



# City of Chicago



O2019-5551

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/24/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-F at 413-415 W North Ave - App No. 20095T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Final for Publication

## **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 B3-3 Community Shopping District symbols and indications as shown on Map No.3-F in the area bounded by

West North Avenue; a line 142.28 feet east of and parallel to North Hudson Avenue; the alley next south of and parallel to West North Avenue; and a line 100 feet east of and parallel to North Hudson Avenue,

to those of a C1-3 Neighborhood Commercial 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 Property: 413-415 West North Avenue

# Final for Publication

**17-13-0303-C (1) Narrative Zoning Analysis – 413-415 West North Ave., Chicago, IL**

Proposed Zoning: C1-3 Neighborhood Commercial District

Lot Area: 4,409 square feet

Proposed Land Use: The Applicant is seeking a zoning amendment in order to permit an arcade use within the ground floor retail space at the subject property. No changes are proposed to the existing building in terms of floor area, setbacks, or building height. The eight (8) established residential units will remain without change. The subject property is located within 200 linear feet of the Sedgwick CTA Station and so qualifies as a Transit Served Location. Pursuant to the Transit Served Location Ordinance, the building will continue to provide five (5) off-street parking spaces located at the rear of the subject lot, all of which will continue to serve exclusively the residential units at the subject site.

(A) The Project's Floor Area Ratio: 8,106 square feet (1.83 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):  
8 dwelling units (551.125 square feet of lot area per dwelling unit)

(C) The amount of off-street parking: 5 parking spaces (Transit Served Location)\*

(D) Setbacks:

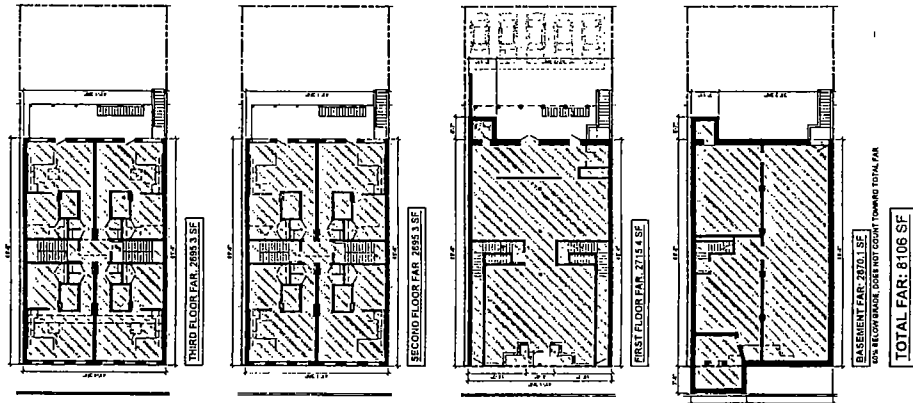
- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 28 feet-9¾ inches
- c. Side Setbacks:
  - East: 0 feet-5/8 inch
  - West: 0 feet-0 inches

(E) Building Height:  
39 feet (existing/no change)

\*The Applicant will seek relief, by way of TOD request, for the parking requirement.



# Final for Publication



## 4 FAR DIAGRAMS

DATE 1/15/15

CHARGE BILLS FOR THE CH

**30% BELOW GRADE, DOES NOT COUNT TOWARD TOTAL FAR**

**TOTAL FAR: 8106 SF**

## 4 FAR DIAGRAMS

Architectural site plan of the 415 North Avenue project. The plan shows a large rectangular building footprint with various internal divisions. Key areas are labeled: "EXISTING BASEMENT" (multiple locations), "AREA OF WORK" (a central rectangular area), "EXISTING BASEMENT MECHANICAL EQUIPMENT" (top right), "EXISTING BASEMENT MECHANICAL EQUIPMENT" (bottom right), "EXISTING BASEMENT MECHANICAL EQUIPMENT" (bottom left), and "EXISTING BASEMENT MECHANICAL EQUIPMENT" (middle left). A "PUBLIC ALLEY" is shown on the right side, and a "SIDE YARD" is on the left. The plan is oriented with "415 NORTH AVENUE" at the top and "PUBLIC ALLEY" at the bottom. Dimensions are provided for the building footprint and the alley.

415 W  
NORTH AVE  
CHICAGO, IL 60610

10

[illegible]

Job No XXX  
Date 06/26/2017

BASEMENT  
FLOOR PLAN

A1.0

1 BASEMENT FLOOR PLAN  
Scale 1/4" = 1'-0"



W C L L  
ARCHITECTS  
485 5208 1111 1111 1111 1111

11515 N. California Ave. Chagras, C. 80077 773 958 5208 1173 983 9091  
ARCHAISTS

[illegible]

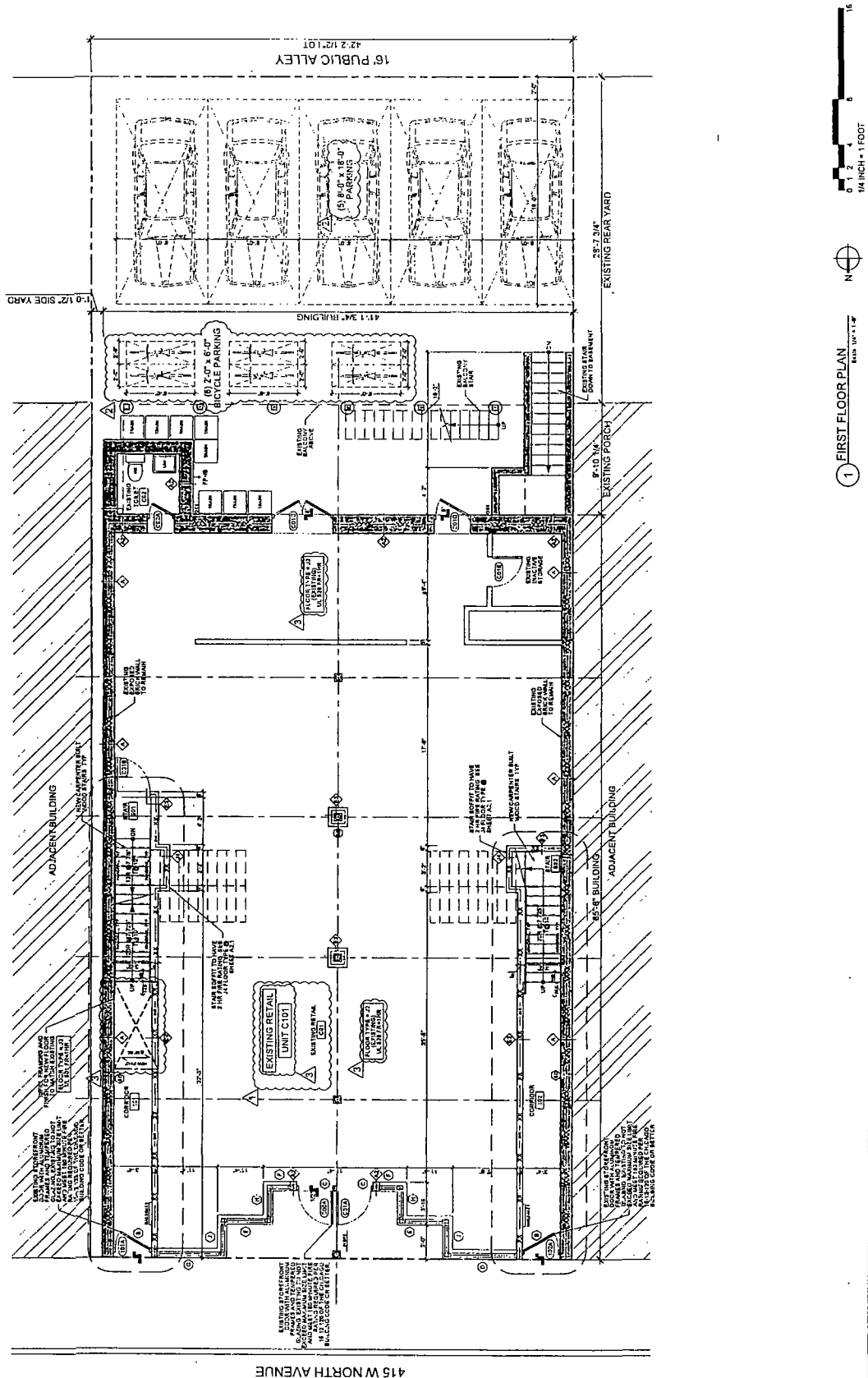
415 W  
NORTH AVE  
CHICAGO, IL 60610

No	Description	Date
1	ISSUED FOR TENDING	09.06.2017
2	ZONING CORRECTIONS	11.07.2017
3	ZONING CORRECTIONS	12.14.2017
4	ISSUED FOR EDCO PERMIT	01.02.2017
5	PERMIT CORRECTIONS	01.21.2018
6	PERMIT CORRECTIONS	04.04.2018
7	ISSUED FOR CONSTRUCTION	06.07.2018

Job No 172279  
Date 5/2018

FIRST FLOOR  
PLAN

A1.1



1 FIRST FLOOR PLAN

1

1

415 W NORTH AVENUE

[illegible]

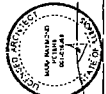
Job file	XXX
Date	06/28/2017

SECOND  
FLOOR PLAN

A12

415 W. NORTH AVE  
NOT FOR CONSTRUCTION

ARCHMILCTS

[illegible]

**RESEARCH RESULTS**

ALL SINGLE DETECTORS AND DETECTOR ARRAYS ARE SUBJECT TO VARIATIONS IN PERFORMANCE. HOW MUCH VARIATION IS TOLERABLE? THE ANSWER IS: IT DEPENDS ON THE TYPE OF APPLICATION. THE ANSWER IS: IT DEPENDS ON THE TYPE OF DETECTOR. THE ANSWER IS: IT DEPENDS ON THE TYPE OF DETECTOR.



Architectural floor plan of a four-unit apartment building. The plan shows four units (UNIT 301, UNIT 302, UNIT 303, UNIT 304) arranged in a 2x2 grid. Each unit includes a kitchen, great room, dining area, living area, and two bedrooms. The plan also shows common areas, stairs, and a parking area. The building is situated on 415 North Avenue, with a public alley to the north and a rear yard to the east. The plan is dated 4/2/2017.

415 NORTH AVENUE

PUBLIC ALLEY

41.1' 3/4" BUILDING

8'-10 1/2" REAR YARD

8'-10 1/2" PORCH

ADJACENT BUILDING

ADJACENT BUILDING

UNIT 301

UNIT 302

UNIT 303

UNIT 304

KITCHEN

GREAT ROOM

DINING AREA

LIVING AREA

BED ROOM

BATH

CL. (CLOSET)

STAIRS

PARKING

4/2/2017

415 W  
NORTH AVE  
CHICAGO, IL 60610

Job No. XXX  
Date 06/26/2017

1 THIRD FLOOR PLAN

0 1 2 4  
1/4 INCH = 1 FOOT

415 W NORTH AVENUE



3 1 2 4  
M M M M = 1 E007

61

A14

15 NORTH AVE  
 NOT FOR CONSTRUCTION  
 A1.4  
 ROOF PLAN  
 06/29/2017  
 XXX

415 W  
NORTH AVE  
CHICAGO, IL 60610

1575 H. C. Adams Ave Chicago IL 60627 P/3 448 8200 (312) 469 8201  
ARCHITECTS

RECEIVED  
U.S. AIR FORCE  
OFFICE OF THE  
SECRETARY  
WASHINGTON, D.C.

REPORT. During the past year, the Department has been very busy in the preparation of the annual report. The report will be published in the near future. It will contain a full and complete account of the work of the Department during the year. It will also contain a list of the names of the persons who have been appointed to the various positions in the Department during the year. The report will be published in the near future. It will contain a full and complete account of the work of the Department during the year. It will also contain a list of the names of the persons who have been appointed to the various positions in the Department during the year.

[illegible]