



City of Chicago



O2015-7351

Office of the City Clerk Document Tracking Sheet

Meeting Date: 10/14/2015
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 3-J at 3527-3533 W North Ave - App No. 18553T1
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

FILE # 18553T1
WARD 26
MAP# 3-5

#1855371
INTRO DATE:
OCT-14, 2015

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 and B3-5 Community Shopping District indications as shown on Map Number 3-J in the area bounded by

West North Avenue; a line 216 feet East of and parallel to North Central Park Avenue; the first Easterly and Westerly public alley South of West North Avenue; and a line 312 feet East of and parallel to North Central Park Avenue.

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

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

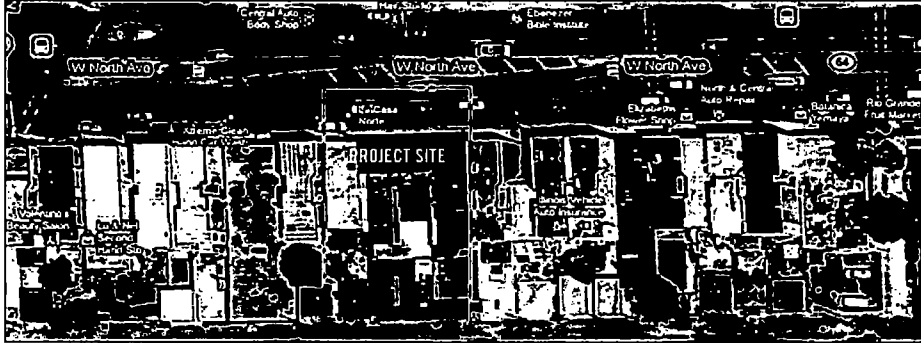
Common Address of Property: 3527-3533 W. North Avenue, Chicago, Illinois 60647

17-13-0303-C.1 Narrative Zoning and Development Analysis

Proposed Type 1 Map Amendment to Classify or Reclassify 3527-3533 West North Avenue to the B3-5 Community Shopping District

Narrative

The subject property is located in the Humboldt Park neighborhood and is comprised of 4 lots on the South side of North Avenue, between St. Louis and Central Park.



The westernmost lot (3533 West North Avenue) is currently improved with a two-story building owned by La Casa Norte and from which La Casa Norte provides counseling and social services to homeless and other at-risk youth and families. The eastern three lots (3527-3531 West North Avenue) are improved with a vacant and dilapidated 2-story structure. La Casa Norte was able to acquire the eastern three lots in 2010 with assistance from one of its benefactors.

Provided the City of Chicago grants the necessary zoning and permitting approvals¹, La Casa Norte intends to demolish the two existing structures and create a new mixed-use development to be known as “Pierce House,” with extensive green building features, 25 dwelling units targeted for occupancy by chronically homeless youth and families and a multi-purpose community center² that would include a community meeting space and art gallery, community computer lab, health, dental and nutrition services, food & clothing pantries, a drop-in center for homeless youth with anti-violence programming, counseling, social services, offices for La Casa Norte, and similar uses. La Casa Norte believes Pierce House will provide essential and desperately-needed affordable housing and services for its community and could also serve as a vibrant catalyst for additional revitalization in the area.

Please refer to the attached plans prepared by Landon Bone Baker Architects.

Development Analysis for Project as Proposed

F.A.R	4.1 (47,690 s.f. of Gross Floor Area/11,530 s.f. of Lot Area) ³
Lot Area per Dwelling Unit	461 square feet per dwelling unit (11,530 s.f. Lot Area/25 d.u.)
Off-Street Parking	9 spaces ⁴
Bicycle Parking	Minimum 10 spaces
Front Yard Set Back	0'
Side Yard Setbacks	0'
Rear Yard Setback (First Floor)	Minimum 23'
Rear Yard Setback (Upper Floors)	0' ⁵
Proposed Building Height	65' (5 story)

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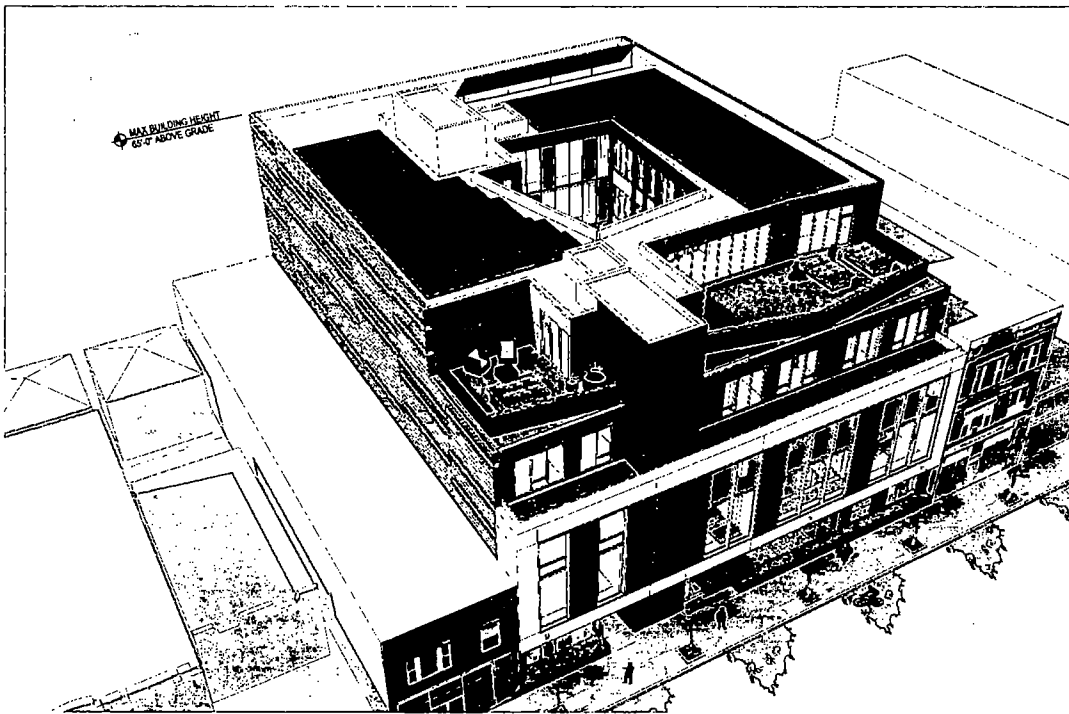
¹ The site was rezoned from B3-1 to B3-5 in 2011 pursuant to a Type I rezoning application by La Casa Norte for this same project. La Casa Norte is seeking this rezoning because the 2011 Type 1 rezoning has lapsed.

² The Zoning Board of Appeals (ZBA) approved this Special Use in 2012, and La Casa Norte is applying again.

³ Basement floor area is not counted, given that the basement will be more than 50% below grade.

⁴ A copy of the Zoning Administrator's prior Parking Determination is attached. Applicant is seeking an updated letter.

⁵ The ZBA approved the Variation to permit this setback reduction in 2012, and La Casa Norte is applying again.



3527-33 WEST NORTH AVENUE

TOTAL GROSS BUILDING AREA - 47,690 SF
 (EXCLUDES LOWER LEVEL / BASEMENT GROSS AREA)

LOWER LEVEL / BASEMENT GROSS AREA - 9,312 SF
 FIRST FLOOR GROSS AREA - 8,989 SF
 SECOND FLOOR GROSS AREA - 10,693 SF
 THIRD FLOOR GROSS AREA - 10,315 SF
 FOURTH FLOOR GROSS AREA - 9,713 SF
 FIFTH FLOOR GROSS AREA - 7,980 SF

**TOTAL NUMBER OF
 RESIDENTIAL UNITS - 25**

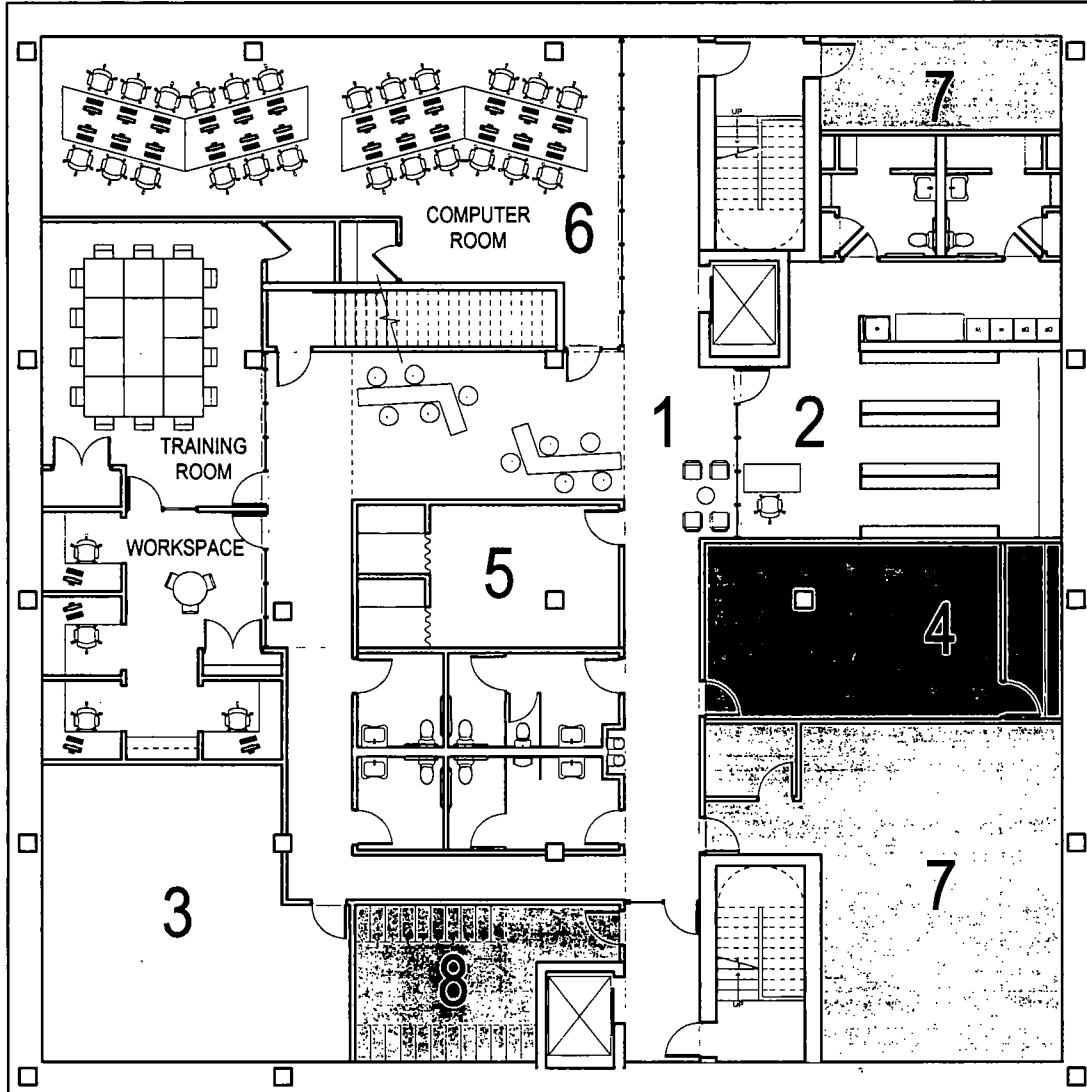
(7) STUDIO
 (9) 1 BEDROOM
 (9) 2 BEDROOM

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LONDON BONE BAKER ARCHITECTS





- 1 LOBBY
- 2 CLOTHING CLOSET/ EMERGENCY SHOWERS
- 3 FUTURE EXPANSION
- 4 STORAGE
- 5 JOURNAL ROOM
- 6 LEARNING CENTER
- 7 MECHANICAL SPACE
- 8 BIKE STORAGE

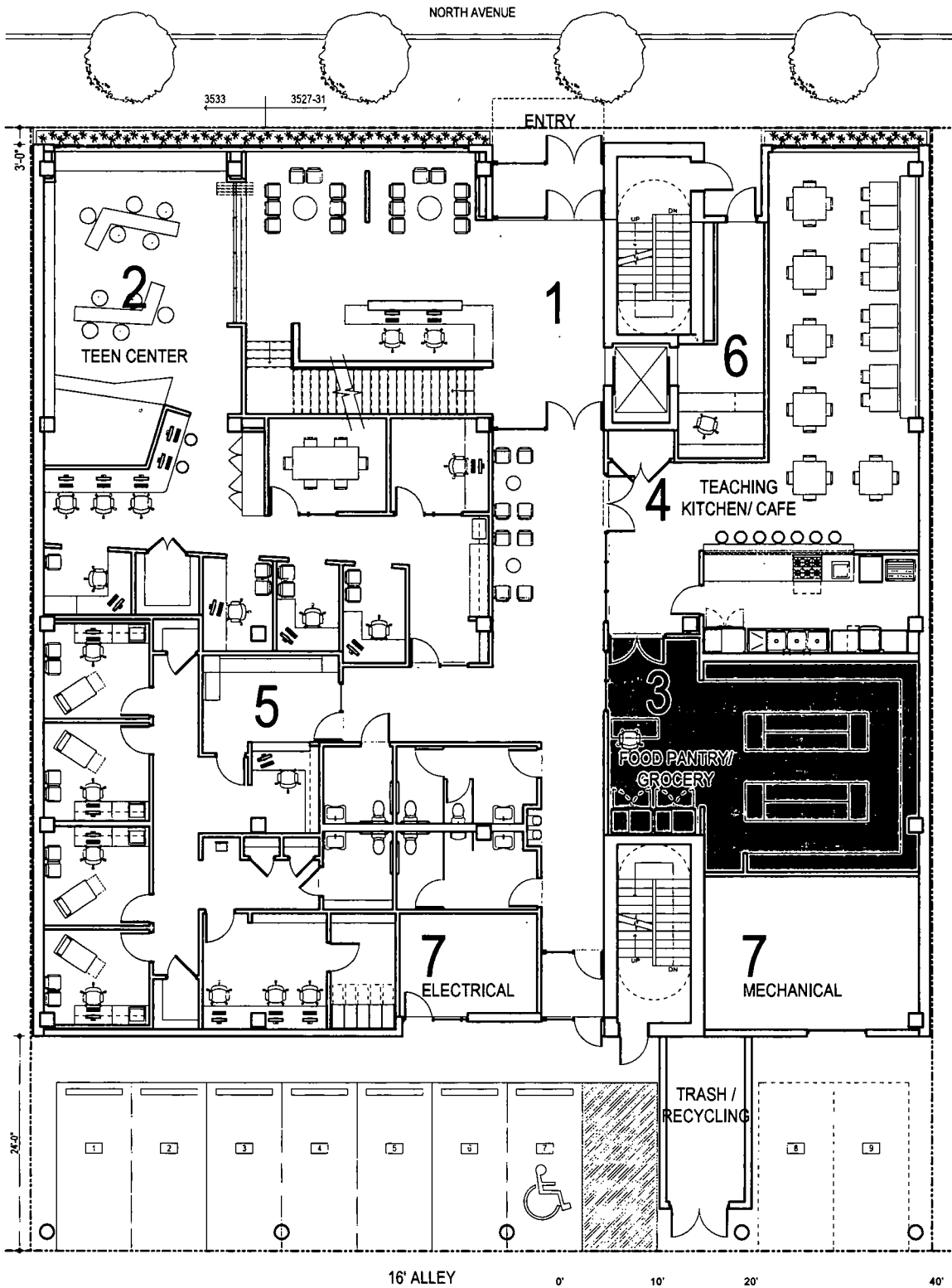
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LOWER LEVEL FLOOR PLAN

3/32" = 1'-0"

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La Casa Norte
 LANDON BONE BAKER ARCHITECTS



- 1 LOBBY/ RECEPTION
- 2 TEEN CENTER
- 3 FOOD PANTRY/ GROCERY
- 4 NUTRITION CENTER/ TEACHING KITCHEN
- 5 HEALTH/ WELLNESS CENTER
- 7 MECHANICAL/ELECTRICAL

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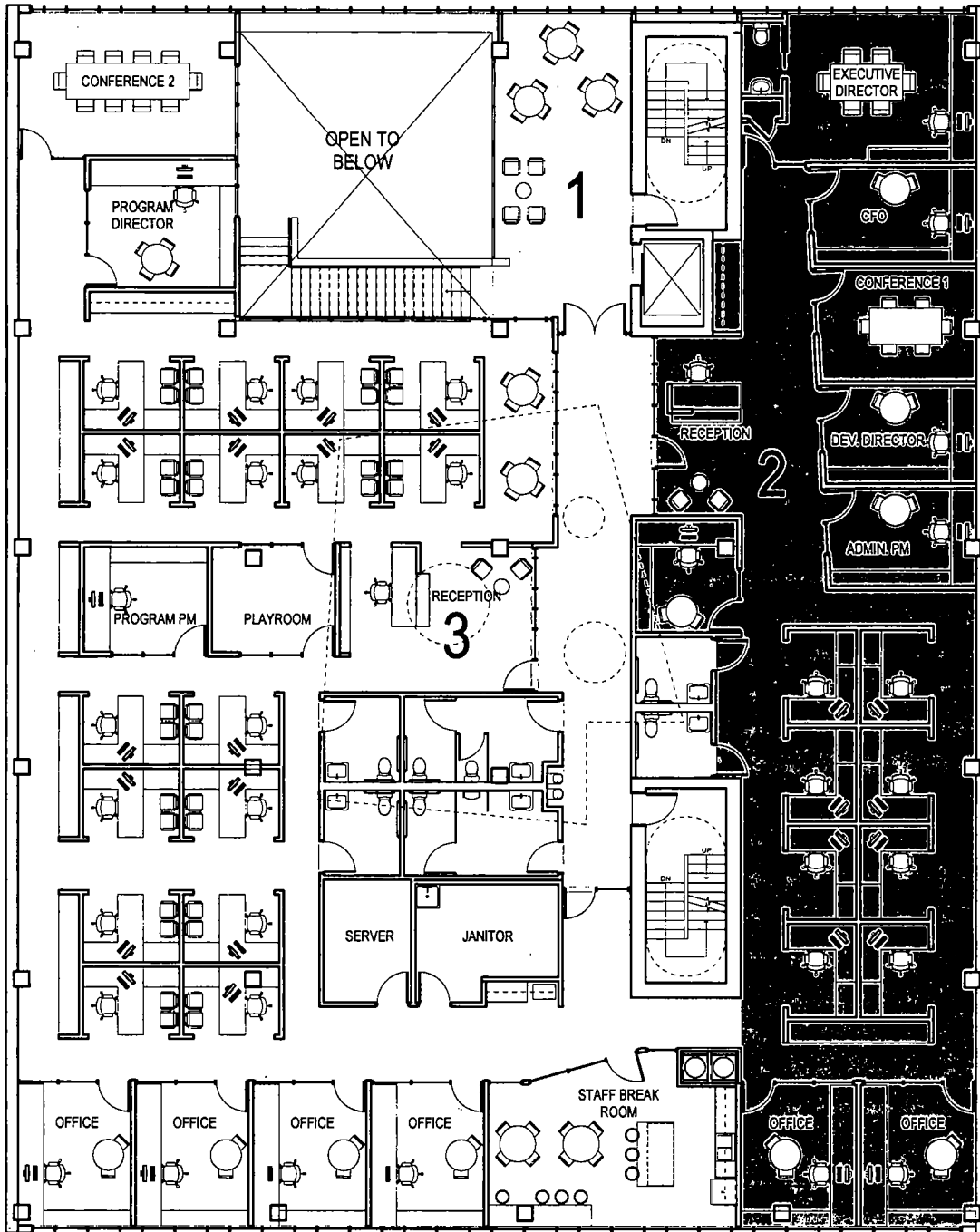


FIRST FLOOR PLAN / SITE PLAN

3/32" = 1'-0"

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LONDON BONE BAKER ARCHITECTS



- 1 LOBBY
- 2 ADMINISTRATION
- 3 OFFICE

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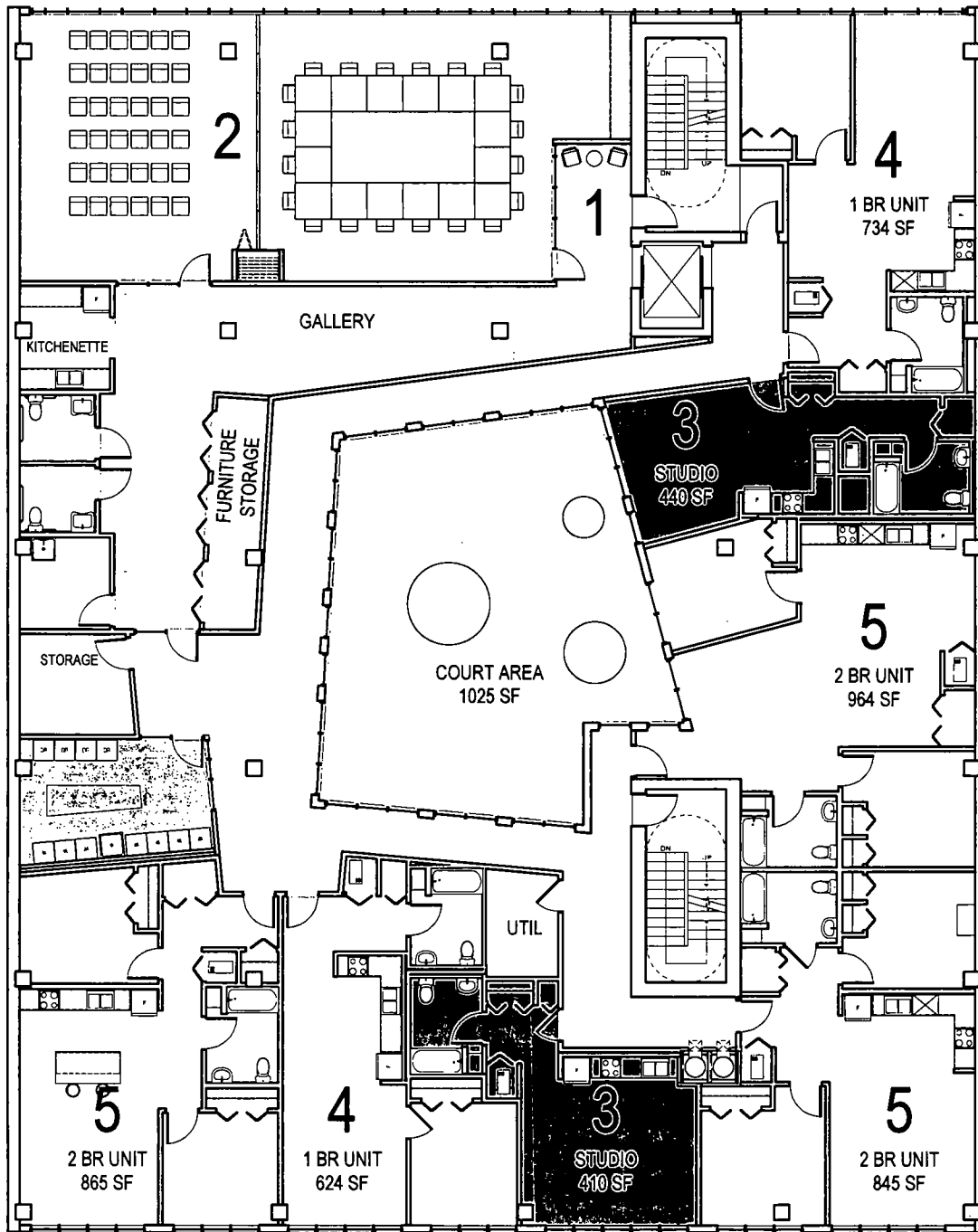
SECOND FLOOR PLAN

3/32" = 1'-0"

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LONDON BONE BAKER ARCHITECTS





- 1 LOBBY
- 2 BOARD/ CONFERENCE ROOMS
- 3 STUDIO (2)
- 4 ONE BEDROOM UNIT (2)
- 5 TWO BEDROOM UNIT (2)
- 6 OPEN COURT GREEN ROOF
- 7 LAUNDRY

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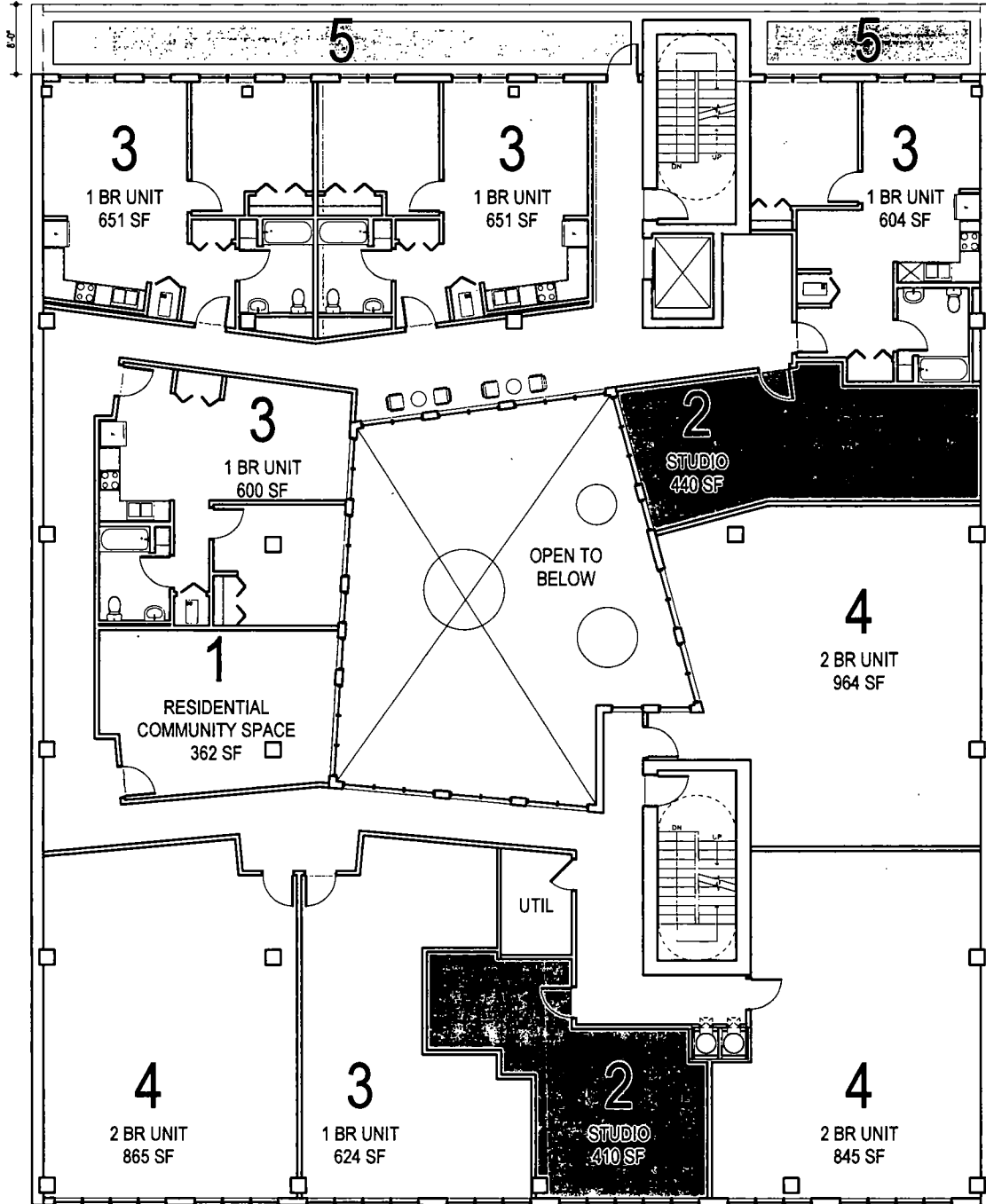
THIRD FLOOR PLAN

3/32" = 1'-0"

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- 1 COMMUNITY SPACE
- 2 STUDIO (2)
- 3 ONE BEDROOM UNIT (5)
- 4 TWO BEDROOM UNIT (3)
- 5 GREEN ROOF

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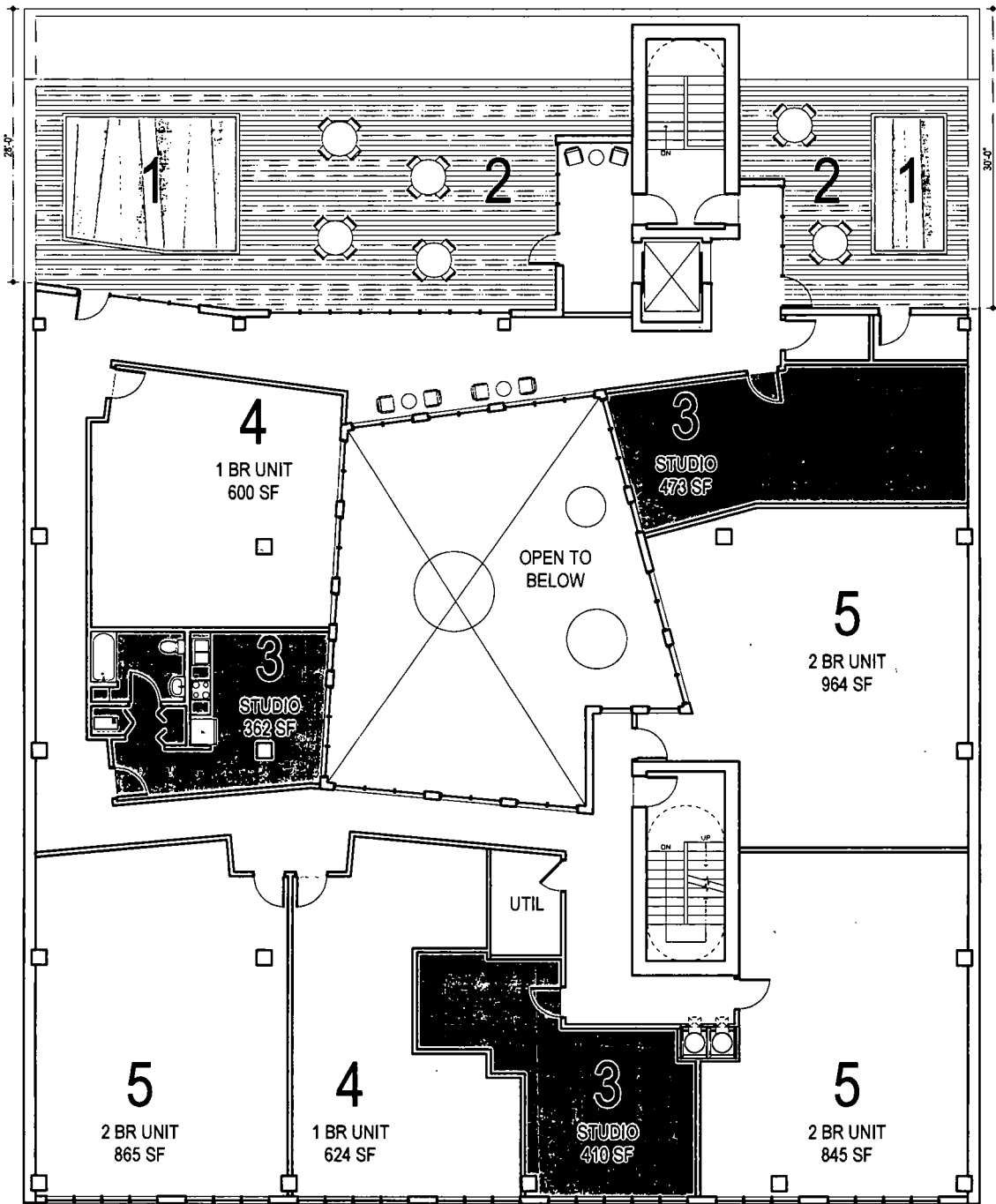
FOURTH FLOOR PLAN

3/32" = 1'-0"

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- 1 ROOF GARDENS
- 2 ROOF DECKS
- 3 STUDIO (3)
- 4 ONE BEDROOM UNIT (2)
- 5 TWO BEDROOM UNIT (2)

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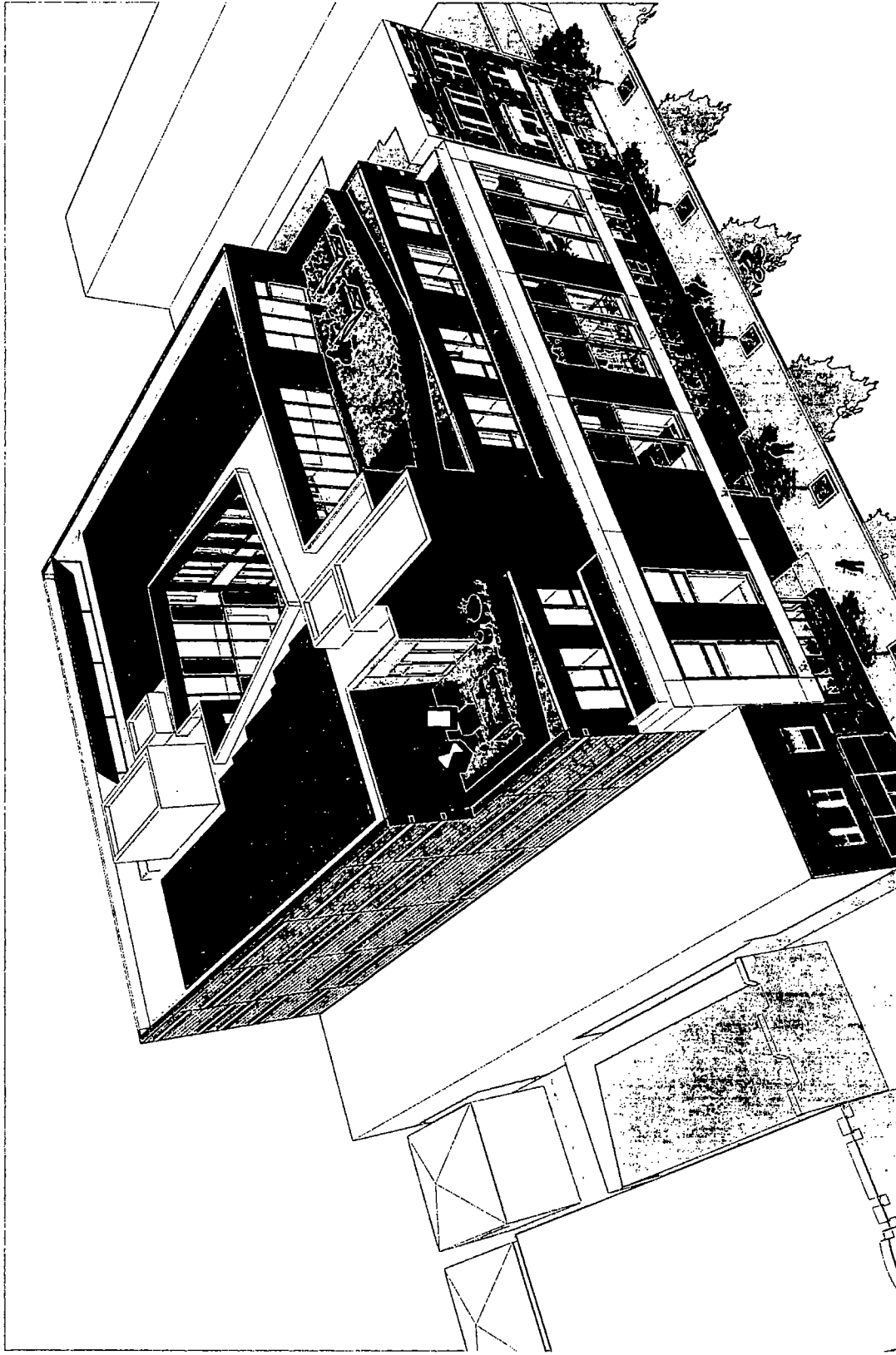
FIFTH FLOOR PLAN

3/32" = 1'-0"

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LONDON BONE BAKER ARCHITECTS





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