



City of Chicago



O2017-2170

Office of the City Clerk Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1900 W North Ave - App No. 19151T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

17-13-0303-C (1) Narrative Zoning Analysis – 1900 W. North Ave.

Proposed Zoning: B3-3

Lot Area: 1,945 square feet

Proposed Land Use: The Applicant is proposing to convert the existing mixed-use building from one (1) retail unit and two (2) dwelling units above, to one (1) retail unit and four (4) dwelling units above. The footprint of the existing building will remain without change. The existing building height of 40 feet 2 inches will remain without change. The subject property is a transit served location and therefore no onsite parking will be provided pursuant to the Transit Oriented Development Ordinance. The subject property is located within 750 feet of the Damen Blue Line Station.

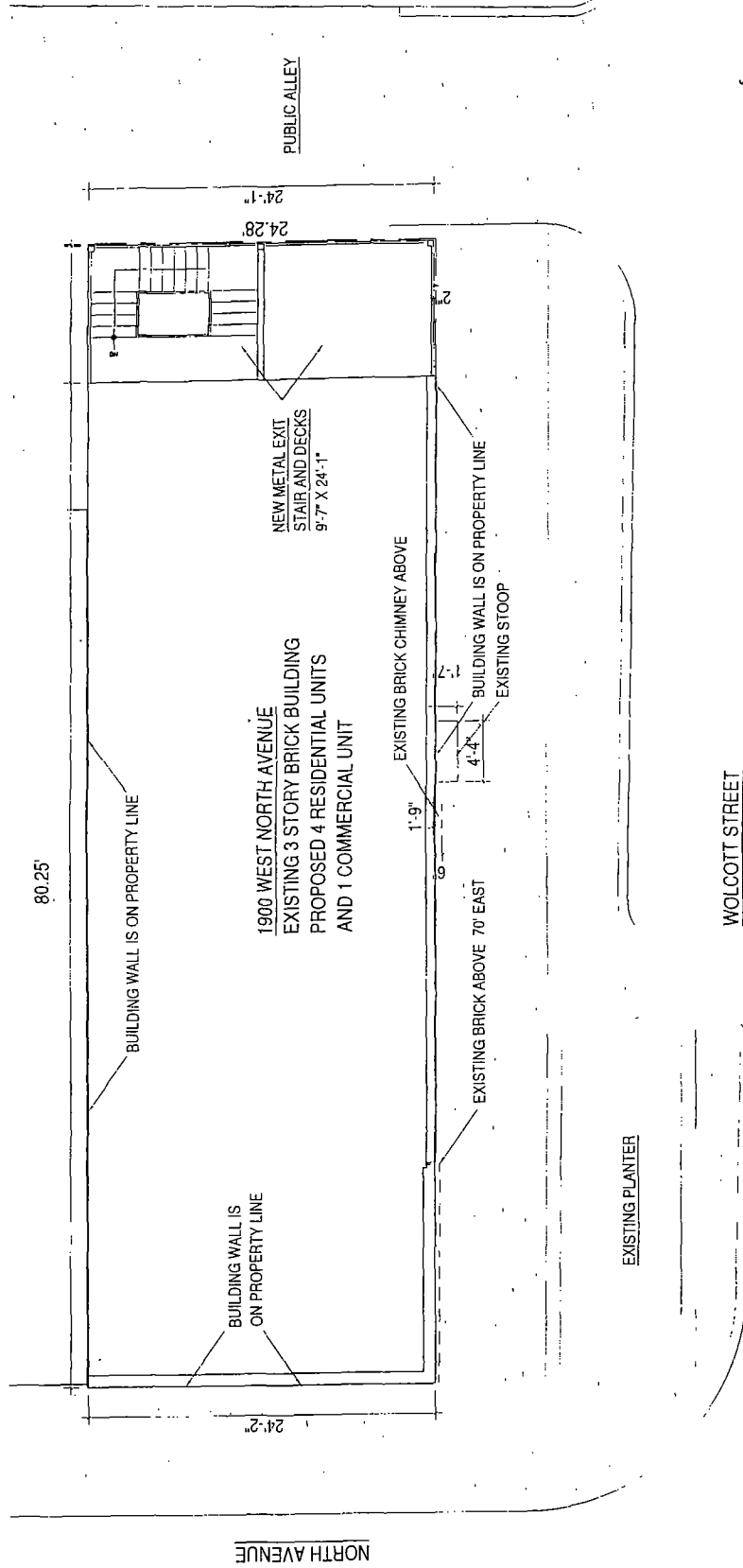
- (a) The Project's floor area ratio: 2.64
- (b) The project's density (Lot Area Per Dwelling Unit): 486.25 square feet
- (c) The amount of off-street parking: 0
- (d) Setbacks:
 - Front Setback: 0 feet
 - East Side Setback: 0 feet
 - West Side Setback: 0 feet
 - Rear Setback: 9 feet 8 inches
- (e) Building Height: 40 feet 2 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

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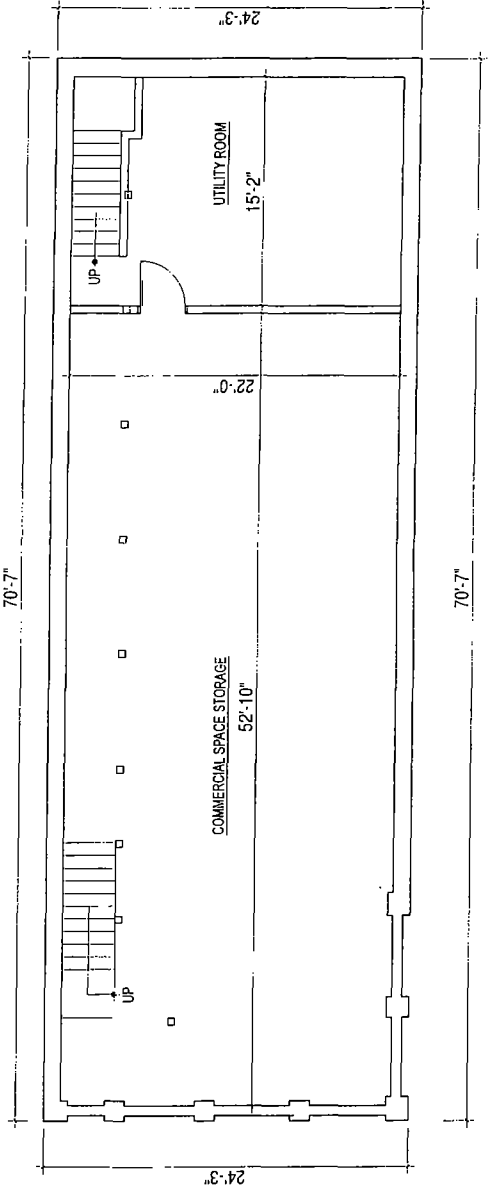
FOR THE YEAR



FINAL FOR PUBLICATION

MASTRO & SKYLAR ARCHITECTS 1815 WEST NORTH AVENUE CHICAGO, ILLINOIS	MIXED USE DEVELOPMENT 1900 WEST NORTH AVE CHICAGO, ILLINOIS	SITE PLAN SCALE 1/8" = 1'-0" 3/15/17
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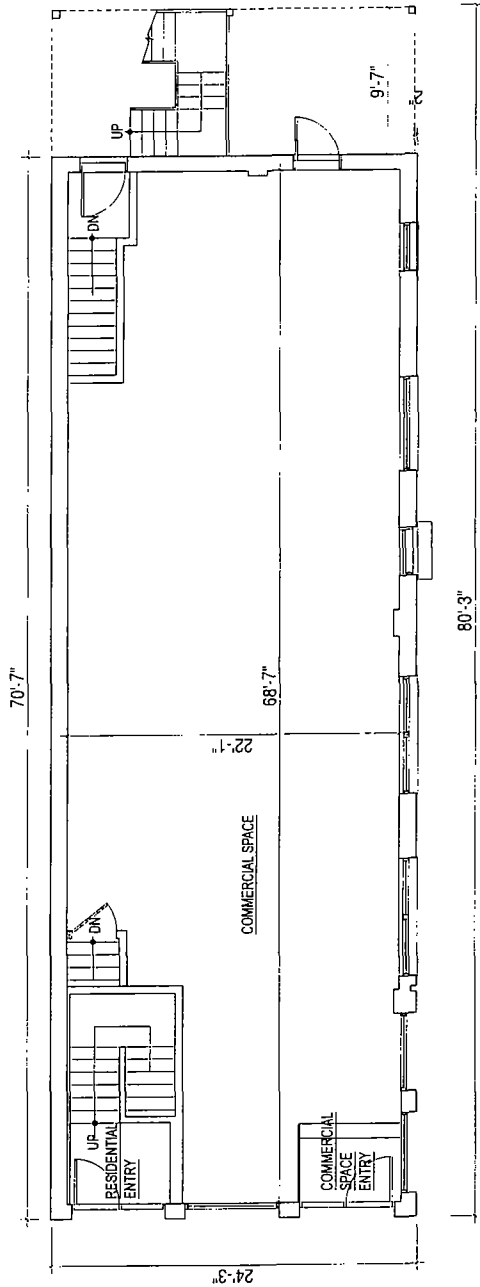
BASEMENT FLOOR PLAN



MASTRO & SKYLAR ARCHITECTS 1815 WEST NORTH AVENUE CHICAGO, ILLINOIS		MIXED USE DEVELOPMENT 1900 WEST NORTH AVE CHICAGO ILLINOIS		BASEMENT FLOOR PLAN SCALE 1/8" = 1'-0" 3.15.17	
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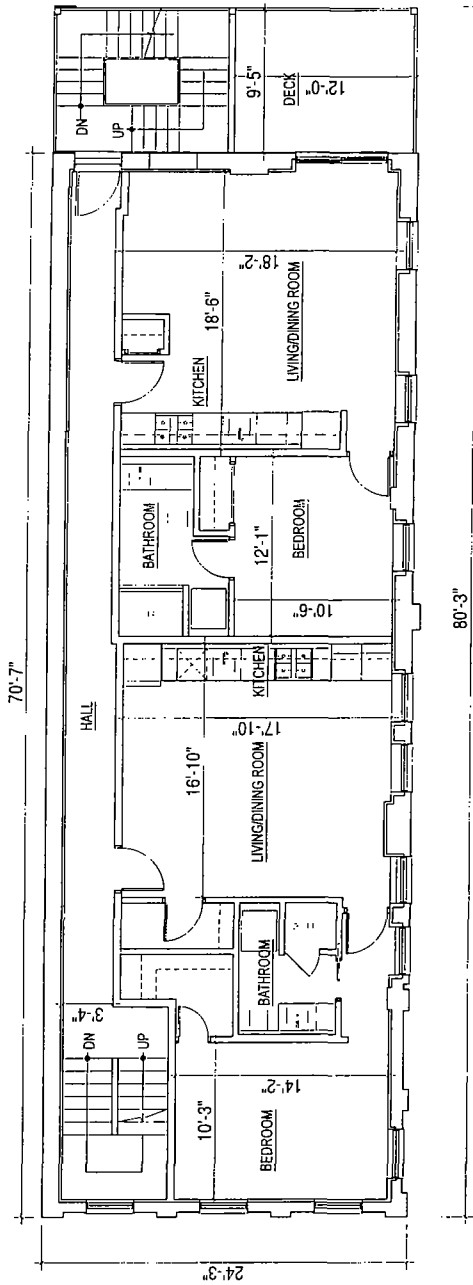
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FIRST FLOOR PLAN

MASTRO & SKYLAR ARCHITECTS		MIXED USE DEVELOPMENT 1900 WEST NORTH AVE		FIRST FLOOR PLAN	
1815 WEST NORTH AVENUE	CHICAGO, ILLINOIS	CHICAGO	ILLINOIS	SCALE 1/8" = 1'-0"	3.15.17

RIGHT FOR THE PEOPLE



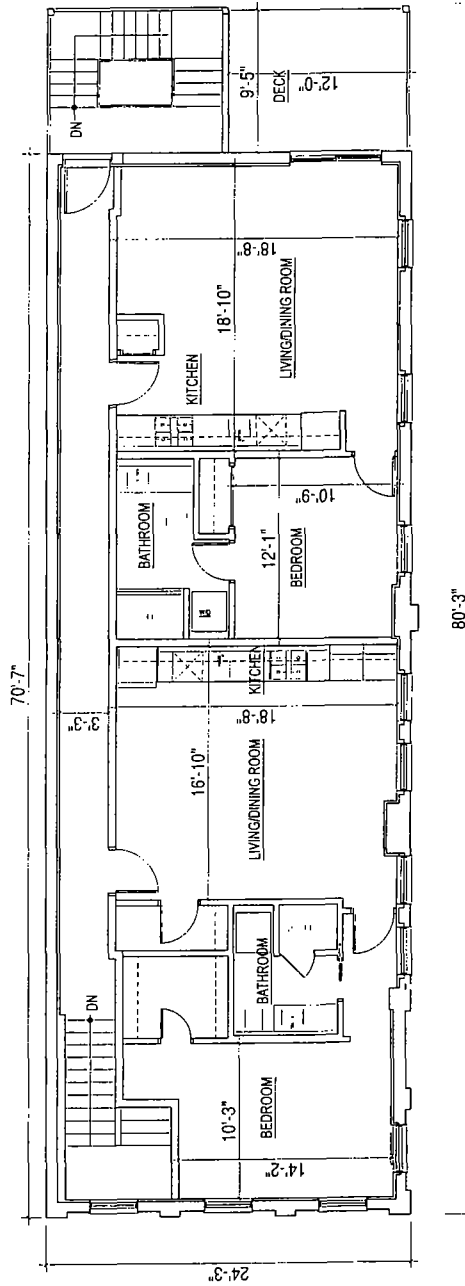
SECOND FLOOR PLAN



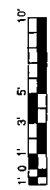
MASTRO & SKYLAR ARCHITECTS 1615 WEST NORTH AVENUE CHICAGO, ILLINOIS	MIXED USE DEVELOPMENT 1900 WEST NORTH AVE CHICAGO ILLINOIS	SECOND FLOOR PLAN SCALE 1/8" = 1'-0" 31517
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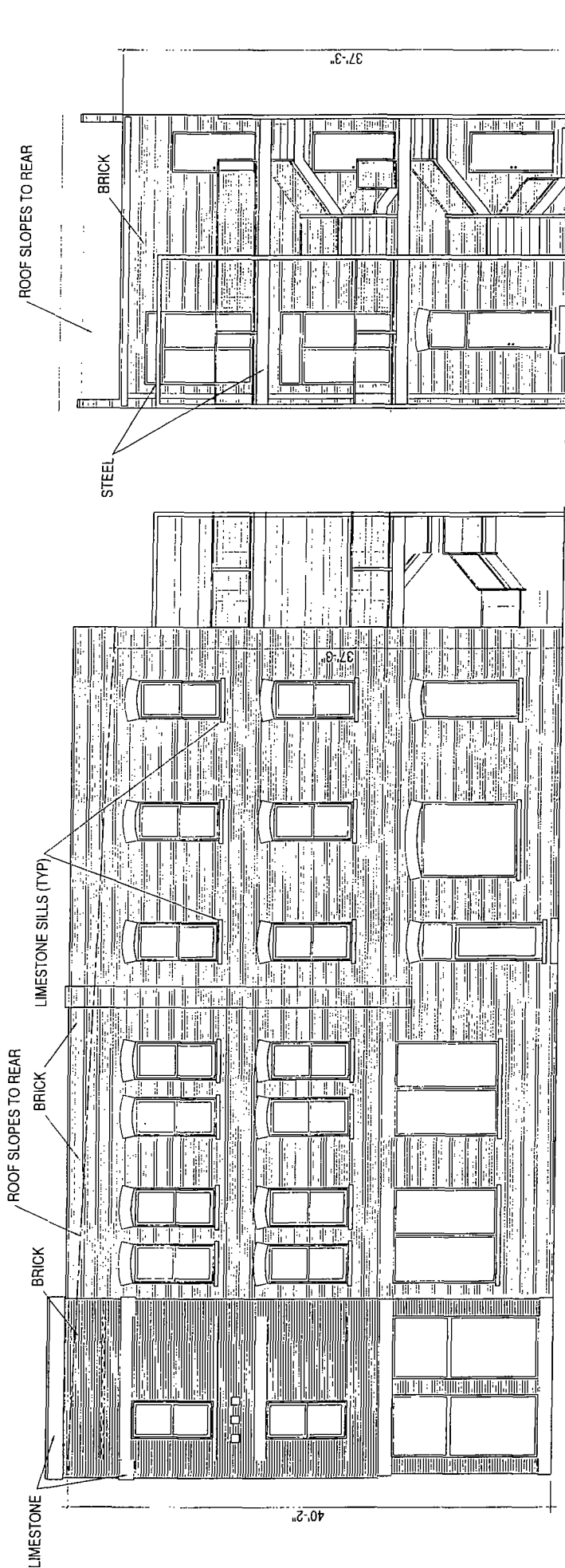


THIRD FLOOR PLAN



MASTRO & SKYLAR ARCHITECTS 1615 WEST NORTH AVENUE CHICAGO, ILLINOIS		MIXED USE DEVELOPMENT 1900 WEST NORTH AVE CHICAGO ILLINOIS		THIRD FLOOR PLAN SCALE 1/8" = 1'-0" 3.15.17
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FILED FOR RECORDING



EAST BUILDING ELEVATION

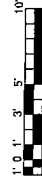
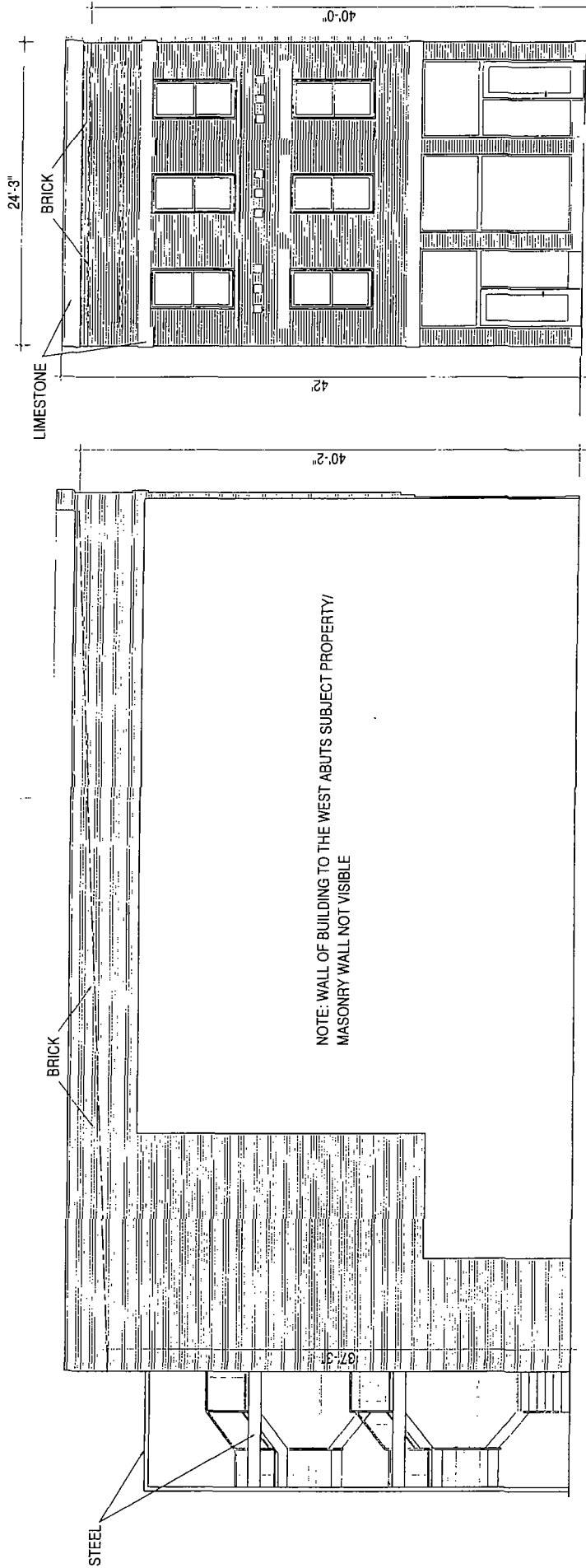
NORTH (REAR) BUILDING ELEVATION



MASTRO & SKYLAR ARCHITECTS 1015 WEST NORTH AVENUE CHICAGO, ILLINOIS	MIXED USE DEVELOPMENT 1900 WEST NORTH AVE CHICAGO ILLINOIS	NORTH AND EAST BUILDING ELEVATIONS SCALE 1/8" = 1'-0" 3.15.17
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NOT FOR PUBLICATION



MASTRO & SKYLAR ARCHITECTS 1615 WEST NORTH AVENUE CHICAGO, ILLINOIS	MIXED USE DEVELOPMENT 1900 WEST NORTH AVE CHICAGO ILLINOIS	SOUTH AND WEST BUILDING ELEVATIONS SCALE 1/8" = 1'-0" 3.15.17
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FINAL FOR PUBLICATION

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