



City of Chicago



O2017-2173

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 1644 N Damen Ave - App No. 19153T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19153T1
INTRO DATE
March 29, 2017

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-H in the area bounded by

a line 75 feet north of and parallel to West Concord Place;
North Damen Avenue; a line 50 feet north of and parallel
to West Concord Place; and the alley next west of and
parallel to North Damen Avenue,

to those of a B3-2 Community Shopping District 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 due publication.

Common address of properties: 1644 North Damen Avenue

17-13-0303-C (1) Narrative Zoning Analysis

1644 North Damen Avenue, Chicago, Illinois

Proposed Zoning: B3-2 Community Shopping District

Lot Area: 2,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new two-story commercial/retail building, at the subject property. The existing two-and-half-story (*non-conforming*) mixed-use building will be razed. The new proposed building will contain approximately 4,000 square feet of commercial/retail space between the 1st and 2nd Floors (2,000 square feet per floor). The new proposed building will be masonry and glass in construction and measure 30 feet-0 inches in height. No off-street parking is required or proposed for the new building.

(A) The Project's Floor Area Ratio: 4,000 square feet (2.0 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):
No dwelling units proposed

(C) The amount of off-street parking: 0 parking spaces

(D) Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches
- c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches

(E) Building Height:
30 feet-0 inches

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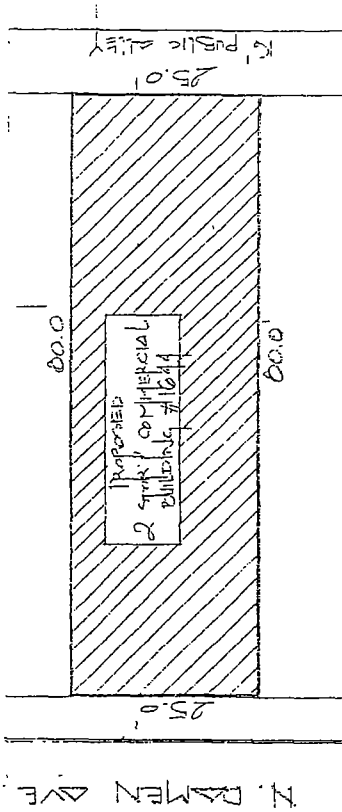


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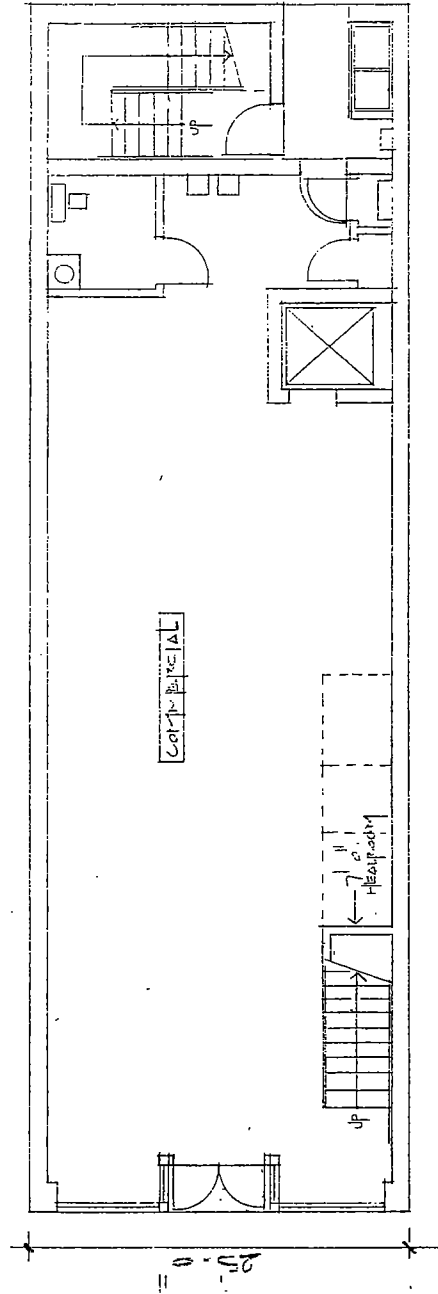
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80'-0"



1ST FLOOR PLAN
10'-0"

2,000 SF

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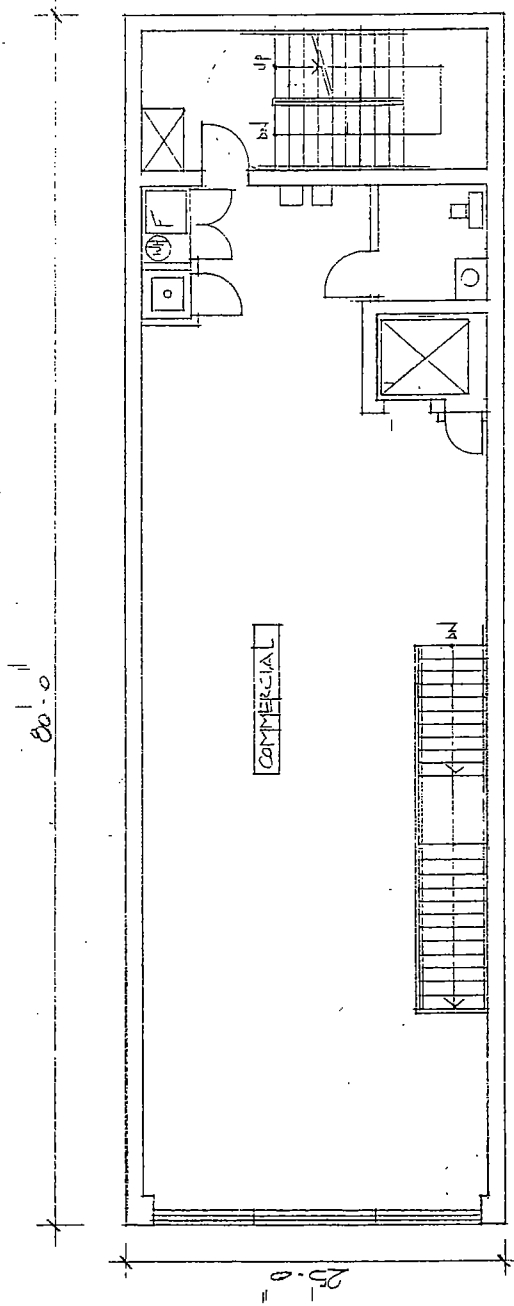
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2nd Floor Plan
1/8" = 1'-0"

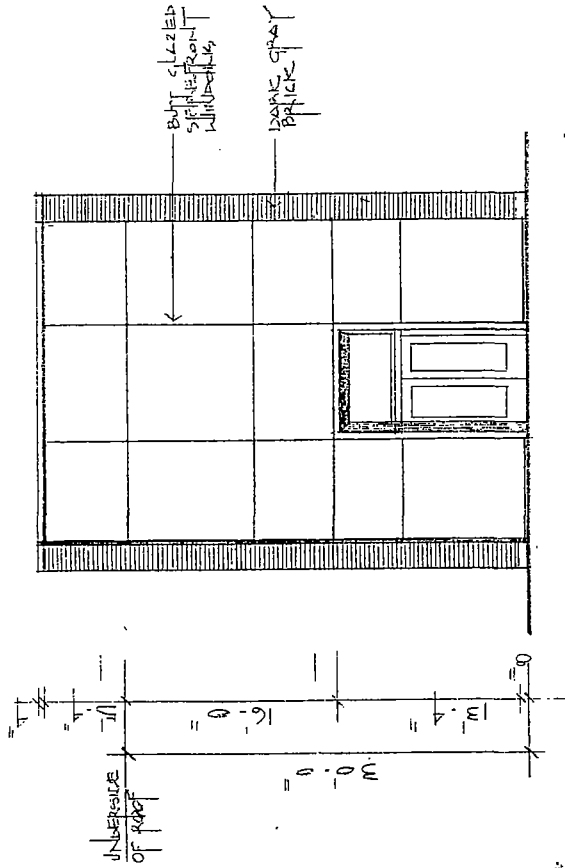
12,000 S.F.

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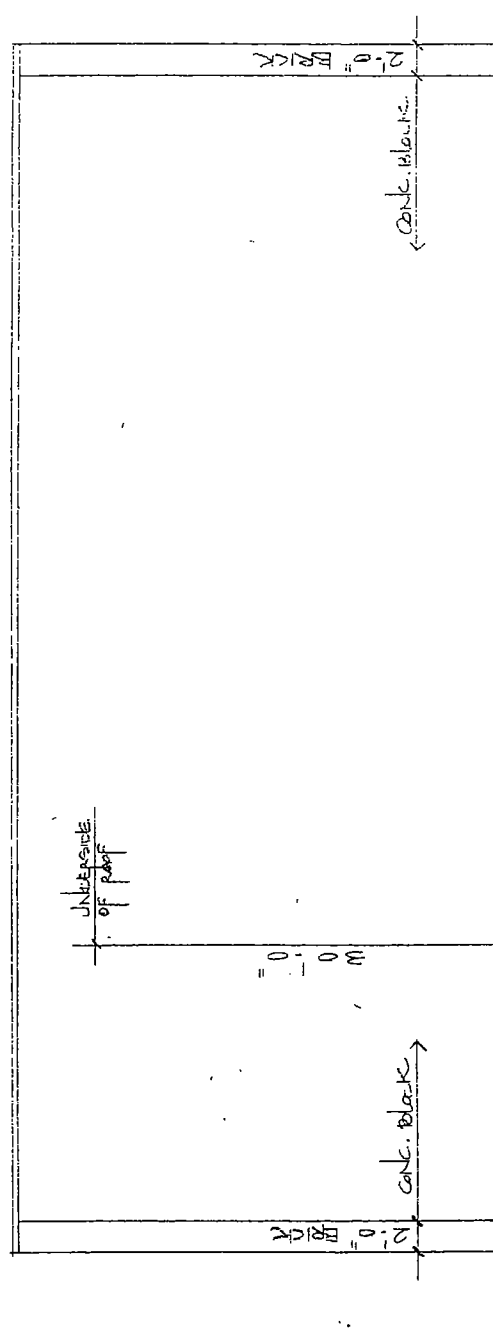


Front Elevation
1/8" = 1'-0"

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○ NORTH ELEVATION
1/8" = 1' 6"

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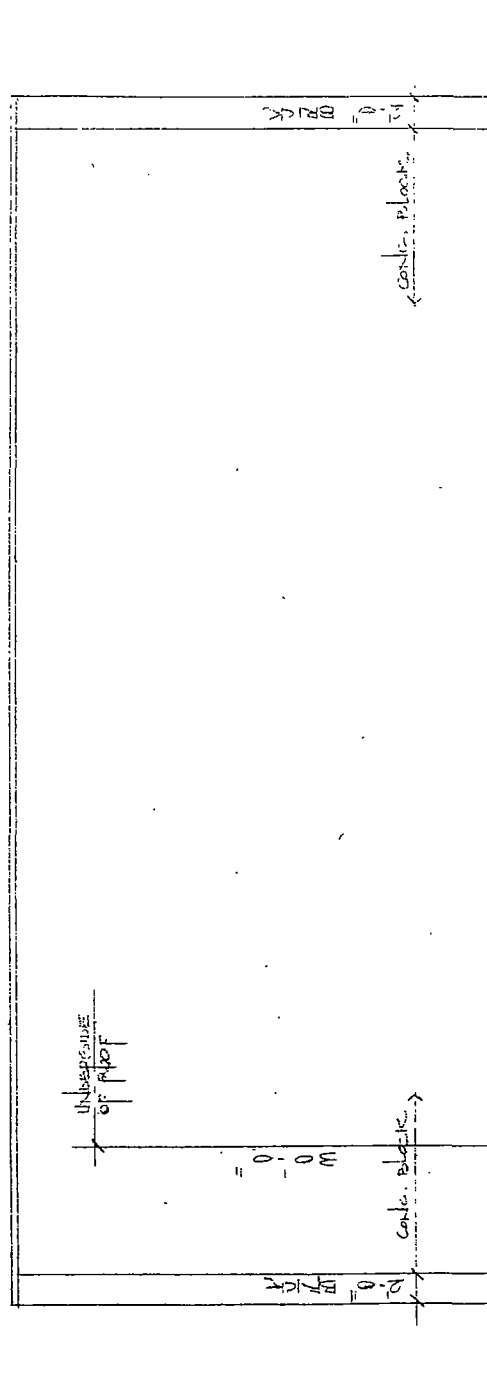
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○ SOUTH ELEVATION
1/8" = 1' 6"

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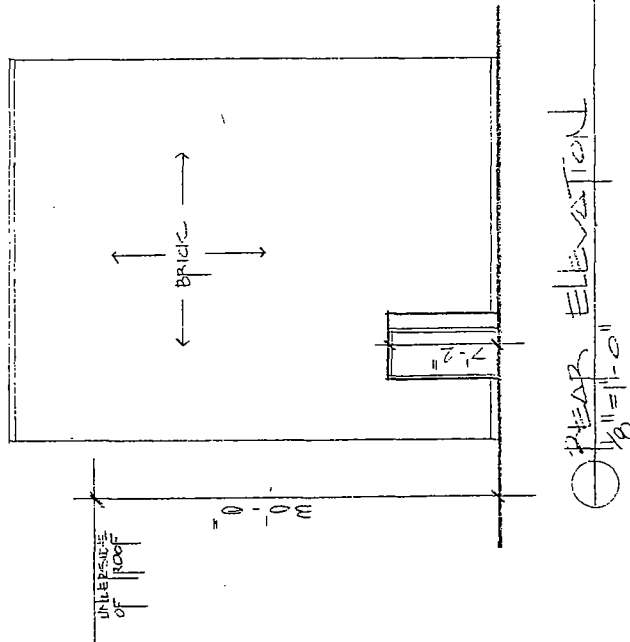
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