



City of Chicago



SO2014-6814

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1704 N Damen Ave - App No. 18170T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18170-T1

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 B3-2 Community Shopping District (Type 1) symbols and indications as shown on Map No. 5-H in the area bounded by

a line 72 feet north of and parallel to West Wabansia Avenue; North Damen Avenue; a line 48 feet north of and parallel to West Wabansia Avenue; and the alley next west of and parallel to North Damen Avenue,

to those of a B3-3 Community Shopping District (Type 1) and a corresponding use district is hereby established in the area above described.

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

Common address of property: 1704 North Damen Avenue

FILE #
MAY 10
#9AM

Application No. 18170T1

Subject Property: 1704 North Damen Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District (Type 1)

Lot Area: 2,400 sq. ft.

Proposed Land Use: The property is currently vacant. The property will be redeveloped with a new, three-story, retail building.

(a) The Project's Floor Area Ratio:

Proposed: 2.2 FAR (5,280 sq. ft.)

(b) The Project's Density (Lot Area Per Dwelling Unit):

Proposed: No residential dwelling units are proposed.

(c) The amount of off-street parking:

Proposed: None

(d) Setbacks:

a. Front Setbacks:

Proposed: None

b. Rear Setbacks:

Proposed: None

c. Side Setbacks:

Proposed: None

d. Rear Yard Open Space:

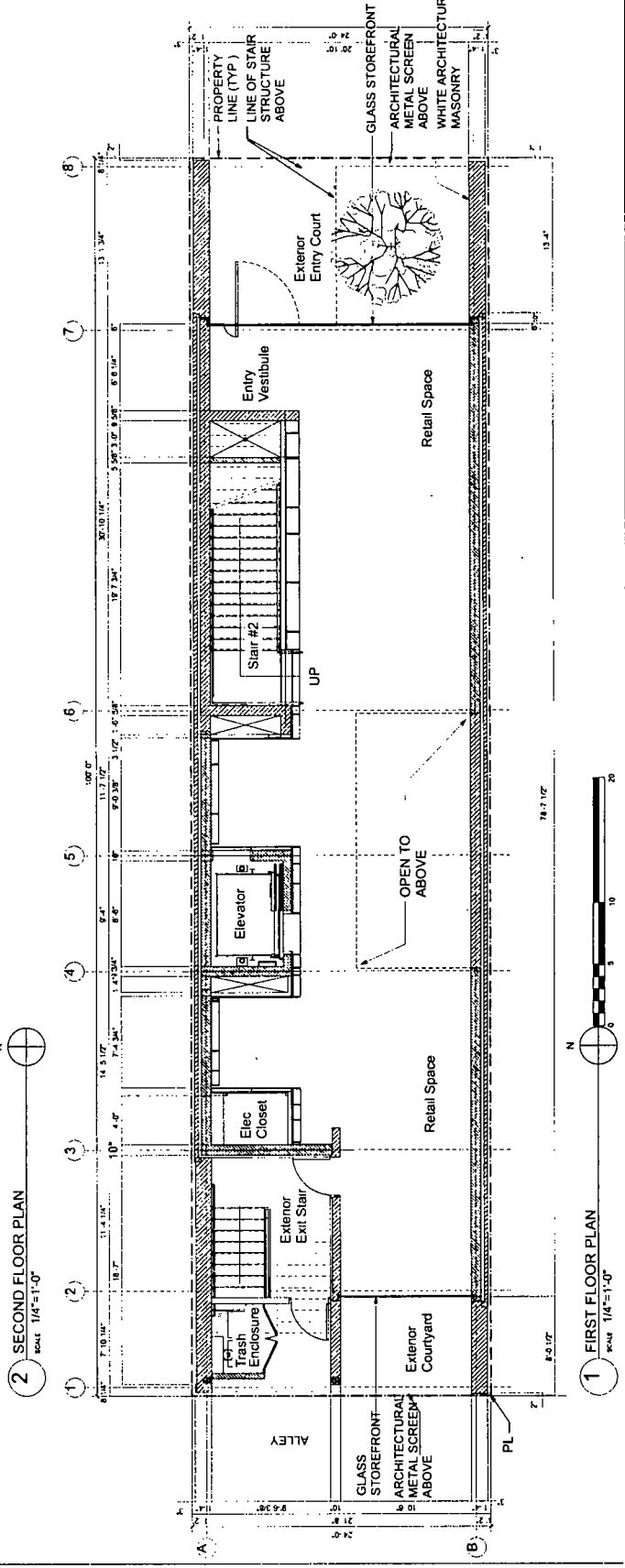
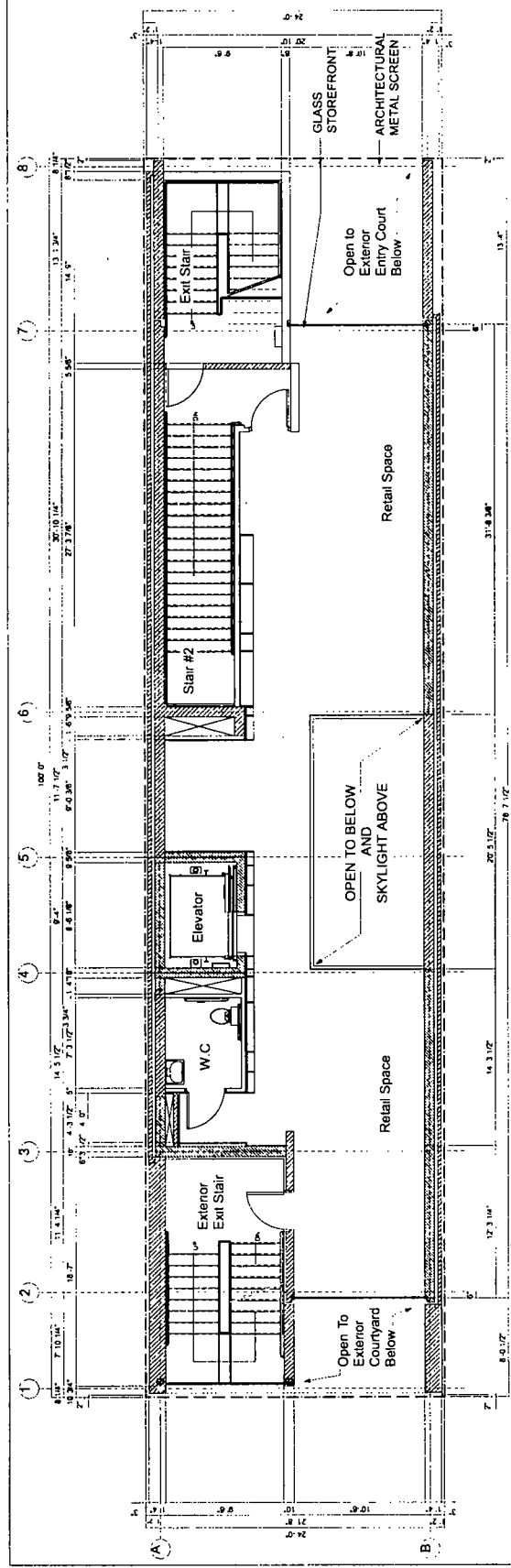
Proposed: None

(e) Building height:

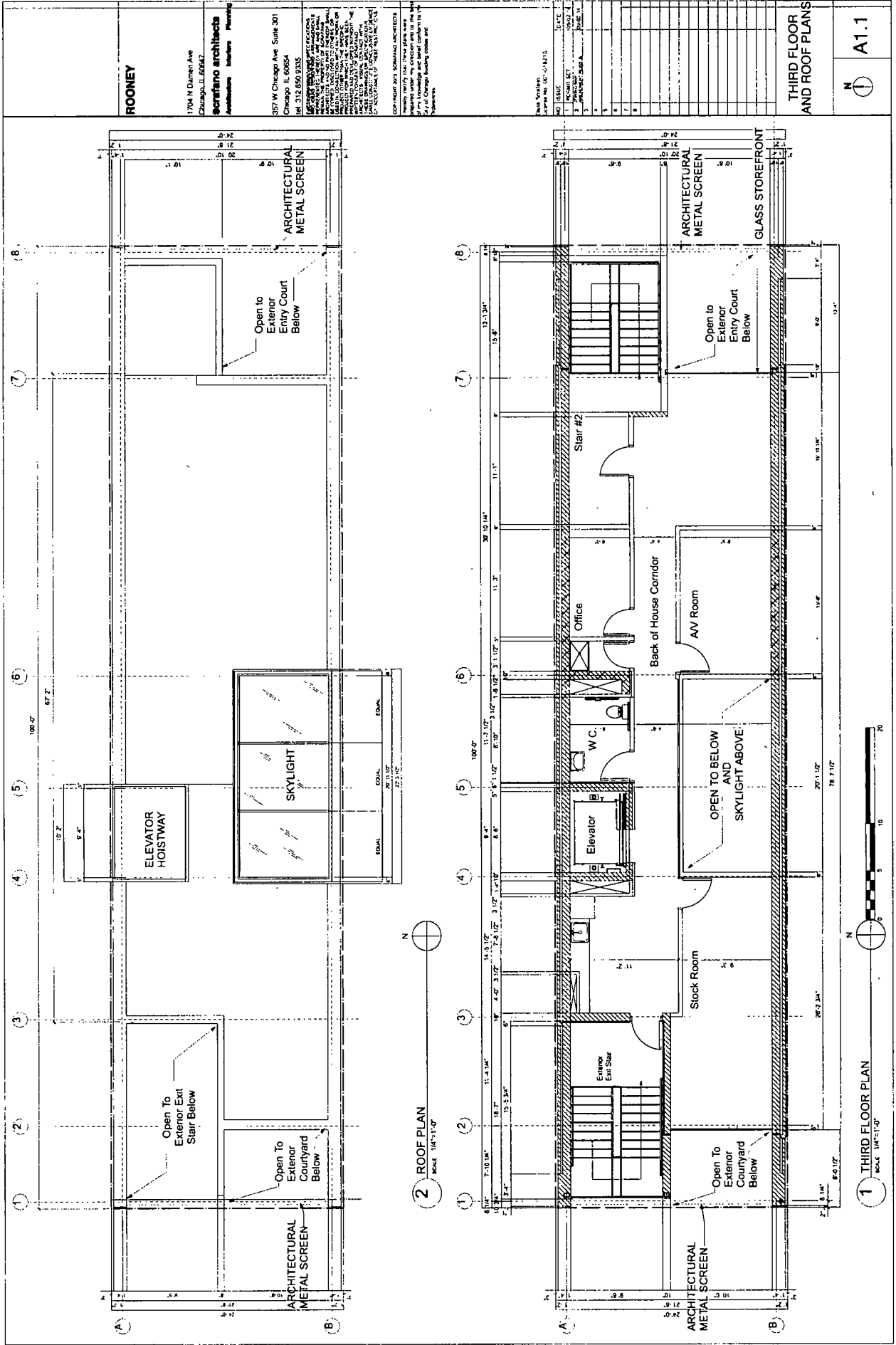
Proposed: 39'10"

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ROONEY		1704 N Damen Ave Chicago, IL 60647		Scrifano architects Architects Interiors Planning		357 W Chicago Ave Suite 301 Chicago, IL 60654 tel. 312.650.9335		<small>CONTRACTOR AND ARCHITECTS</small> <small>ROONEY AND SCRIFANO ARCHITECTS</small> <small>DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE</small> <small>REQUIREMENTS OF THE CITY OF CHICAGO AND THE</small> <small>STATE OF ILLINOIS. THE ARCHITECTS AND CONTRACTOR</small> <small>ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE</small> <small>INFORMATION PROVIDED BY OTHER PROFESSIONALS</small> <small>WHOSE SERVICES ARE REFERENCED HEREIN.</small> <small>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY</small> <small>OF SCRIFANO ARCHITECTS AND SHALL REMAIN THE</small> <small>PROPERTY OF SCRIFANO ARCHITECTS. NO PART OF</small> <small>THESE PLANS OR SPECIFICATIONS SHALL BE</small> <small>REPRODUCED OR TRANSMITTED IN ANY FORM OR</small> <small>BY ANY MEANS, ELECTRONIC OR MECHANICAL,</small> <small>INCLUDING PHOTOCOPYING, RECORDING, OR BY</small> <small>ANY INFORMATION STORAGE AND RETRIEVAL</small> <small>SYSTEM, WITHOUT PERMISSION IN WRITING FROM</small> <small>SCRIFANO ARCHITECTS.</small>	
<small>DATE</small> <small>NO.</small> <small>1</small> <small>2</small> <small>3</small> <small>4</small> <small>5</small> <small>6</small> <small>7</small> <small>8</small>		<small>DESCRIPTION</small> <small>1</small> PLANS - SET <small>2</small> PERMITS - DESIGN <small>3</small> PERMITS - DESIGN <small>4</small> PERMITS - DESIGN <small>5</small> PERMITS - DESIGN <small>6</small> PERMITS - DESIGN <small>7</small> PERMITS - DESIGN <small>8</small> PERMITS - DESIGN		<small>SCALE</small> <small>1/4" = 1'-0"</small> <small>1/8" = 1'-0"</small> <small>1/2" = 1'-0"</small> <small>3/4" = 1'-0"</small> <small>1" = 1'-0"</small> <small>1 1/2" = 1'-0"</small> <small>2" = 1'-0"</small> <small>3" = 1'-0"</small> <small>4" = 1'-0"</small> <small>6" = 1'-0"</small> <small>8" = 1'-0"</small> <small>12" = 1'-0"</small>		<small>PROJECT NO.</small> <small>DATE</small> <small>NO.</small> <small>1</small> <small>2</small> <small>3</small> <small>4</small> <small>5</small> <small>6</small> <small>7</small> <small>8</small>		<small>PROPERTY</small> <small>LINE (TYP)</small> <small>STRUCTURE</small> <small>ABOVE</small> <small>GLASS STOREFRONT</small> <small>ARCHITECTURAL</small> <small>METAL SCREEN</small> <small>ABOVE</small> <small>WHITE ARCHITECTURAL</small> <small>MASONRY</small>	
FIRST AND SECOND FLOOR PLANS								<small>N</small> <small>1</small> <small>A1.0</small>	



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NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT ORDINANCES AND ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO BUILDING DEPARTMENT AND ALL APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO BUILDING DEPARTMENT AND ALL APPLICABLE AGENCIES.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO BUILDING DEPARTMENT AND ALL APPLICABLE AGENCIES.

DATE: 08/14/15
NO. 1501
1. REVISION
2. APPROVAL
3. APPROVAL
4. APPROVAL
5. APPROVAL
6. APPROVAL
7. APPROVAL
8. APPROVAL

THIRD FLOOR AND ROOF PLANS

A1.1

2 ROOF PLAN
SCALE: 1/8"=1'-0"

1 THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

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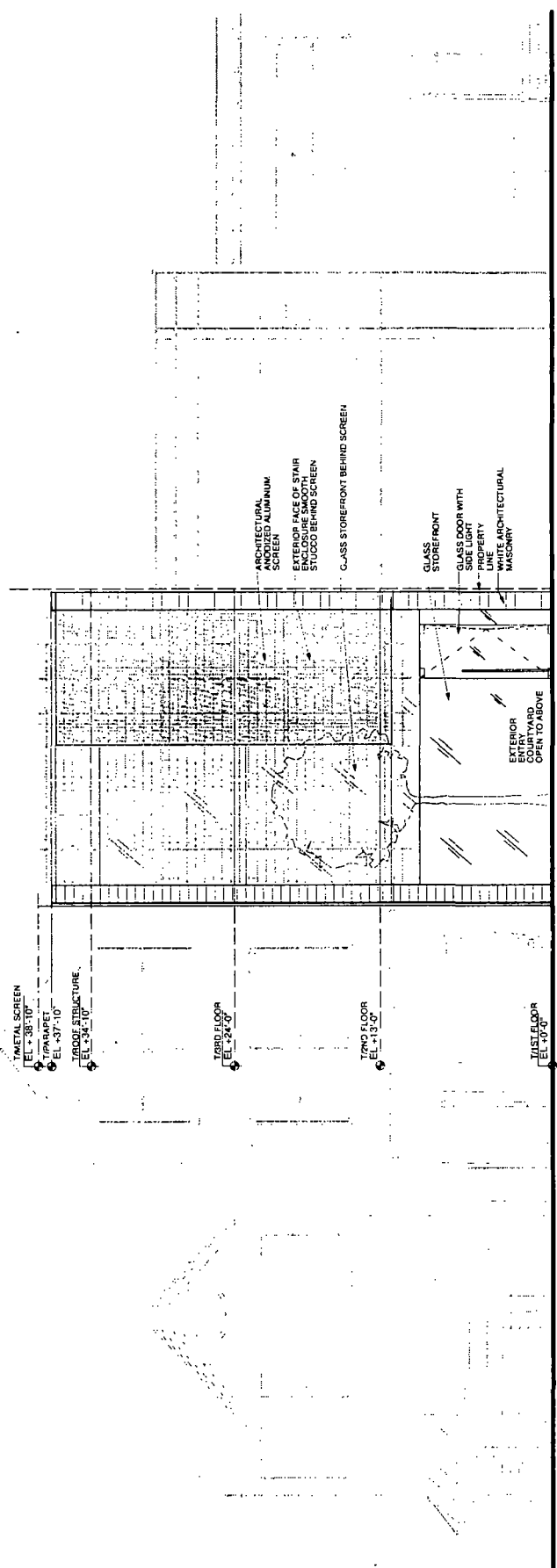
CONTRACT NO. SCRAFANO ARCHITECTS
PROJECT NO. 100-0107-1
DATE 01/13/11
DRAWN BY J. ROONEY
CHECKED BY J. ROONEY
SCALE 1/8" = 1'-0"



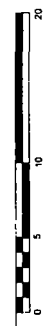
NO.	DATE
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5	01/13/11
6	01/13/11
7	01/13/11
8	01/13/11
9	01/13/11
10	01/13/11

EAST
EXTERIOR
ELEVATION

A2.0



2 FRONT (EAST) ELEVATION



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Project No. 08-00000000000000000000
Drawing No. 08-00000000000000000000

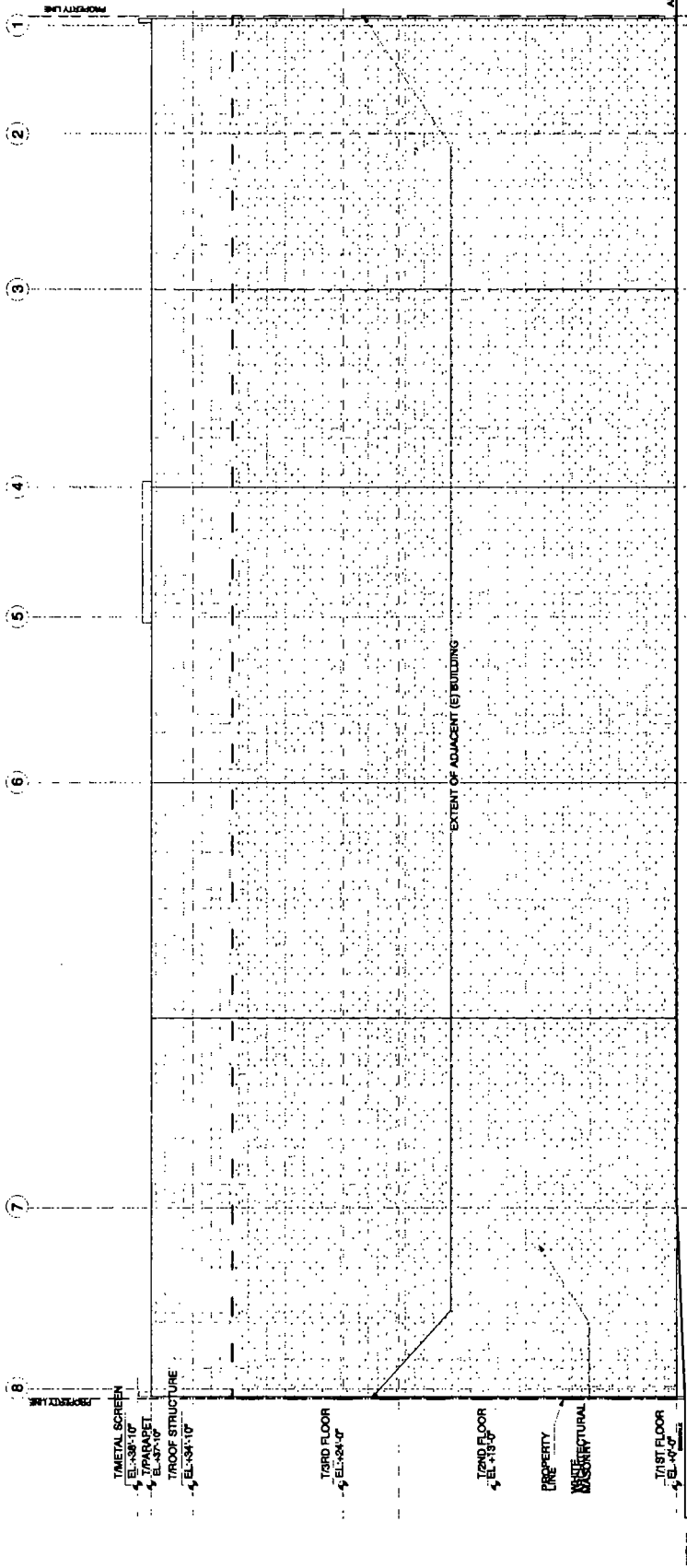


DATE: 12/31/18
BY: J. ROONEY
CHECKED BY: J. ROONEY

NO.	ISSUE	DATE
1	ISSUED FOR PERMITTING	12/31/18
2		
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NORTH
EXTERIOR
ELEVATION

A2.2



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

NOT FINAL FOR PUBLICATION

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CONTRACT AND SPECIFICATION
1. CONTRACT NO. 100-01878
2. PROJECT NO. 100-01878
3. SHEET NO. 100-01878-11
4. DATE: 11/11/11
5. DRAWN BY: J. ROONEY
6. CHECKED BY: J. ROONEY
7. DATE: 11/11/11
8. DRAWN BY: J. ROONEY
9. CHECKED BY: J. ROONEY
10. DATE: 11/11/11

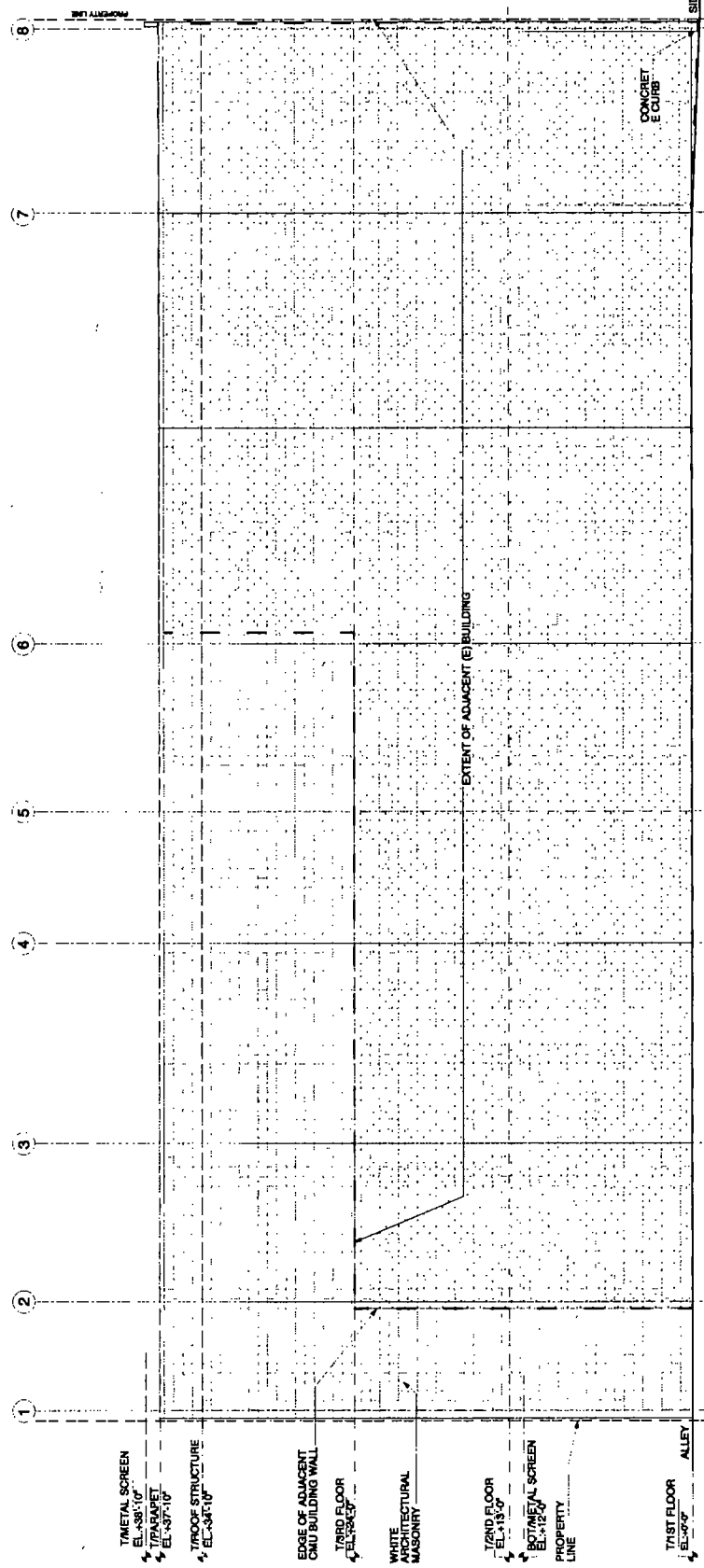


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1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH
EXTERIOR
ELEVATION

A2.3