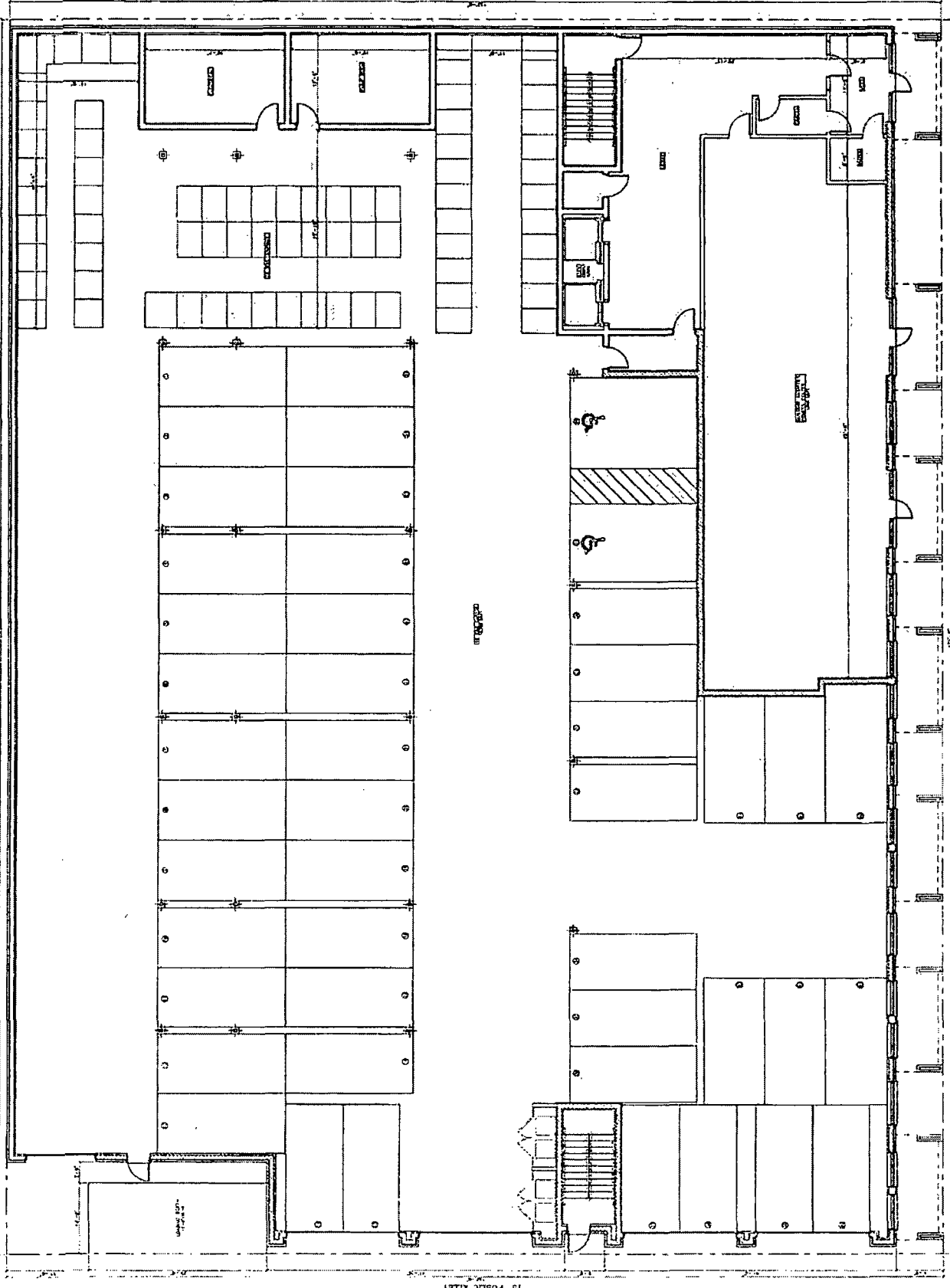
SHEET TITLE
 SITE PLAN

SHEET NUMBER
 A-1

MANILA ARCHITECTS, INC. 1957

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16' PUBLIC ALLEY



12 PUBLIC ALLEY

FIRST FLOOR PLAN
1/28 1/29 1/30 1/31 2/1 2/2 2/3 2/4 2/5 2/6 2/7 2/8 2/9 2/10 2/11 2/12 2/13 2/14 2/15 2/16 2/17 2/18 2/19 2/20 2/21 2/22 2/23 2/24 2/25 2/26 2/27 2/28 2/29 2/30 2/31 3/1 3/2 3/3 3/4 3/5 3/6 3/7 3/8 3/9 3/10 3/11 3/12 3/13 3/14 3/15 3/16 3/17 3/18 3/19 3/20 3/21 3/22 3/23 3/24 3/25 3/26 3/27 3/28 3/29 3/30 3/31 4/1 4/2 4/3 4/4 4/5 4/6 4/7 4/8 4/9 4/10 4/11 4/12 4/13 4/14 4/15 4/16 4/17 4/18 4/19 4/20 4/21 4/22 4/23 4/24 4/25 4/26 4/27 4/28 4/29 4/30 4/31 5/1 5/2 5/3 5/4 5/5 5/6 5/7 5/8 5/9 5/10 5/11 5/12 5/13 5/14 5/15 5/16 5/17 5/18 5/19 5/20 5/21 5/22 5/23 5/24 5/25 5/26 5/27 5/28 5/29 5/30 5/31 6/1 6/2 6/3 6/4 6/5 6/6 6/7 6/8 6/9 6/10 6/11 6/12 6/13 6/14 6/15 6/16 6/17 6/18 6/19 6/20 6/21 6/22 6/23 6/24 6/25 6/26 6/27 6/28 6/29 6/30 6/31 7/1 7/2 7/3 7/4 7/5 7/6 7/7 7/8 7/9 7/10 7/11 7/12 7/13 7/14 7/15 7/16 7/17 7/18 7/19 7/20 7/21 7/22 7/23 7/24 7/25 7/26 7/27 7/28 7/29 7/30 7/31 8/1 8/2 8/3 8/4 8/5 8/6 8/7 8/8 8/9 8/10 8/11 8/12 8/13 8/14 8/15 8/16 8/17 8/18 8/19 8/20 8/21 8/22 8/23 8/24 8/25 8/26 8/27 8/28 8/29 8/30 8/31 9/1 9/2 9/3 9/4 9/5 9/6 9/7 9/8 9/9 9/10 9/11 9/12 9/13 9/14 9/15 9/16 9/17 9/18 9/19 9/20 9/21 9/22 9/23 9/24 9/25 9/26 9/27 9/28 9/29 9/30 9/31 10/1 10/2 10/3 10/4 10/5 10/6 10/7 10/8 10/9 10/10 10/11 10/12 10/13 10/14 10/15 10/16 10/17 10/18 10/19 10/20 10/21 10/22 10/23 10/24 10/25 10/26 10/27 10/28 10/29 10/30 10/31 11/1 11/2 11/3 11/4 11/5 11/6 11/7 11/8 11/9 11/10 11/11 11/12 11/13 11/14 11/15 11/16 11/17 11/18 11/19 11/20 11/21 11/22 11/23 11/24 11/25 11/26 11/27 11/28 11/29 11/30 11/31 12/1 12/2 12/3 12/4 12/5 12/6 12/7 12/8 12/9 12/10 12/11 12/12 12/13 12/14 12/15 12/16 12/17 12/18 12/19 12/20 12/21 12/22 12/23 12/24 12/25 12/26 12/27 12/28 12/29 12/30 12/31

W. MEDILL AVE

ALHARAKA
1217 S. HALSTED
CHICAGO, ILLINOIS 60607
TEL: 312.587.1234
FAX: 312.587.1235
PROFESSIONAL ARCHITECTURAL FIRM
LICENSED ARCHITECTS IN ILLINOIS

PROJECT NAME & NUMBER
2834-40 RES37
MEDILL AVE
88 UNIT & STUDY
M.S. APART BLDG
CHICAGO, ILLINOIS



ISSUED BY
DATE

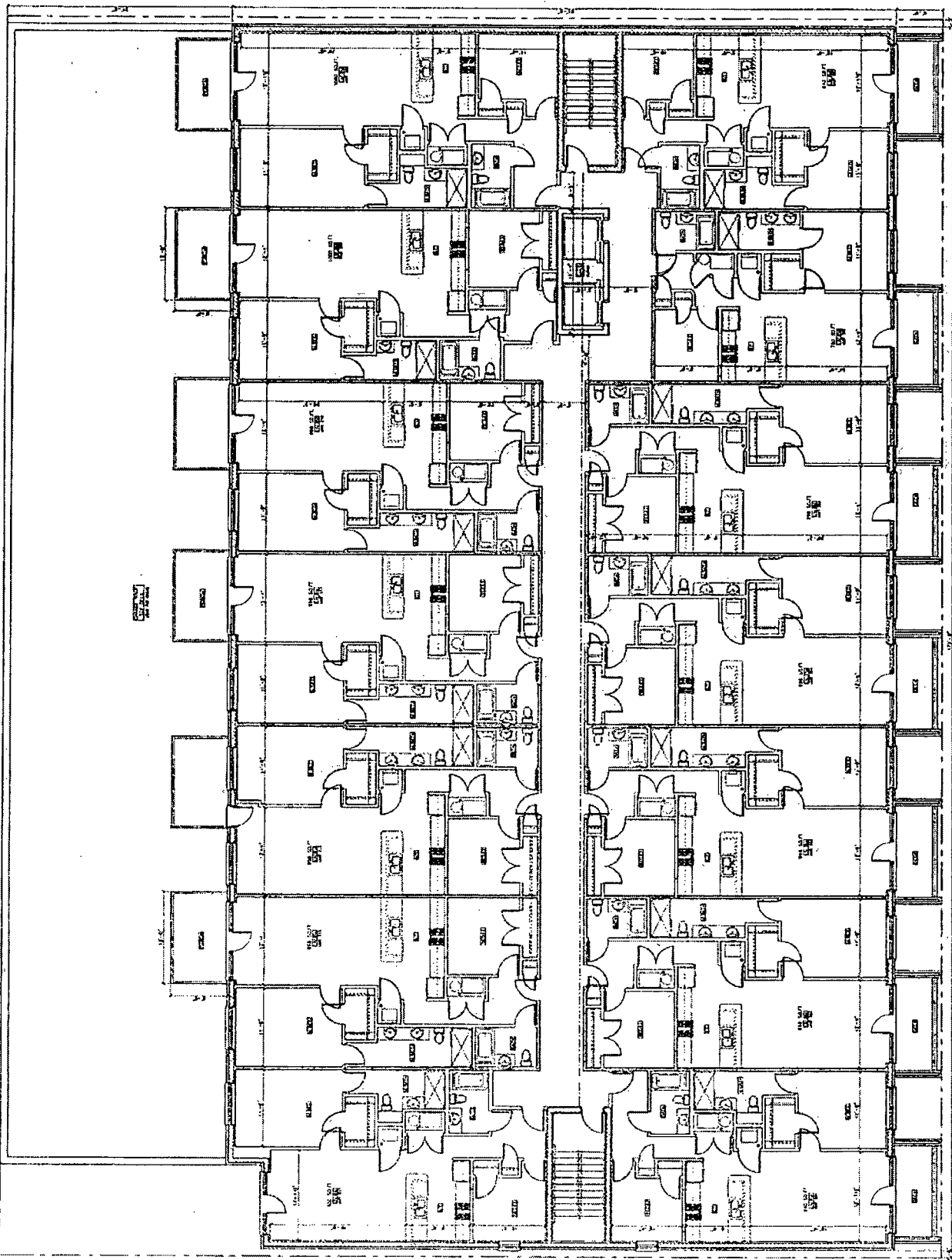
FIRST FLOOR PLAN

SCALE

DATE

© M.H.A. ARCHITECTS, INC. 2002

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SECOND-FIFTH FLOOR PLAN
10' PUBLIC ALLEY

W. MEDILL AVE

OF HANNA & ARCHITECTS, INC., 2012

HANNA
211 1/2 N. W. WASHINGTON
CHICAGO, ILLINOIS 60610
PROFESSIONAL REGISTERED ARCHITECT
LICENSE NUMBER 147-10100

PROJECT NAME & ADDRESS
2014-10 WEST
MEDILL AVE
16 UNIT & STORY
MHI APART BLDG.
CHICAGO, ILLINOIS

ARCHITECT FIRM NAME
HANNA & ARCHITECTS, INC.
211 1/2 N. WASHINGTON
CHICAGO, ILLINOIS 60610



PROJECT NAME & ADDRESS
2014-10 WEST
MEDILL AVE
16 UNIT & STORY
MHI APART BLDG.
CHICAGO, ILLINOIS

PROJECT FIRM
HANNA & ARCHITECTS, INC.
211 1/2 N. WASHINGTON
CHICAGO, ILLINOIS 60610

PROJECT NUMBER
A-3

HANKA
 JAN 19 1940
 140 W. WASHINGTON
 CHICAGO, ILL. 60601
 ARCHITECTS

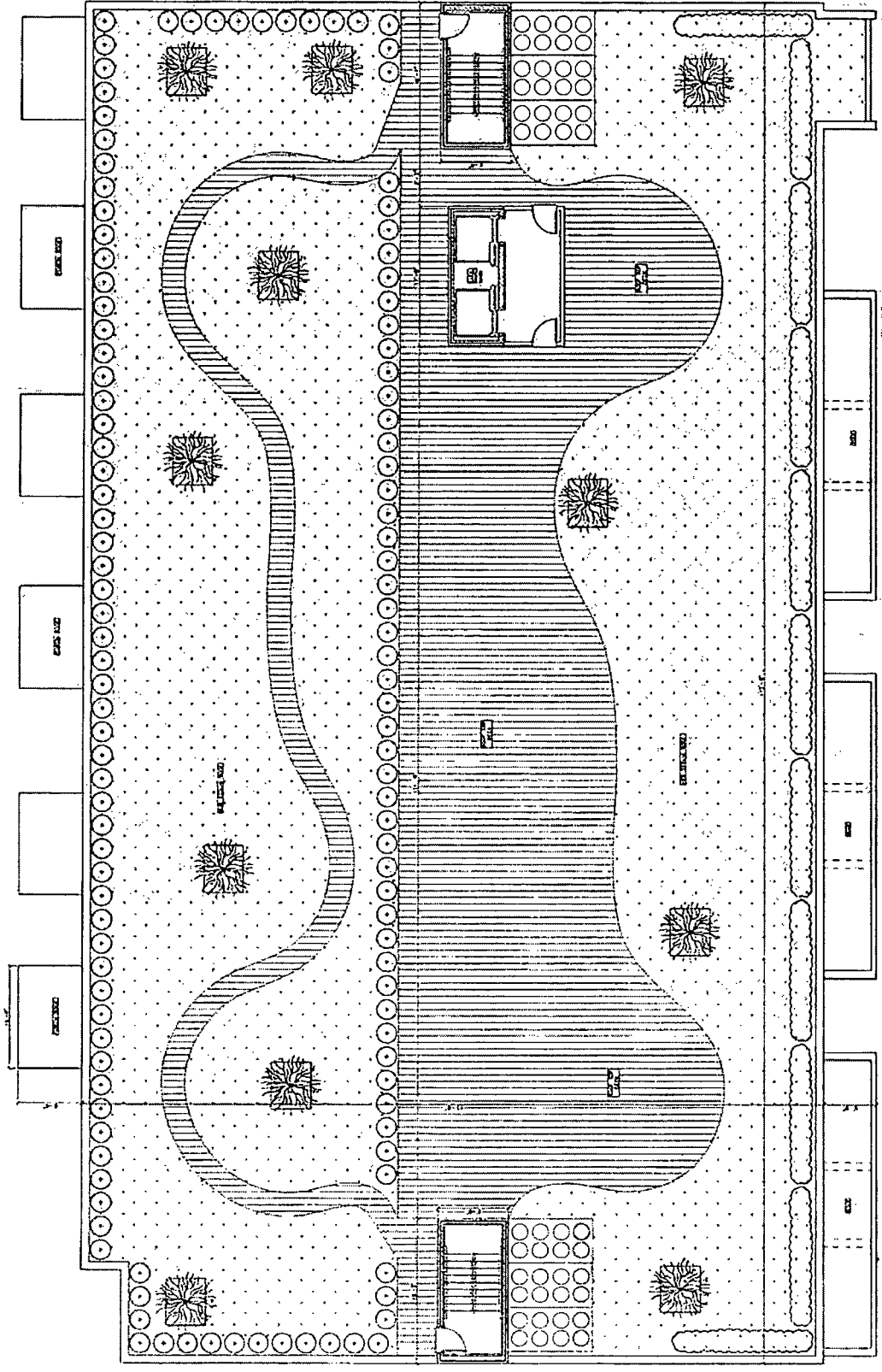
PLANS FOR THE ROOF DECK OF THE
 "MADISON" HOTEL
 140 W. WASHINGTON
 CHICAGO, ILL. 60601



ROBERT F. HANKA
 ARCHITECT
 140 W. WASHINGTON
 CHICAGO, ILL. 60601

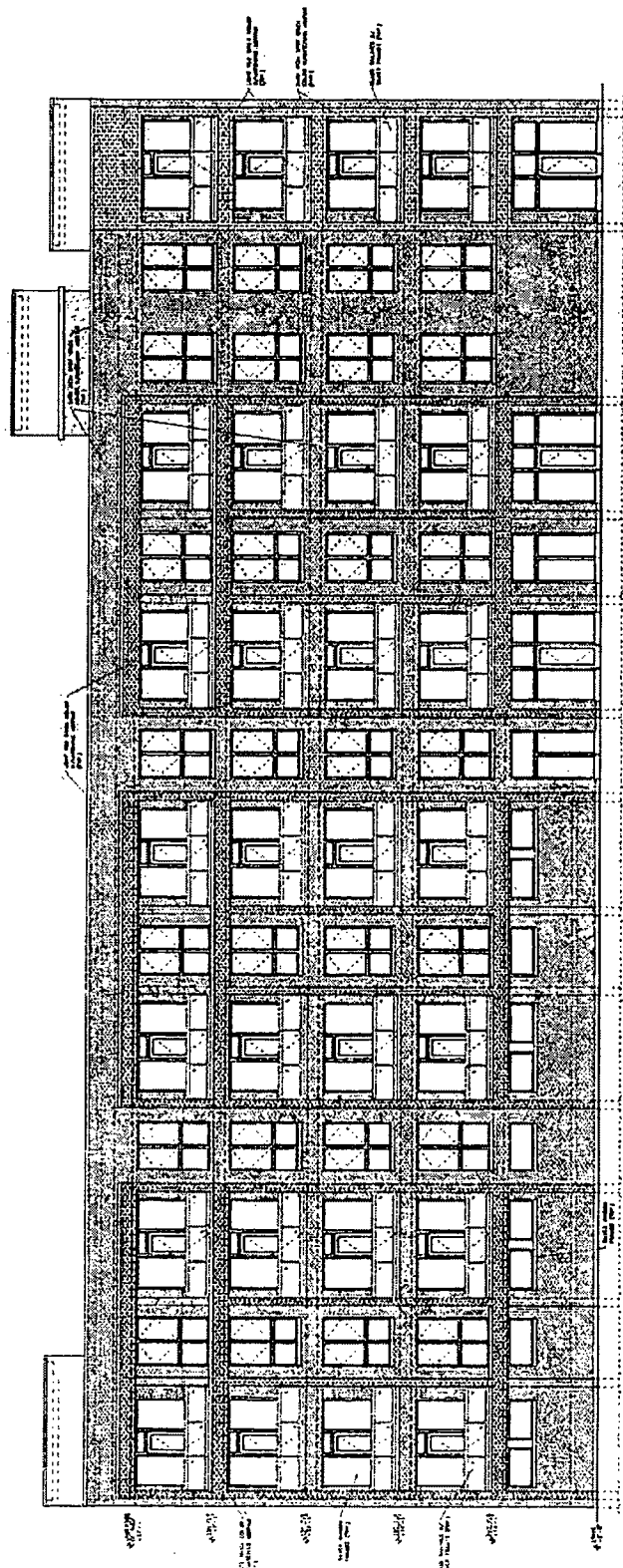
ROOF DECK
 FLOOR PLAN

PROJECT NO. 1234
 SHEET NO. A-4

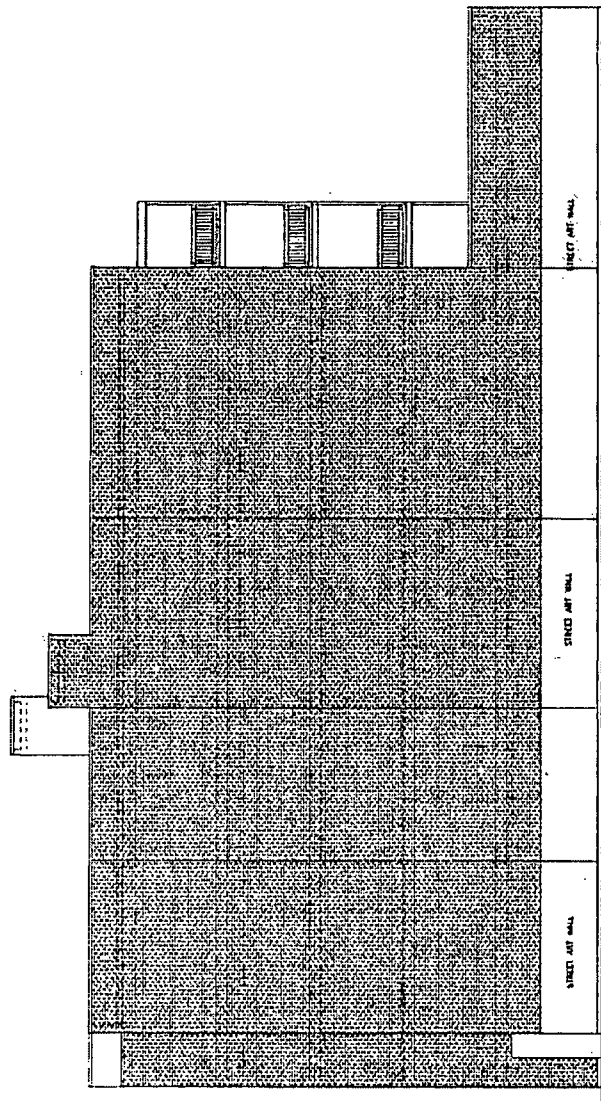


ROOF DECK FLOOR PLAN
 140 W. WASHINGTON
 CHICAGO, ILL. 60601

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SOUTH ELEVATION



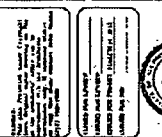
EAST ELEVATION

MANNA
 1111 N. WASHINGTON
 CHICAGO, ILLINOIS 60610
 ARCHITECTS

PROFESSIONAL DESIGN FIRM
 LICENSE NUMBER: 01-001010

PROJECT: 1111 N. WASHINGTON
 ARCHITECT: MANNA ARCHITECTS, INC.
 CHICAGO, ILLINOIS

MANNA ARCHITECTS, INC.
 1111 N. WASHINGTON
 CHICAGO, ILLINOIS 60610

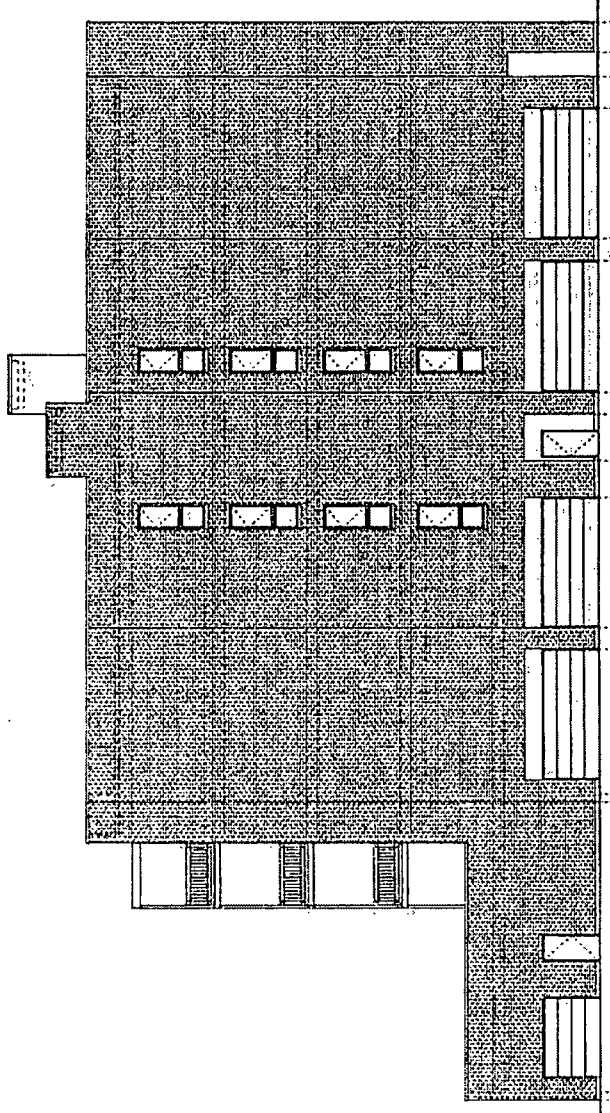
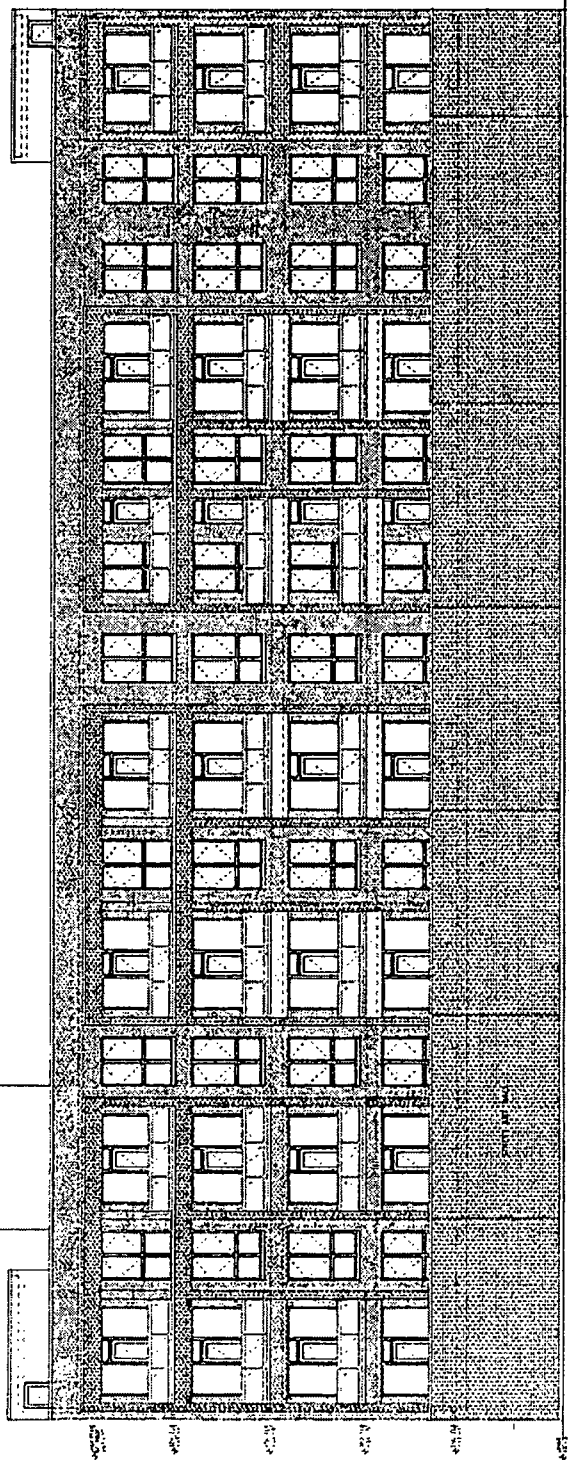


PROJECT: 1111 N. WASHINGTON
 ARCHITECT: MANNA ARCHITECTS, INC.
 CHICAGO, ILLINOIS

BUILDING ELEVATIONS
 DRAWING

SHEET NUMBER
 A-5

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HANNA
1111 FISHBOND
1425 W. WASHINGTON
CHICAGO, ILL. 60604
PROFESSIONAL DESIGNER FROM
ARCHITECTURE, ENGINEERING
AND CONSTRUCTION DIVISION
LICENSE NO. 00000000000000000000

DATE: 10/15/2014
TIME: 10:15:00 AM
PROJECT: 2014-10 WEST MEDILL AVE
SHEET: 11-10000000000000000000

PROJECT NO. 2014-10
SHEET NO. 11-10000000000000000000



PROJECT NO. 2014-10
SHEET NO. 11-10000000000000000000

PROJECT NO. 2014-10
SHEET NO. 11-10000000000000000000

PROJECT NO. 2014-10
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