



City of Chicago



SO2018-2302

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-I at 2833 W Chicago Ave - App No. 19581T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 M1-2, Limited Manufacturing/Business Park District symbols and indication as shown on Map No. 1-I in the area bounded by

West Chicago Avenue; a line 302.4' west of and parallel to North California Avenue; the alley next west of and parallel to North California Avenue; West Grand Avenue; and a line 452.4' west of and parallel to North California Avenue

to those of a C3-3, Commercial, Manufacturing and Employment District.

SECTION 2. This ordinance takes effect after its passage and approval.

Address: 2833 W. Chicago Avenue

2833 W. Chicago Ave.

Department of Planning and Development

Type 1 Zoning Change in Kinzie Industrial Corridor

Project Description:

The applicant seeks to rezone the above mentioned property from zoning district M1-2 to C3-3. The applicant intends to use the subject property for an existing retail garden center with outdoor operations.

Originally the area was zoned for manufacturing, which allows general retail sales. However, M1-2 zoning does not allow for outdoor retail operations and storage. The applicant seeks to rezone to C3-3 to allow for retail use including outdoor operations and storage.

Proposed Use:

Retail Garden Center with Outdoor Operations and Storage

Floor Area Ratio:

.41

Lot Area = 26,233 square feet

Building Area = 10,691 square feet

First Floor Area = 7,626 square feet

Second Floor Area = 3,065 square feet

Off street parking provided:

3 parking spots

Setbacks:

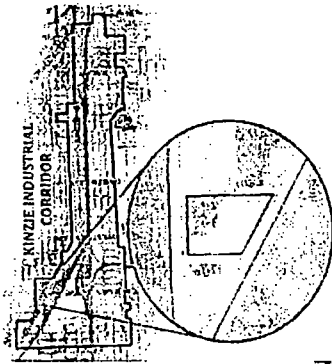
Front: 0' (North), Side: 50' (East: 0', West: 50'), Rear: 84'-9 1/2" (South)

Building Height:

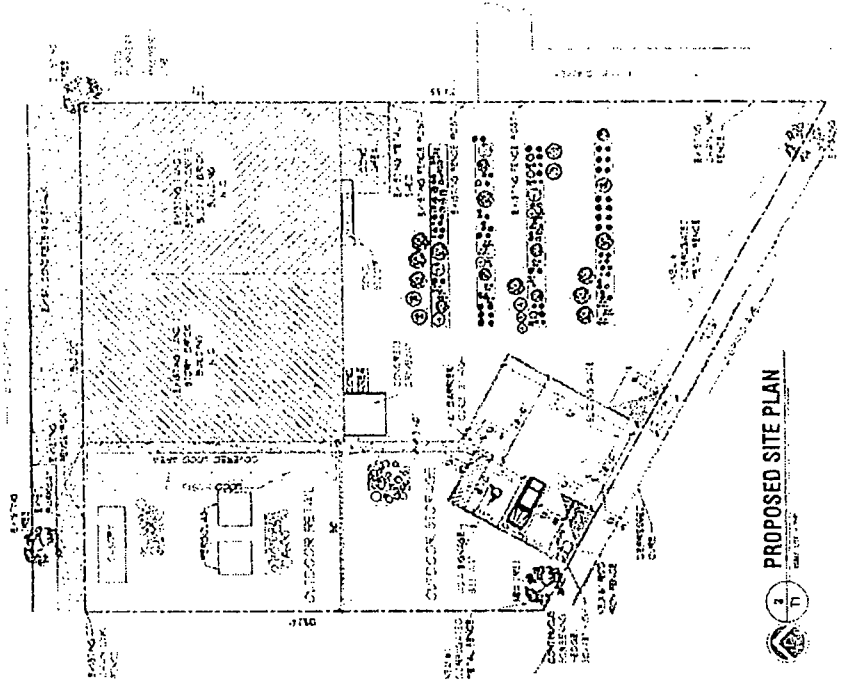
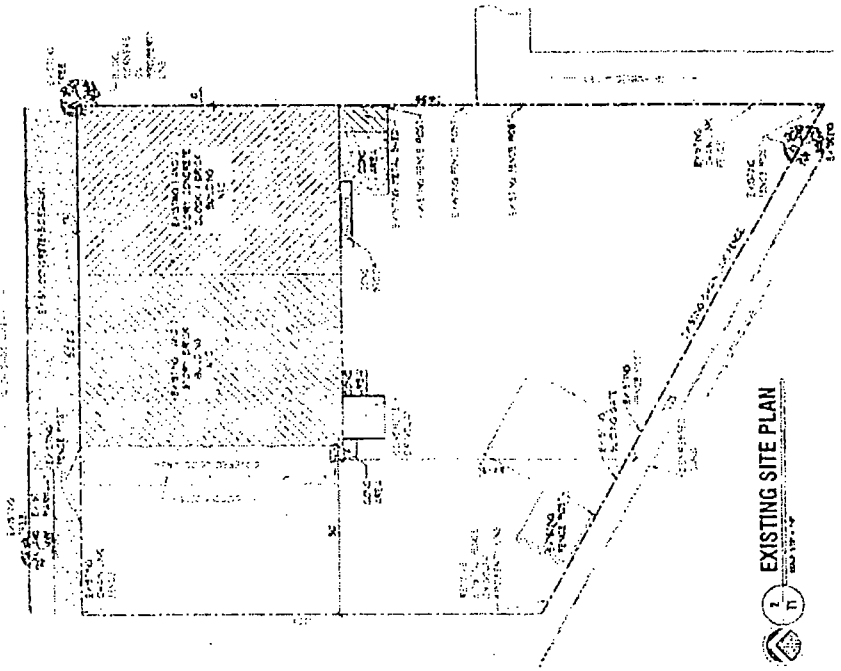
23'-7"

NEW OUTDOOR OPERATION & STORAGE AT EXISTING RETAIL GARDEN CENTER

2833 W CHICAGO AVE.,
CHICAGO IL, 60612



KEY PLAN



IPSA

Architecture & Design
CORPUS COLLEGE AVENUE
MOUNTAIN VIEW, TEXAS
DUNCAN BLVD. #100
DALLAS, TEXAS 75243
TEL: 972.242.9777



NO.	DESCRIPTION
1	EXISTING RETAIL CENTER
2	NEW OUTDOOR OPERATION & STORAGE
3	EXISTING RETAIL CENTER

NEW OUTDOOR
OPERATION &
STORAGE
EXISTING RETAIL
CENTER

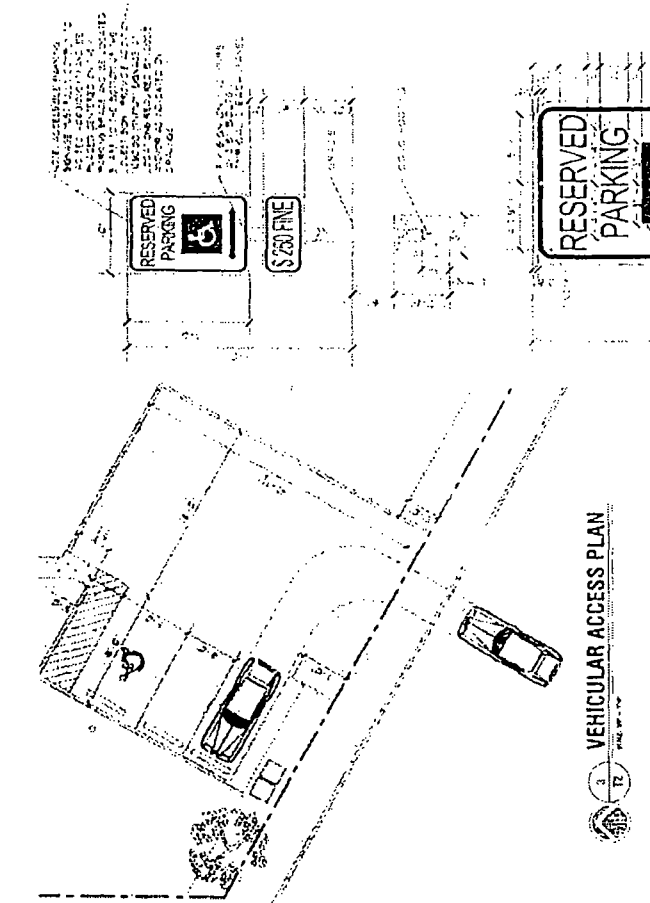
2833 W. CHICAGO
CHICAGO, IL 60612



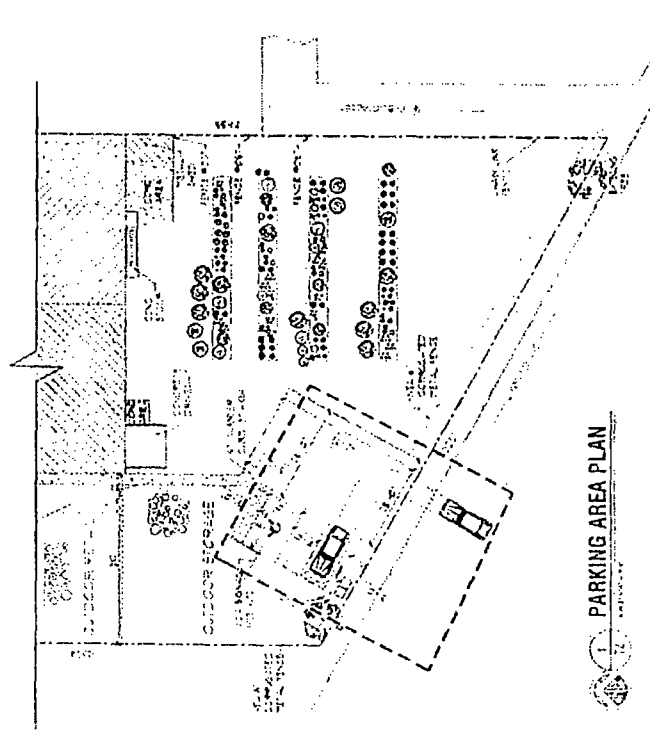


NEW OUTDOOR
 OPERATION &
 STORAGE AT
 EXISTING RETAIL
 GARDEN
 CENTER

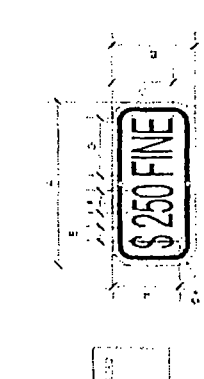
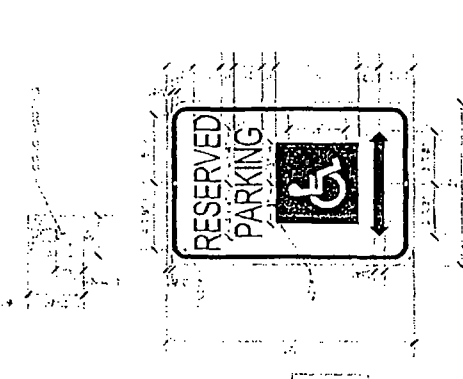
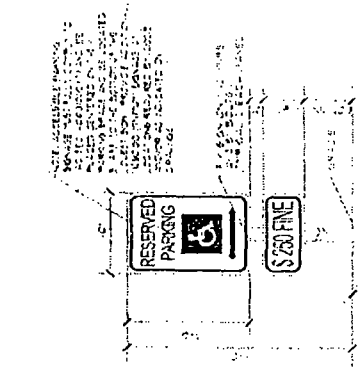
200 W. CHICAGO ST.
 CHICAGO, IL 60604



PARKING AREA PLAN

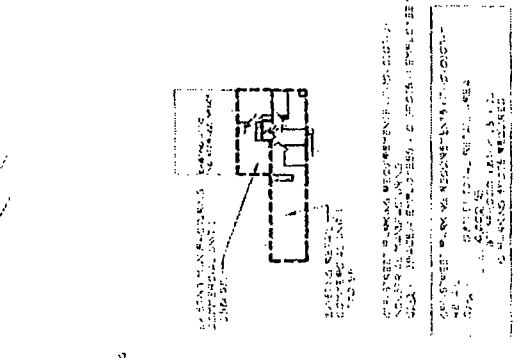


VEHICULAR ACCESS PLAN



DRIVE AISLES AND PARKING SPACES TO BE MAINTAINED OPEN TO TRAFFIC AT ALL TIMES

NO.	DATE	BY	DESCRIPTION
1	11/15/00	JL	ISSUE FOR PERMITTING
2	11/15/00	JL	REVISED PER PERMITTING
3	11/15/00	JL	REVISED PER PERMITTING
4	11/15/00	JL	REVISED PER PERMITTING



PARKING CALCULATIONS

HANDICAPPED PARKING SIGN

LANDSCAPE STATEMENTS

1. THE LANDSCAPE DESIGN IS A RESPONSE TO THE SITE'S CONTEXT AND CHARACTER. IT PROVIDES A FRAMEWORK FOR THE DEVELOPMENT OF A HIGH-QUALITY ENVIRONMENT THAT IS SUSTAINABLE AND RESILIENT TO CLIMATE CHANGE.

2. THE LANDSCAPE DESIGN IS A RESPONSE TO THE SITE'S CONTEXT AND CHARACTER. IT PROVIDES A FRAMEWORK FOR THE DEVELOPMENT OF A HIGH-QUALITY ENVIRONMENT THAT IS SUSTAINABLE AND RESILIENT TO CLIMATE CHANGE.

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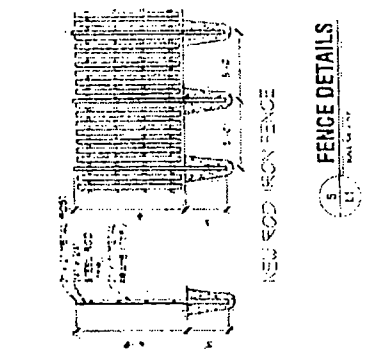
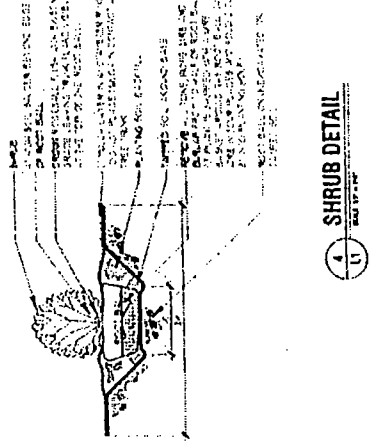
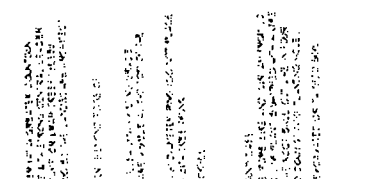
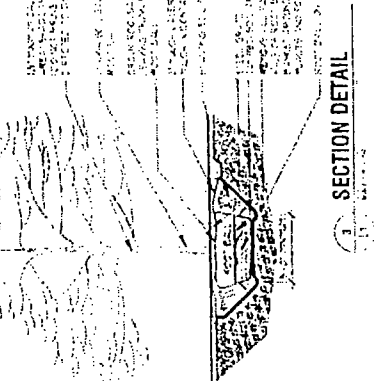
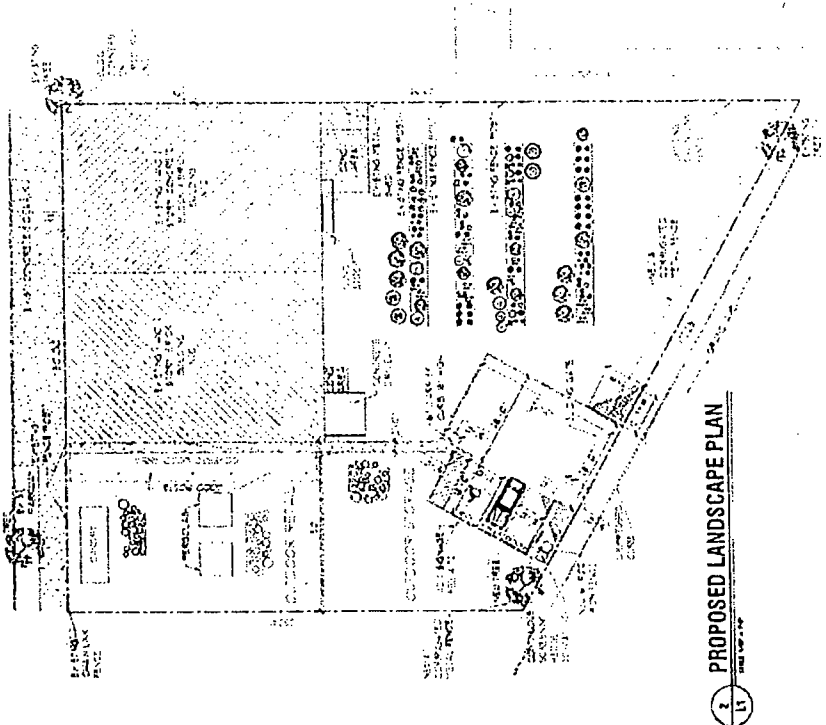
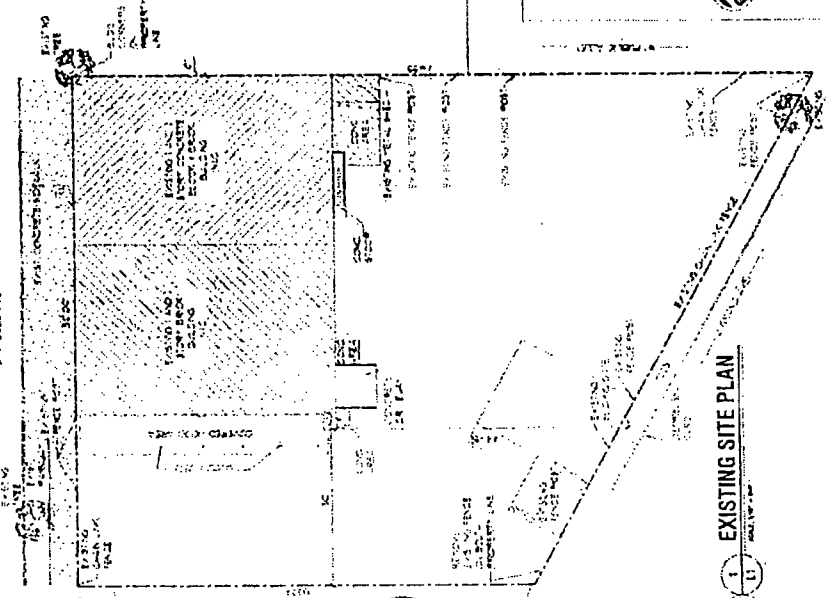
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6. THE LANDSCAPE DESIGN IS A RESPONSE TO THE SITE'S CONTEXT AND CHARACTER. IT PROVIDES A FRAMEWORK FOR THE DEVELOPMENT OF A HIGH-QUALITY ENVIRONMENT THAT IS SUSTAINABLE AND RESILIENT TO CLIMATE CHANGE.

LANDSCAPE SCHEDULE

NO.	PLANT NAME	PLANT CODE	PLANT SIZE	PLANT QUANTITY
1
2
3
4
5
6
7
8
9
10



IPSA Architecture & Design
 1000 WEST 10TH AVENUE
 SUITE 1000 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.IPSAARCHITECTURE.COM



NEW OUTDOOR
 OPERATION &
 STORAGE AT
 EXISTING RETAIL
 GARDEN
 CENTER

FINAL FOR
 CONSTRUCTION



CONSTRUCTION

IPSA

Architecture & Design

100 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60642
PHONE: (312) 543-5000
FAX: (312) 543-6270



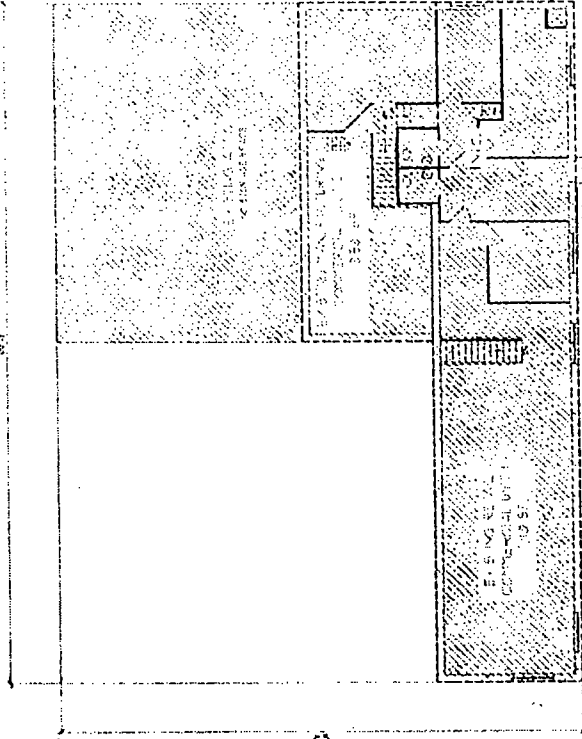
NEW OUTDOOR
OPERATION &
STORAGE AT
EXISTING RETAIL
GARDEN
CENTER

2013 W. GRAND AVENUE
CHICAGO, ILLINOIS

DATE: 01/11/2018
PROJECT: 18000000000000000000
SHEET: 201025



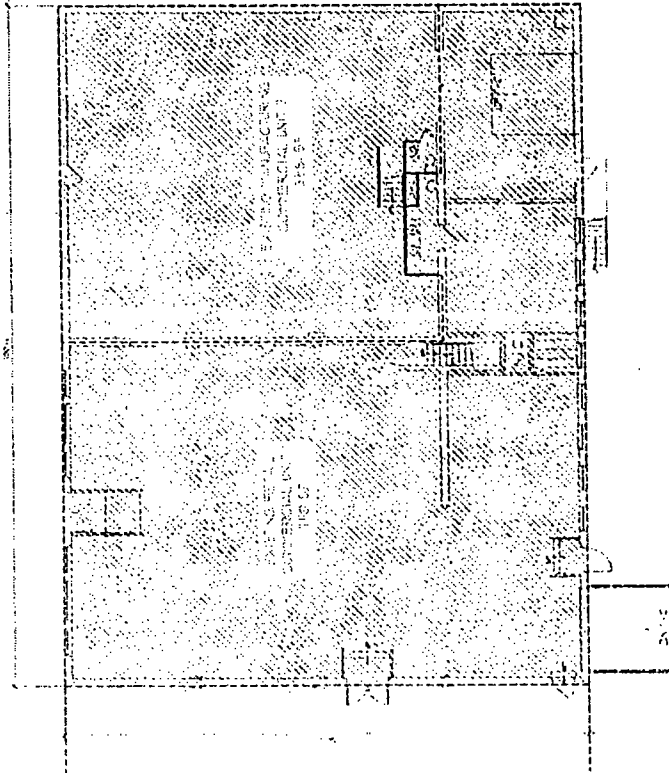
110 CHICAGO AVE



2 SECOND FLOOR PLAN N.I.C. - FOR REFERENCE ONLY



110 CHICAGO AVE



1 FIRST FLOOR PLAN N.I.C. - FOR REFERENCE ONLY



IPSA

Architecture & Design

1700 WEST WASHINGTON STREET
1700 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60612
PHONE 312.407.2500
FAX 312.242.9010



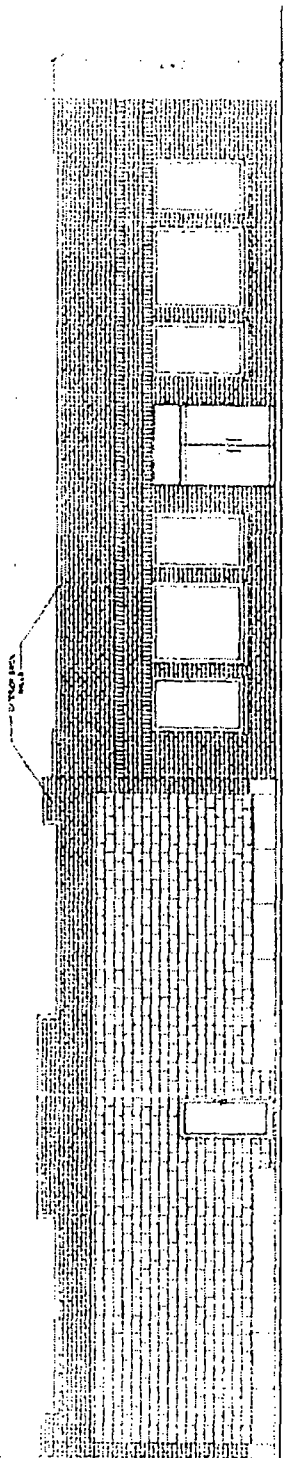
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DATE 04/15/04
DRAWN BY [Name]
CHECKED BY [Name]
SCALE 1/8" = 1'-0"

NEW OUTDOOR
OPERATION &
STORAGE AT
EXISTING RETAIL
GARDEN
CENTER

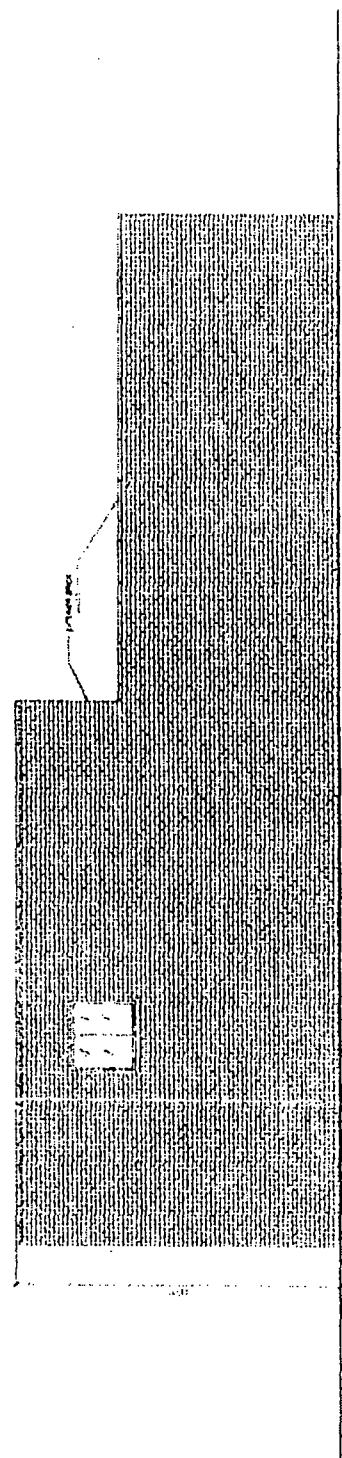
2833 W. CHICAGO AVENUE
CHICAGO, IL 60647

FOR PUBLIC
RECORD

A2



NORTH ELEVATION



EAST ELEVATION

DATE: 01/15/10
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT NO: 10-001

IPSA

Architecture & Design

100 WEST SPRING AVENUE
 CHICAGO, ILLINOIS 60610

PHONE: 312.245.5000
 FAX: 312.245.5005

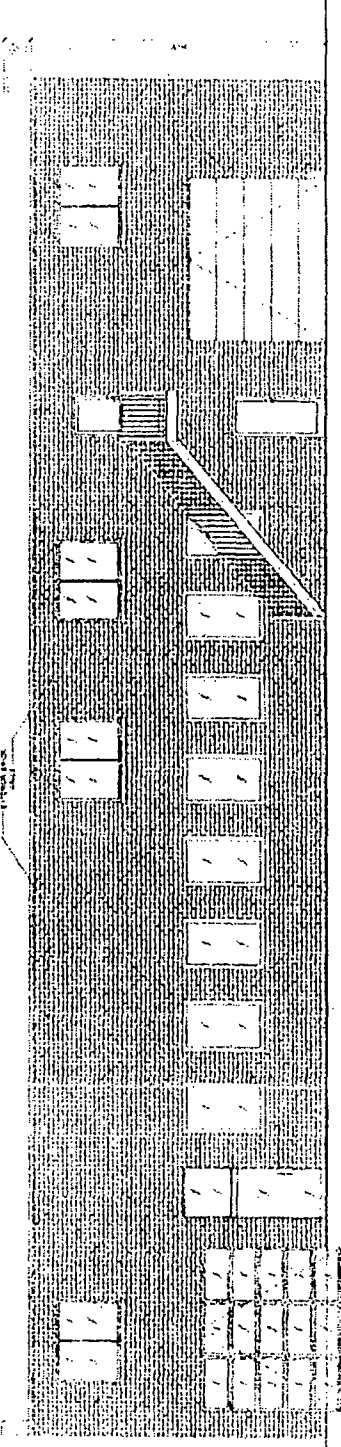


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 SHEET NO: 10-001-01
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 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

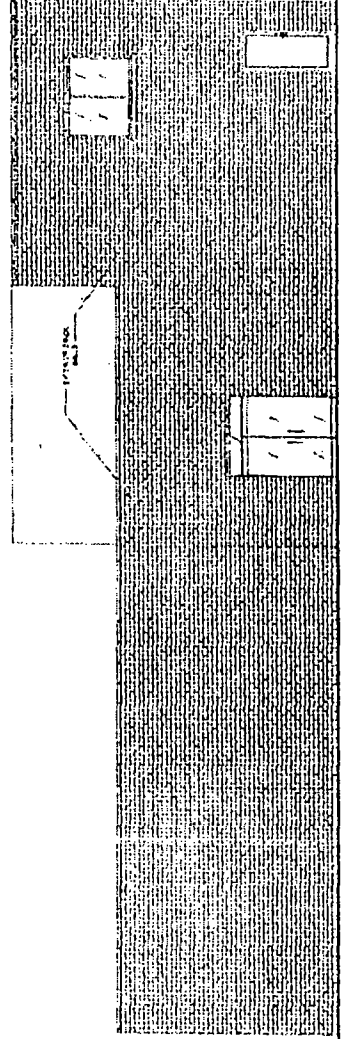
NEW OUTDOOR
 OPERATION &
 STORAGE AT
 EXISTING RETAIL
 GARDEN
 CENTER

FOR PUBLICATION

A3



1 NORTH ELEVATION



2 WEST ELEVATION



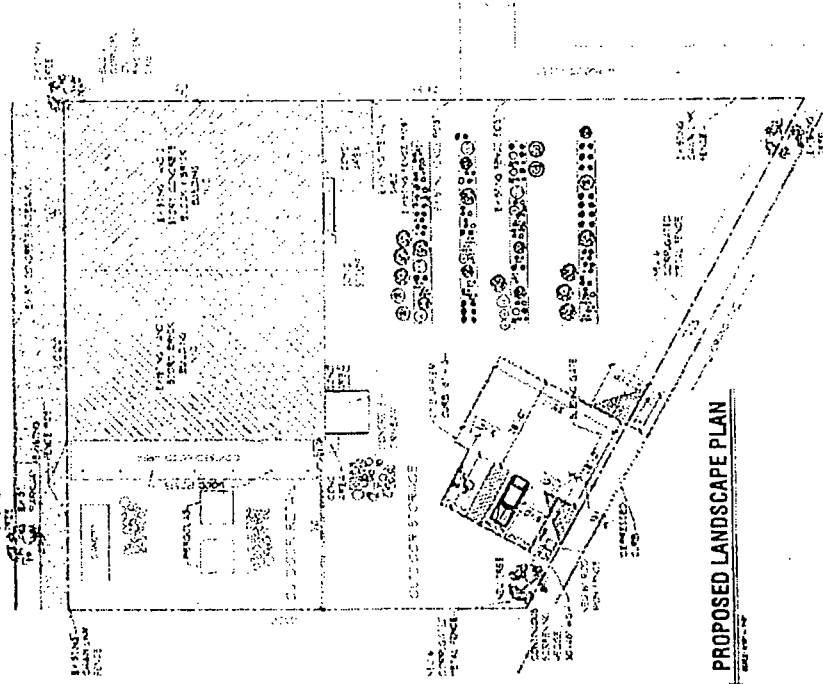
Architecture & Design

1100 W. WASHINGTON AVENUE
 CHICAGO, ILLINOIS 60604
 TEL: (312) 467-1000
 FAX: (312) 467-1001

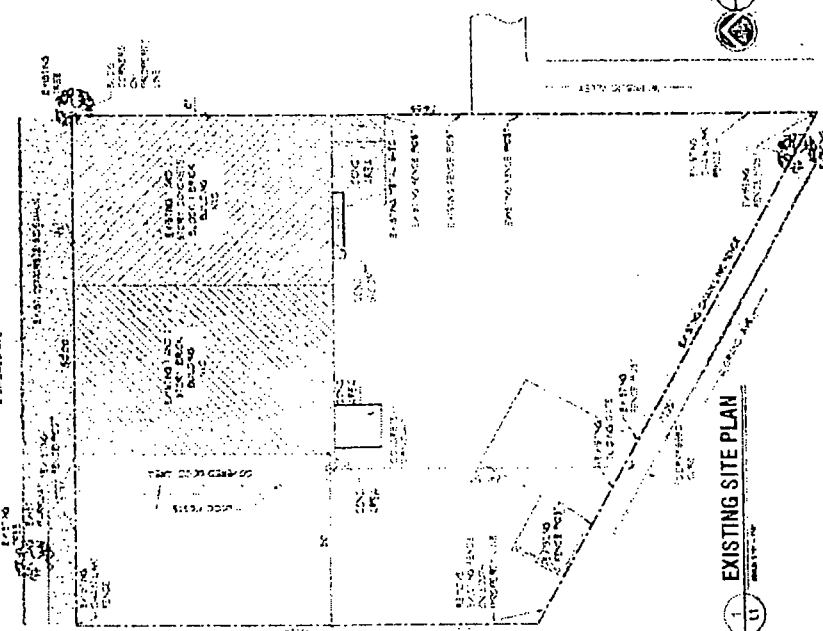


NEW OUTDOOR
 OPERATION &
 STORAGE AT
 EXISTING RETAIL
 GARDEN
 CENTER

283 W. CHICAGO AVE.
 CHICAGO, IL 60642



PROPOSED LANDSCAPE PLAN



EXISTING SITE PLAN

LANDSCAPE STATEMENTS

The landscape design is based on the existing site conditions and the proposed building footprint. The design aims to create a functional and aesthetically pleasing outdoor environment that complements the building and its surroundings.

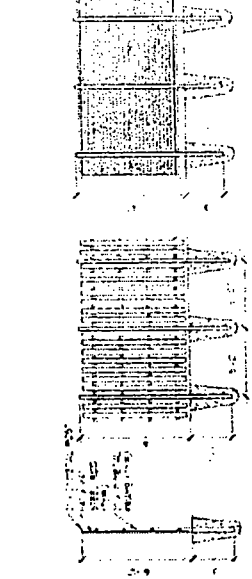
[Signatures and dates]

DATE: 11/15/11

DATE: 11/15/11

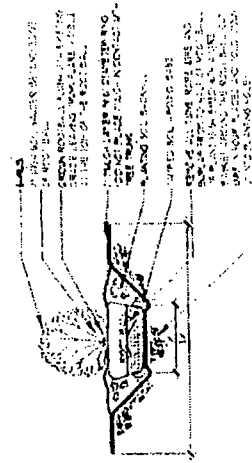


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3	[Symbol]	PLANT
4	[Symbol]	PLANT
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10	[Symbol]	PLANT

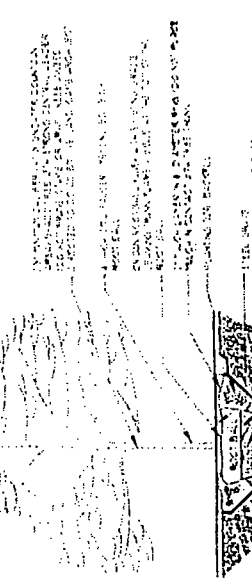


NEW 600 IRON FENCE

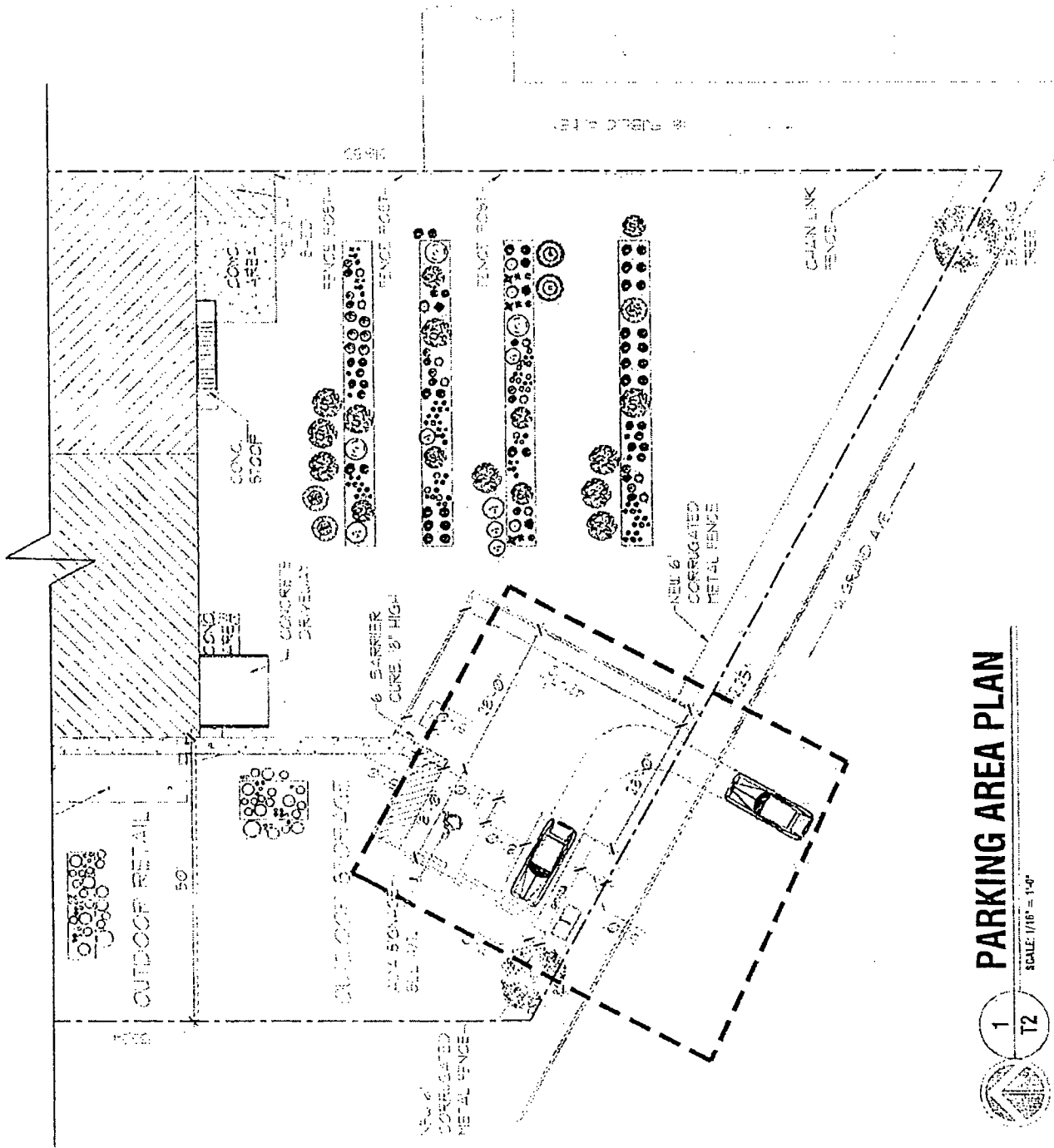
FENCE DETAILS



SHRUB DETAIL



SECTION DETAIL



PARKING AREA PLAN

SCALE: 1/16" = 1'-0"

1
T2

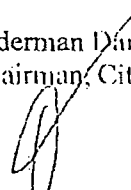


Clerk's
Packet

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
David L. Reifman
Chicago Plan Commission

19581

Date: April 19, 2018

Re: 2833 West Chicago Avenue

On April 19, 2018, the Chicago Plan Commission recommended approval of the proposed Map Amendment for a property located within the Kinzie Industrial Corridor submitted by Martorina Family, LLC. A copy of the proposed map amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)