



City of Chicago



SO2020-4542

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-M at 1819-1833 N Major Ave and 1812 N Central Ave - App No. 20501T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

#20501-T1
INTRO DATE
SEPT 9, 2020

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, 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-M in the area bounded by

Beginning at a point 515.69 feet north of West Bloomingdale Avenue and the east right-of-way line of North Major Avenue; a line from a point 515.69 feet north of West Bloomingdale Avenue and the east right-of-way line of North Major Avenue; to a point 517.21 feet north of West Bloomingdale Avenue and 136.15 feet east of and parallel to North Major Avenue; a line 136.15 feet east of and parallel to North Major Avenue; a line 475 feet north of and parallel to West Bloomingdale Avenue; a line 345.71 feet west of and parallel to North Central Avenue; a line 321.72 feet north of and parallel to West Bloomingdale Avenue; North Central Avenue; a line 165.78 feet north of and parallel Bloomingdale Avenue; and North Major Avenue (running north to the point of beginning),

to those of a C3-5 Commercial, Manufacturing and Employment District.

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

Common Address of Property: 1819-1833 North Major Avenue and
1812 North Central Avenue

17-13-0303-C (1) Substitute Narrative Zoning Analysis - 1819 North Major Avenue

Proposed Zoning: C3-5 Commercial, Manufacturing, and Employment District

Lot Area: 132,258 square feet

Proposed Land Use: The Applicant is seeking to permit the location and establishment of commercial uses within the existing seven-story, vacant warehouse building, in order to allow for the building's general rehabilitation and restoration. No changes are proposed to the height, setbacks, or footprint of the building. Approximately 285,540 square feet of commercial space is proposed. Onsite parking for approximately 139 vehicles will be provided.

- (A) The Project's Floor Area Ratio: 341,068 gross square feet (2.58 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): N/A (No residential proposed)
- (C) The amount of off-street parking: 139 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback (from N. Major): 0 feet-0 inches (Existing)
 - b. Rear Setback: 0 feet-0 inches (Existing)
 - c. Side Setbacks:
 - North: 0 feet-0 inches (Existing)
 - South: 0 feet-0 inches (Existing)
- (E) Building Height:
 - 128 feet-0 inches (Existing)

PLAT of SURVEY

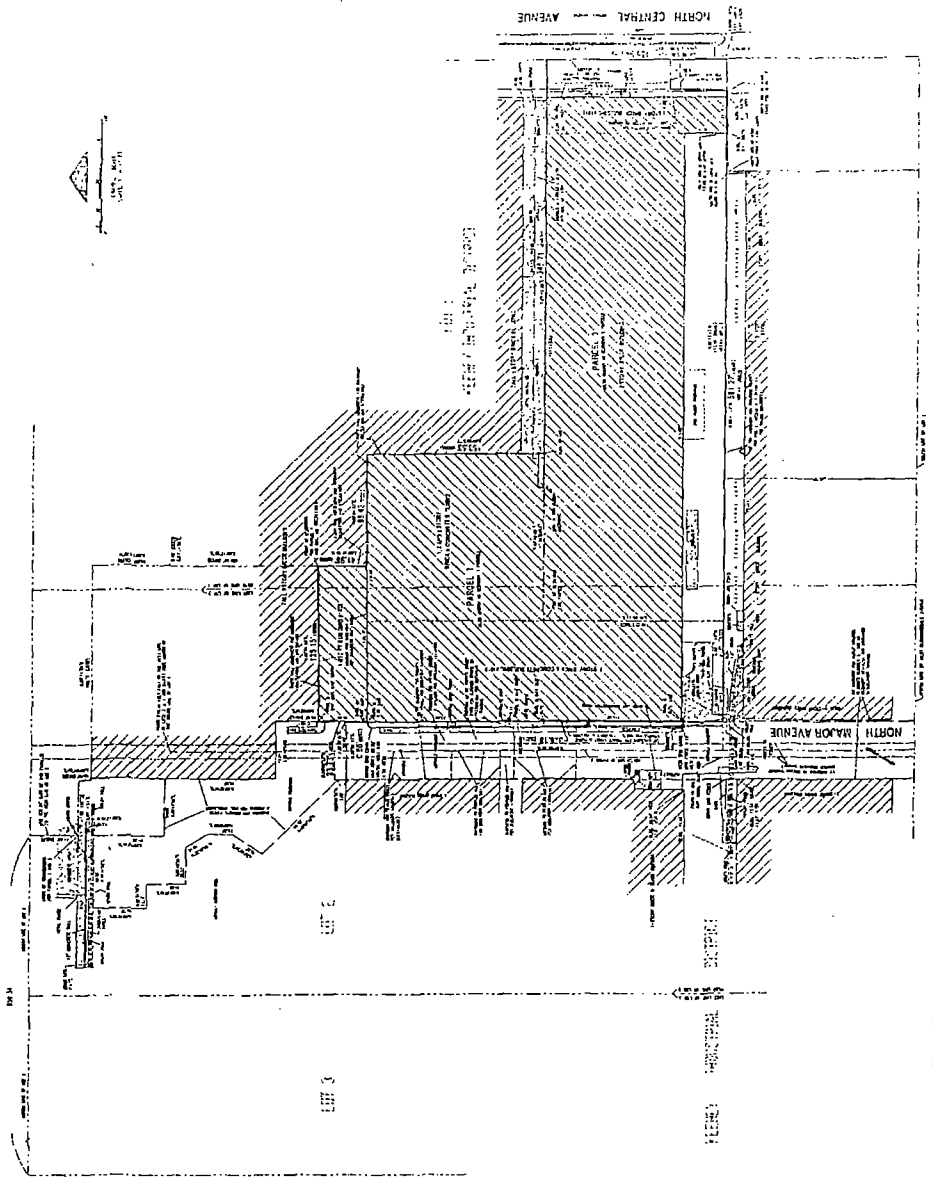
118. 150. 155. 160. 165.

TO ALL WHOM THESE PRESENTS SHALL COME, I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears upon the records of this office.

ATTEST: My hand and seal this 1st day of December, 1906.

JOHN W. HARRIS, Surveyor.

FOR A COPY OF THIS SURVEY, SEE PAGE 118 OF THIS PLAT.

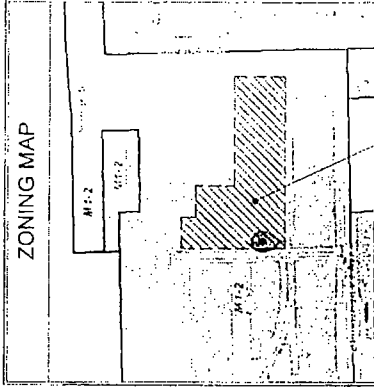


CERTIFICATE OF SURVEY
 FILED IN THE OFFICE OF THE SURVEYOR
 OF COOK COUNTY, ILLINOIS
 THIS 1st DAY OF DECEMBER, 1906
 JOHN W. HARRIS, Surveyor.

B. H. SUTHER & COMPANY, INC.	
118 N. WEST CHICAGO, ILL.	118 N. WEST CHICAGO, ILL.
REPRESENTATIVE OF THE SURVEYOR OF COOK COUNTY, ILLINOIS	REPRESENTATIVE OF THE SURVEYOR OF COOK COUNTY, ILLINOIS

1819 N MAJOR AVENUE

Illinois



ZONING DATA	
Address:	1819 N. MAJOR AVE
Lot Dimensions:	SEE PLAN
Lot Area:	132,236 SQ. FT.
Zoning District:	M-2
Proposed Zoning:	C-5
Existing Building Area:	
First floor:	10,000 sq. ft. Office
Second floor:	89,789 sq. ft. Manufacturing/LOADING
Third floor:	28,937 sq. ft. Office
Fourth floor:	73,008 sq. ft. Manufacturing
Fifth floor:	26,858 sq. ft. Office
Sixth floor:	24,187 sq. ft. Office
Seventh floor:	24,187 sq. ft. Office
Eight floor:	5,592 sq. ft. Mech.
Total:	341,068 sq. ft.
TOTAL OFFICE SPACE FOR BUILDING	159,936.20 EXISTING
TOTAL MANUFACTURING FOR BUILDING	172,878.39 EXISTING
MECHANICAL	5,592.41 EXISTING
TOTAL	341,068.00
Proposed	
Parking/loading Area:	55,528 sq. ft.
Leasable Area:	285,540 sq. ft.
Total Building Area:	341,068 sq. ft.
Total Parking Proposed	139 Indoor Total Parking Spaces
	134-Spaces (8'-0" x 18'-0")
	5-Spaces (16'-0" x 18'-0") Handicapped
Total loading Berths Proposed	9 loading berths 10'x22' each
Bicycle Parking Provided	72 Spans, 2'-0" x 6'-0" bicycle
Setbacks:	
Front yard setback:	0'-0" (Existing)
Side yard setback:	0'-0" (Existing)
Rear yard setback:	0'-0" (Existing)
Building Height:	128'-0" (Existing)

- ### SCOPE OF WORK
- REMOVE ALL EXISTING INTERIOR PARTITIONS THROUGHOUT ALL BUILDINGS ON ALL FLOORS.
 - REMOVE EXISTING FIRE ESCAPERS FROM BUILDING.
 - REMOVE LEAKING ROOF MEMBRANES DOWN TO THE STRUCTURE AND REPLACE WITH NEW INSULATION AND WHITE MEMBRANE ROOFING MATERIAL.
 - CEILING ON THE INTERIOR AS REQUIRED AND LUCK POINT WALLS AS REQUIRED.
 - DESIGN AND CONSTRUCT NEW THROUGH-OUT AS REQUIRED THAT WILL LEAD FROM EACH FLOOR TO AN EXIT REQUIREMENTS FOR THIS BUILDING TO BE OCCUPIED.
 - DESIGN AND PROVIDE NEW MECHANICAL, ELECTRICAL SERVICES FOR ALL FLOORS AND SPACES AS REQUIRED. PROVIDE NEW INTERIOR AND EXTERIOR LIGHTING. PROVIDE PROPER EXITS LIGHTS.
 - EMERGENCY LIGHT AS REQUIRED FOR BUILDING PROVIDE HEAT AND AIR CONDITIONING UNITS FOR ENTIRE PROJECT FOR ALL FLOORS AND SPACES AS REQUIRED. ALL NEW EQUIPMENT WILL BE ENERGY EFFICIENT AS REQUIRED BY THE INTERNATIONAL ENERGY CODE.
 - DESIGN AND PROVIDE A NEW WATER SYSTEM FOR ALL THE BUILDINGS AS PER CODE AND PROVIDE MEN'S AND WOMEN'S HAND CARPET TOILET ROOMS THROUGHOUT AS REQUIRED.
 - DESIGN AND PROVIDE HANDICAP ACCESSIBILITY TO ALL BUILDINGS AND ALL FLOORS. NEW ELEVATORS, RAMPS, ETC.
 - DESIGN AND PROVIDE AN ENCLOSED PARKING GARAGE ON THE GROUND FLOOR FOR 139 TOTAL PARKING SPACES WHICH WILL INCLUDE 5 HANDICAPPED SPACES.
 - DESIGN AND PROVIDE 72 BICYCLE
 - PARKING ON THE INTERIOR OF THE BUILDING ON THE GROUND FLOOR. EXISTING LOADING BERTHS TO BE REPAIRED AND RECONSTRUCTED AS REQUIRED.
 - REPLACE ALL EXISTING EXTERIOR GARAGE DOORS WITH NEW ENERGY EFFICIENT COVERED DOORS.
 - DESIGN AND PROVIDE NEW VEHICLE RAMP ACCESS TO THE GROUND FLOOR PARKING LOT ON THE SOUTH AS REQUIRED.
 - DO A COMPLETE EVALUATION OF THE EXTERIOR OF THE BUILDING THROUGHOUT WITH A CRITICAL STRUCTURAL EXAM. ALL EXTERIOR BRICK, CONCRETE AND STRUCTURAL MEMBERS THAT ARE DAMAGED WILL EITHER BE REPLACED OR RECONSTRUCTED AS REQUIRED BY CODE APPROPRIATELY AS REQUIRED BY CODE ENTIRE BUILDING WILL THEN BE TUCK POINTED AND WASHED AS REQUIRED ON THE EXTERIOR.
 - ALL EXTERIOR WINDOWS WILL BE REPLACED WITH NEW ENERGY EFFICIENT WINDOWS AS REQUIRED.
 - REPLACE ALL EXTERIOR DOOR OBVIOUSLY DAMAGED AND AS REQUIRED.
 - REPLACE ALL EXISTING CONCRETE WALKS ON THE WEST AND EAST ELEVATION AND RE LANDSCAPE THE WEST ELEVATION ALONG THE FRONT SIDEWALK WITH NEW WE WILL WORK WITH THE DEPARTMENT OF PLANNING FOR RECOMMENDATIONS. WE WILL ALSO PROVIDE LOW THERMAL THROUGH TROTT REVISIONS ON THE WEST FACADE AREAS REVISIONS TO THE OPEN AREA FOR CARS TO HAVE INGRESS AND EGRESS INTO BUILDING. WE WILL TAKE RECOMMENDATIONS FROM THE DEPARTMENT OF PLANNING FOR ANY POSSIBLE LANDSCAPING THAT THEY MAY REQUIRE.
 - PROVIDE LIGHTING ON THE EXTERIOR SO THE BUILDING IS SAFE AT NIGHT AND PEDESTRIAN AND VEHICLES CAN COME AND GO TO THIS BUILDING.



ARCHITECTS AND CONSULTANTS, L.P.
 100 N. LAUREL ST., SUITE 1000
 CHICAGO, ILLINOIS 60610

1819 N MAJOR AVENUE

Illinois

Chicago

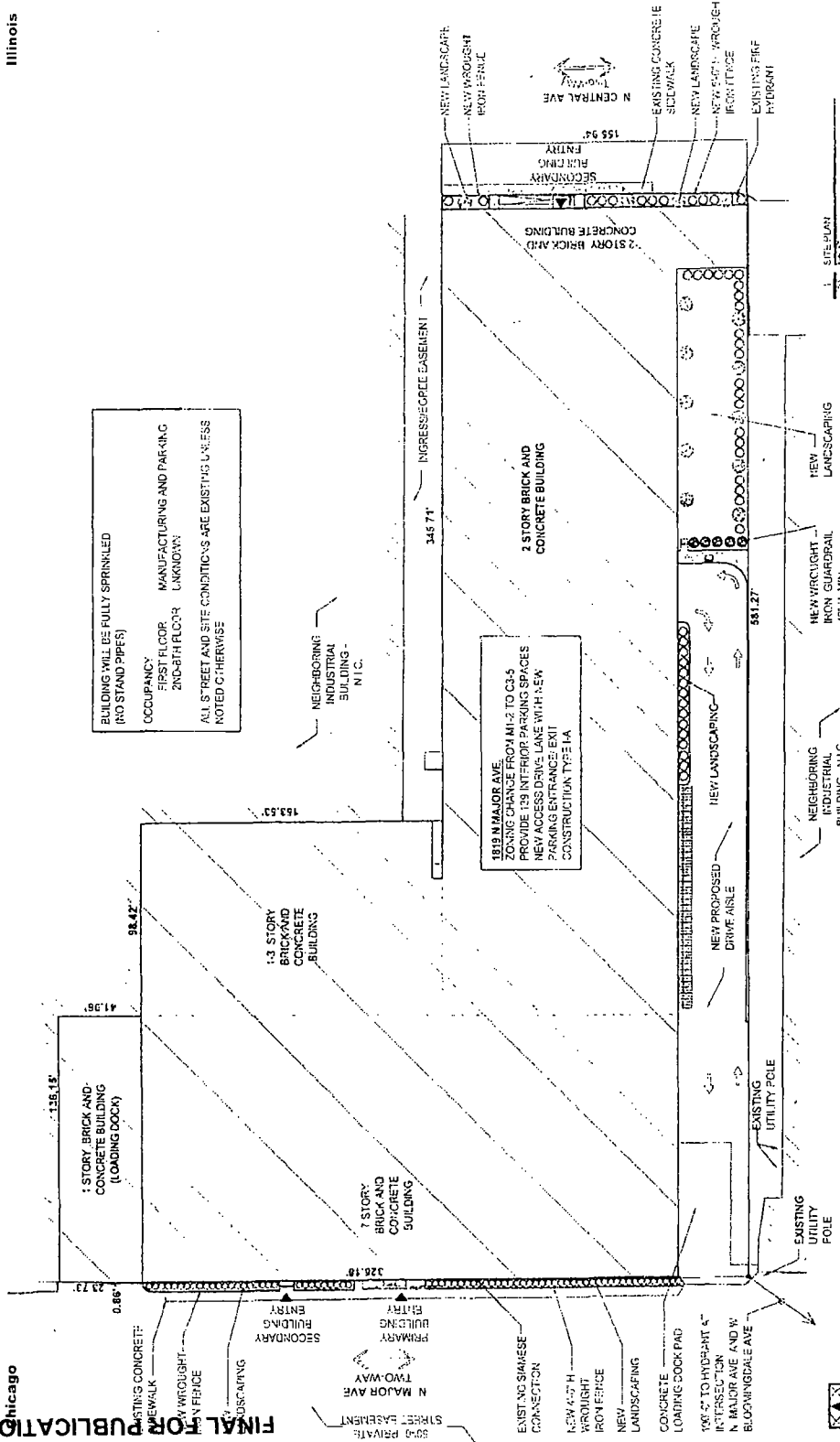
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BUILDING WILL BE FULLY SPRINKLED
(RD STAND PIPES)

OCCUPANCY: MANUFACTURING AND PARKING
FIRST FLOOR UNKNOWN
SECOND FLOOR UNKNOWN

ALL STREET AND SITE CONDITIONS ARE EXISTING UNLESS
NOTED OTHERWISE

1819 N MAJOR AVE
ZONING CHANGE FROM M1.2 TO C2.5
PROVIDE FOR INTERIOR PARKING SPACES
NEW ACCESS DRIVE LANE WITH NEW
PARKING ENTRANCE EXIT
CONSTRUCTION TYPE I/A






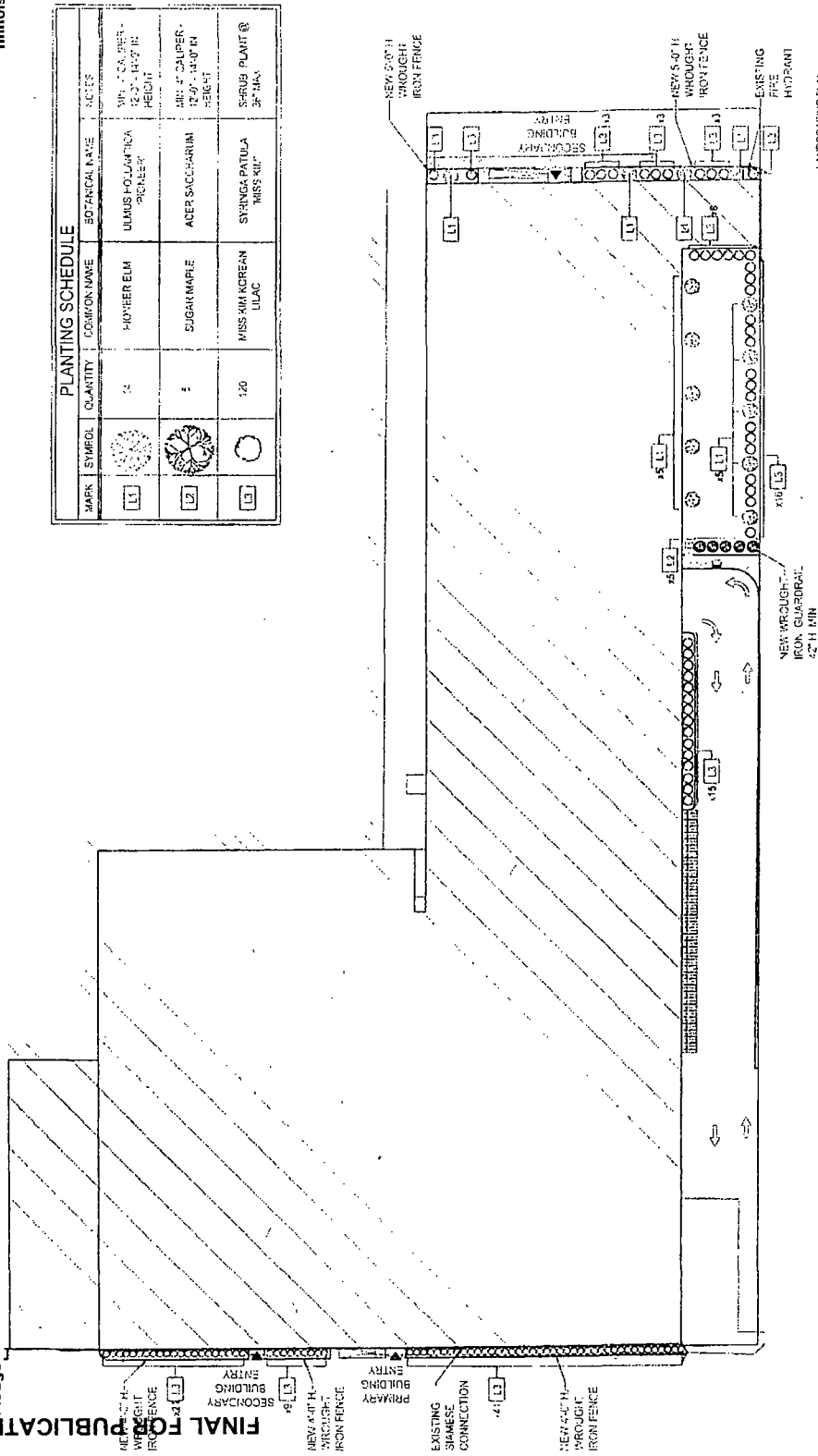
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1111 N. LAKE STREET
CHICAGO, ILL. 60610

1819 N MAJOR AVENUE

Chicago Illinois

PLANTING SCHEDULE					
MARK	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	NOTES
L1		2	HORNED ELM	ULMUS PINNATIFIDA 'PRINALEE'	MIN. 7' CA. DIET - 1 1/2" TH. HEIGHT
L2		5	SUGAR MAPLE	ACER SACCHARUM	MIN. 7' CALIPER - 1 1/2" TH. HEIGHT
L3		120	MISS RIM KOREAN LILAC	SYRINGA PATULA 'MISS KIL'	SHRUB PLANT @ 3" DIA.



X I O S ARCHITECTS AND CONSULTANTS LTD
 775 BROADWAY
 TORONTO, ONTARIO M5X 1B6

1819 N MAJOR AVENUE

Chicago Illinois

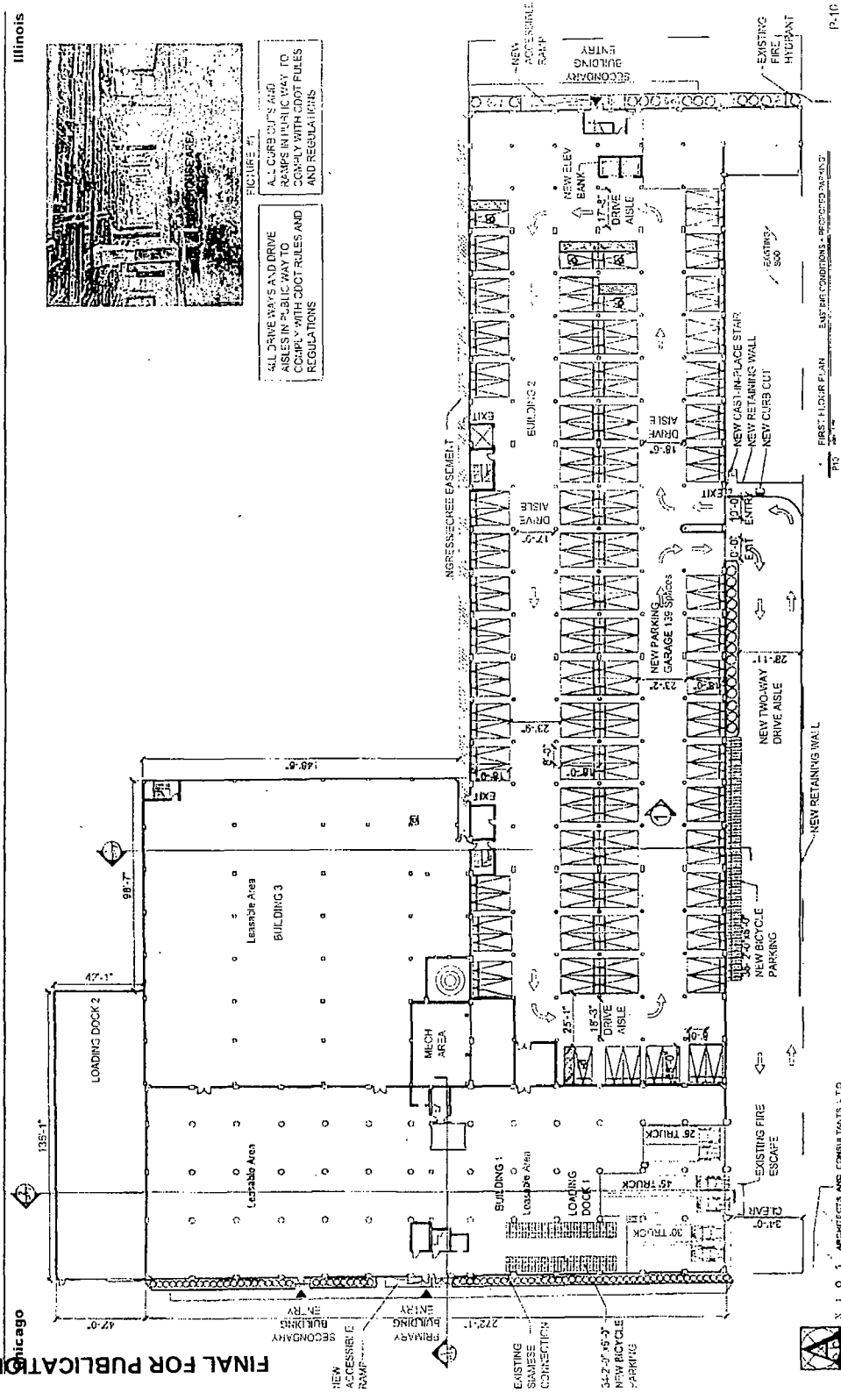
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FIGURE 21

ALL DRIVEWAYS AND DRIVE AISLES IN PUBLIC WAY TO COMPLY WITH CDOT RULES AND REGULATIONS

ALL CURB CUTS AND RAMPS IN PUBLIC WAY TO COMPLY WITH CDOT RULES AND REGULATIONS



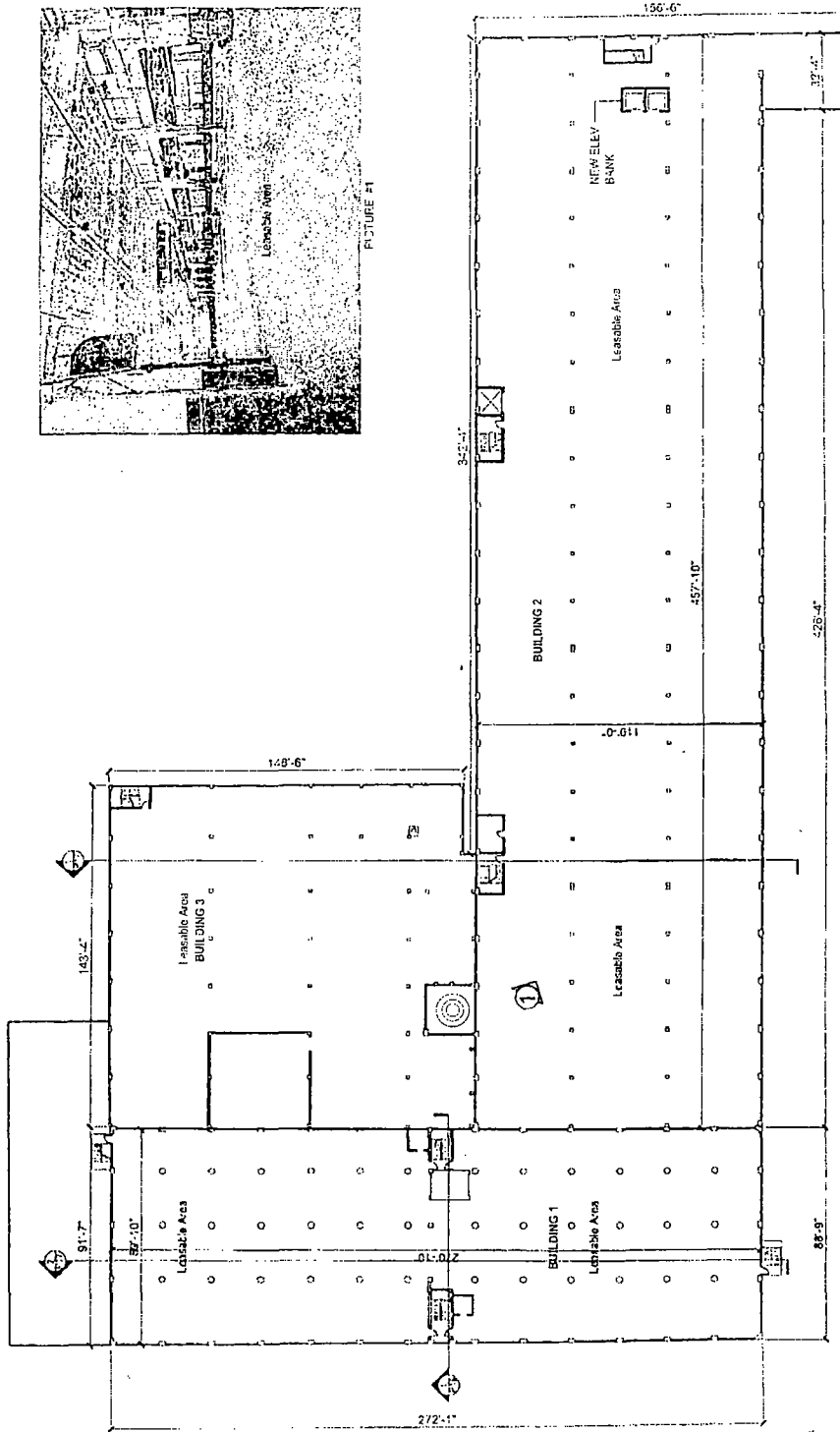
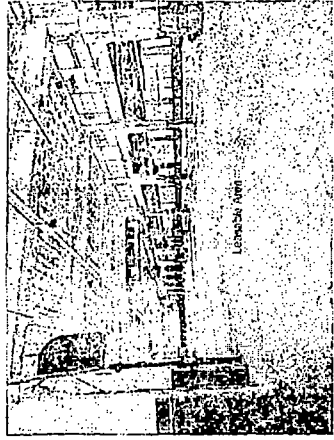
ARCHITECTS AND CONSULTANTS LTD.
 777 EAST WASHINGTON
 CHICAGO, ILLINOIS 60601
 TEL: 312.467.1234
 FAX: 312.467.1234

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1 SECOND FLOOR PLAN

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110 S. WASHINGTON
CHICAGO, ILLINOIS 60601

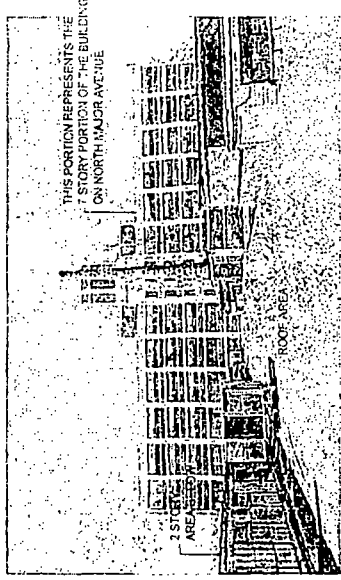
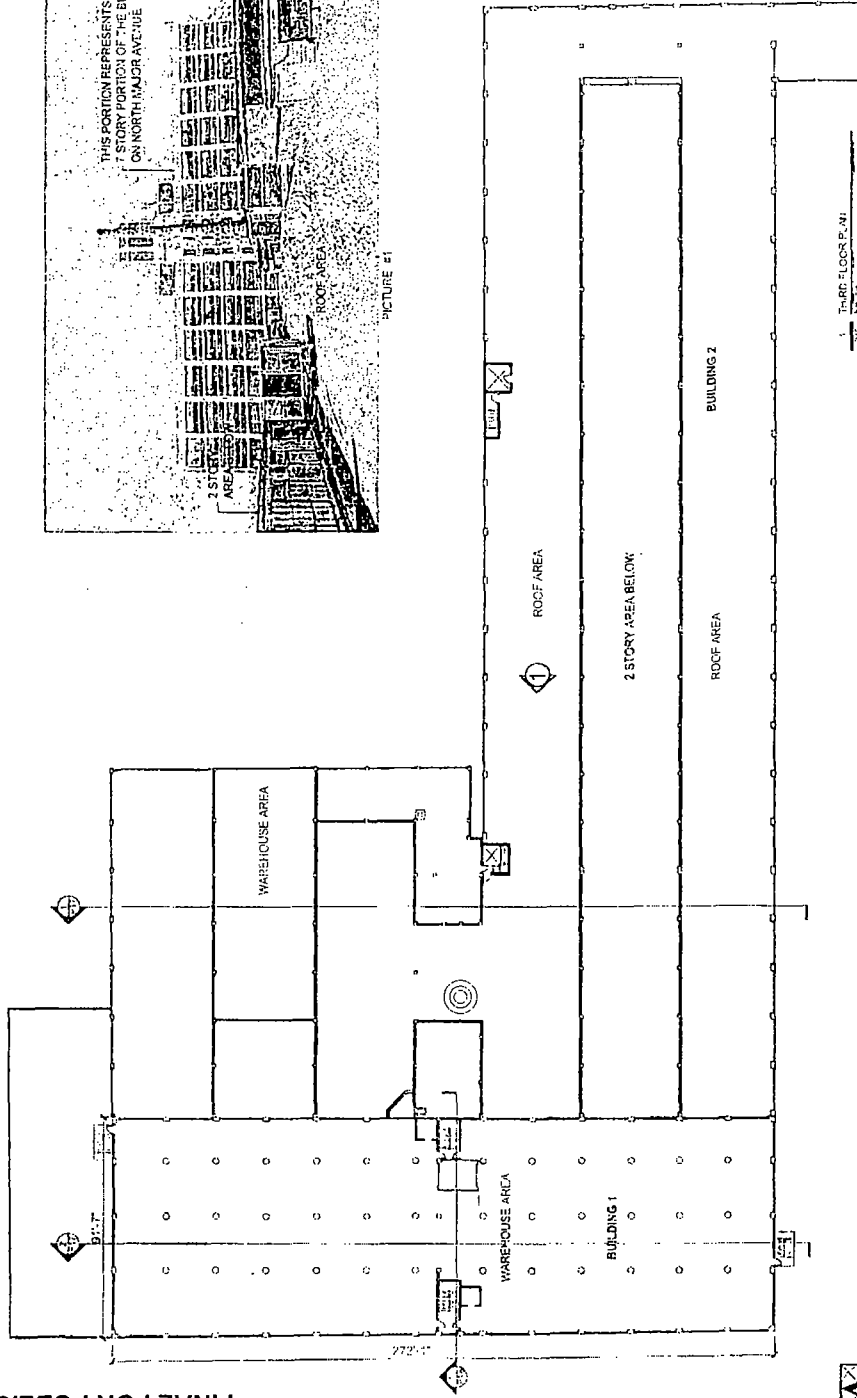


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222 W. WASHINGTON ST.

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1 THIRD FLOOR PLAN
7/12

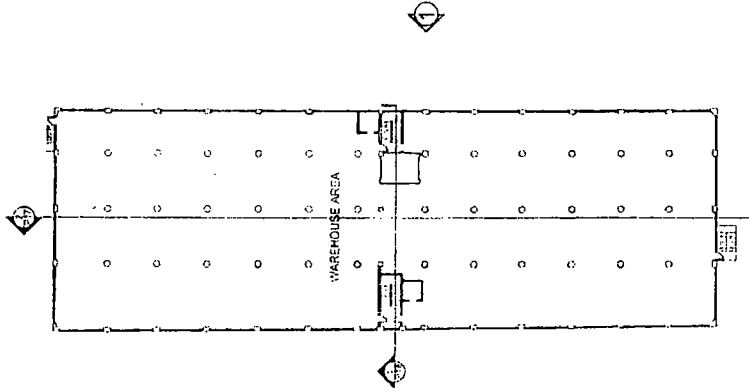
P.L.C.

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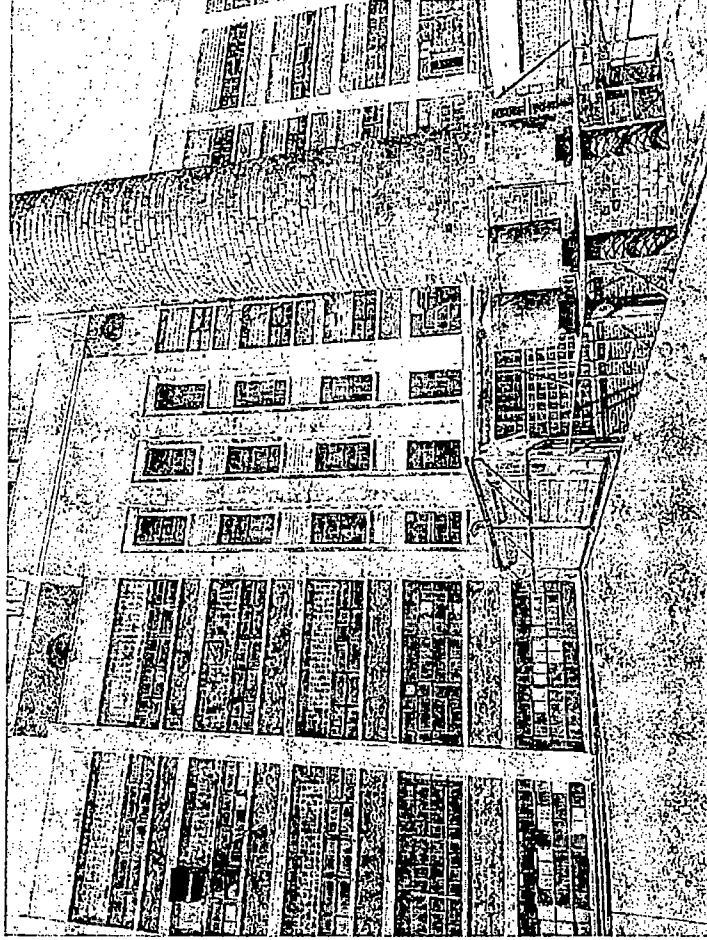


1. 4TH, 5TH, 6TH, & 7TH FLOOR PLAN



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275 N. LAUREL STREET
CHICAGO, ILLINOIS 60610



PICURE #

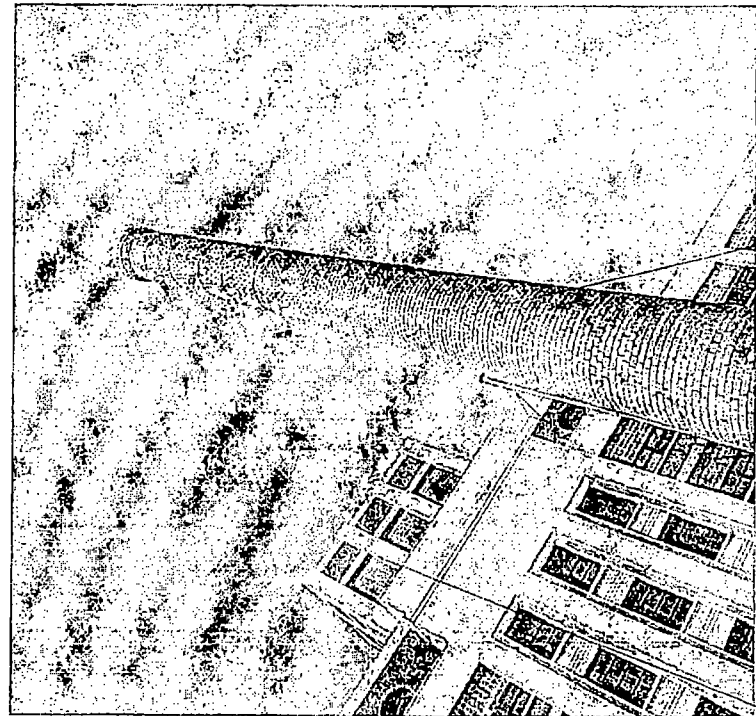
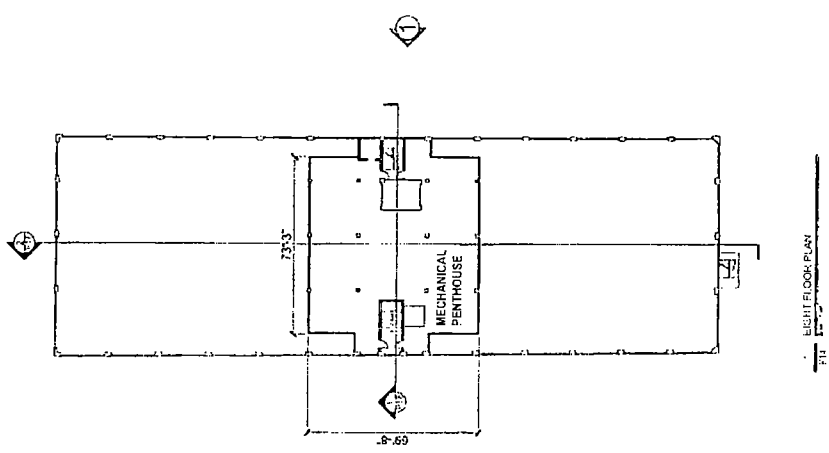
THIS PORTION REPRESENTS THE
7 STORY PORTION OF THE BUILDING
ON NORTH MAJOR AVENUE

1819 N MAJOR AVENUE

Chicago

Illinois

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THIS PORTION REPRESENTS THE 7 STORY PORTION OF THE BUILDING ON NORTH MAJOR AVENUE



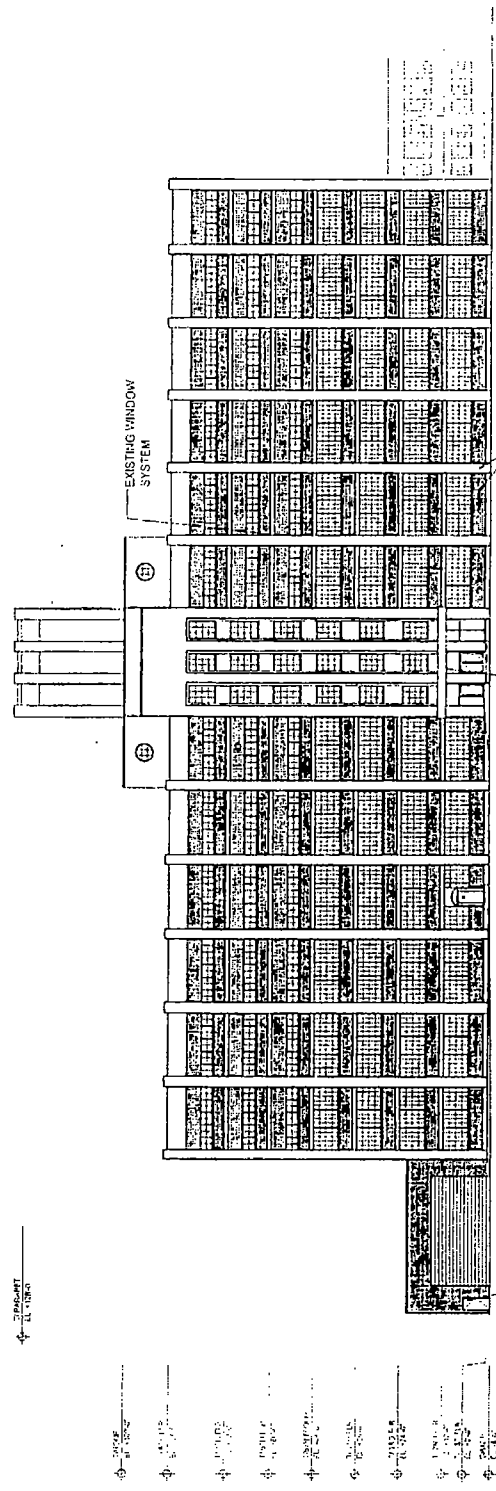
A. I. O. S. ARCHITECTS AND CONSULTANTS, L.P.C.
1111 N. LAUREL STREET
CHICAGO, ILLINOIS 60610

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Chicago

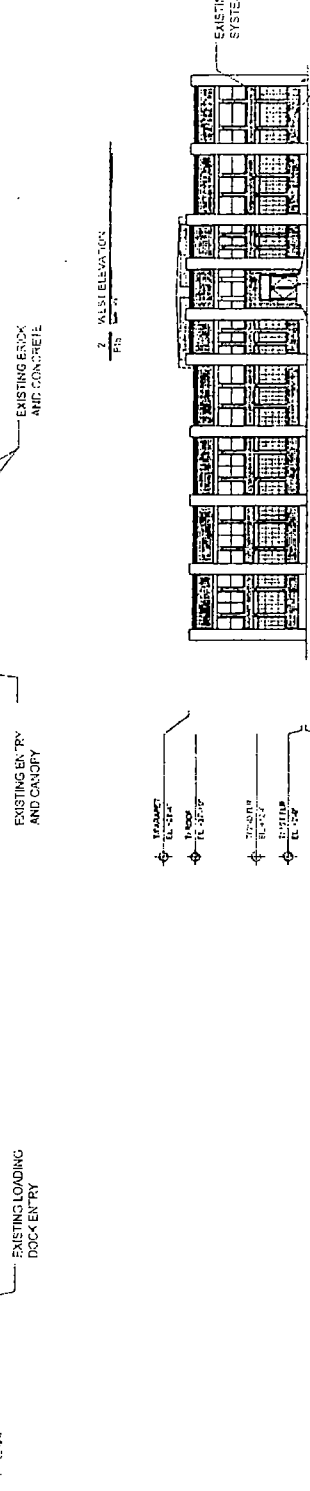
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PROJECT ELEVATION

- ① 20'0" PL.
- ② 18'0" PL.
- ③ 16'0" PL.
- ④ 14'0" PL.
- ⑤ 12'0" PL.
- ⑥ 10'0" PL.
- ⑦ 8'0" PL.
- ⑧ 6'0" PL.
- ⑨ 4'0" PL.
- ⑩ 2'0" PL.
- ⑪ 0'0" PL.



2. WEST ELEVATION

1. EAST ELEVATION

- ① TERRACE PL. 20'0"
- ② 18'0" PL.
- ③ 16'0" PL.
- ④ 14'0" PL.
- ⑤ 12'0" PL.
- ⑥ 10'0" PL.
- ⑦ 8'0" PL.
- ⑧ 6'0" PL.
- ⑨ 4'0" PL.
- ⑩ 2'0" PL.
- ⑪ 0'0" PL.



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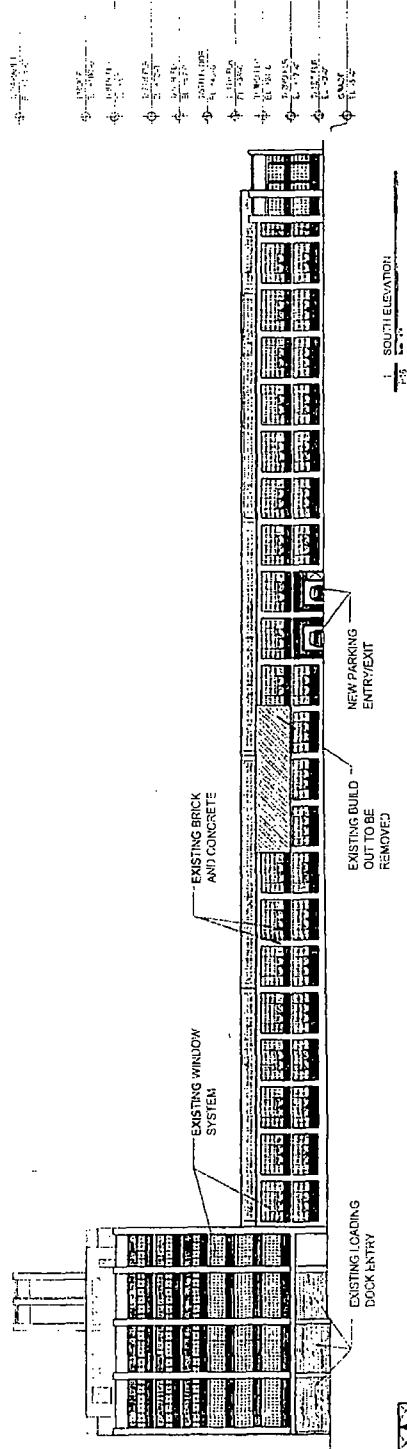
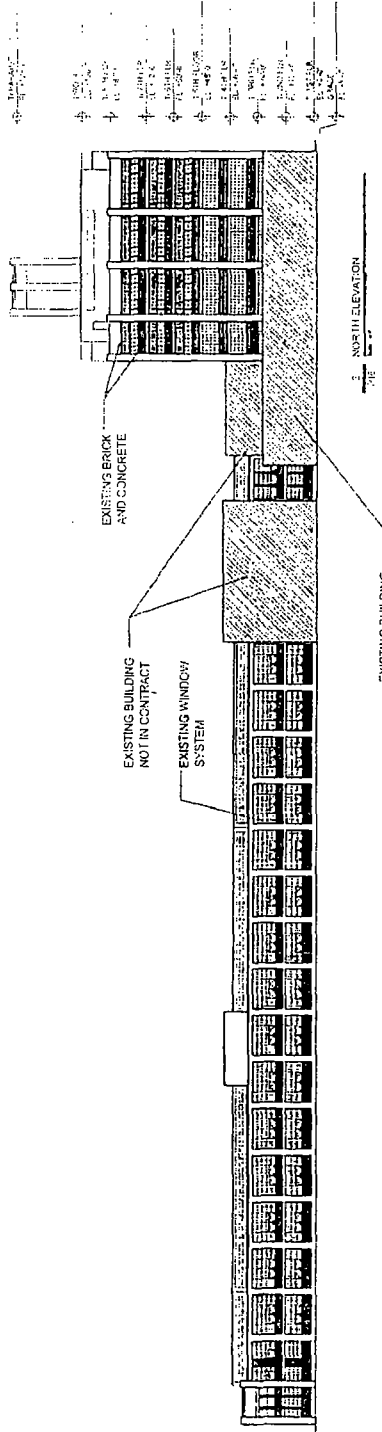
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 141 W. WASHINGTON ST.
 CHICAGO, ILL. 60604

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1. FINISH

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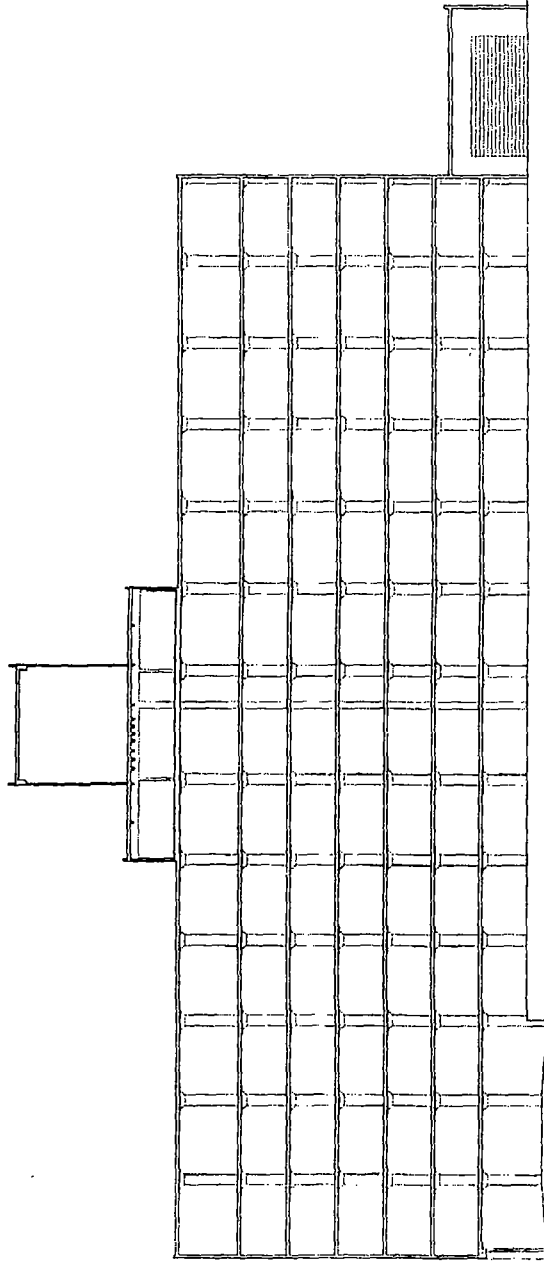
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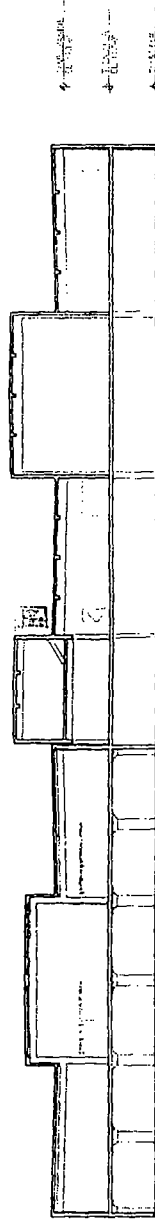
22. FINISH

23. FINISH

24. FINISH



BUILDING SECTION
P-17



BUILDING SECTION
P-17



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100 N. LAUREL ST. CHICAGO, ILL.

TELEPHONE: 312-321-1111

FAX: 312-321-1112

1819 N. MAJOR AVENUE

CHICAGO, ILL.

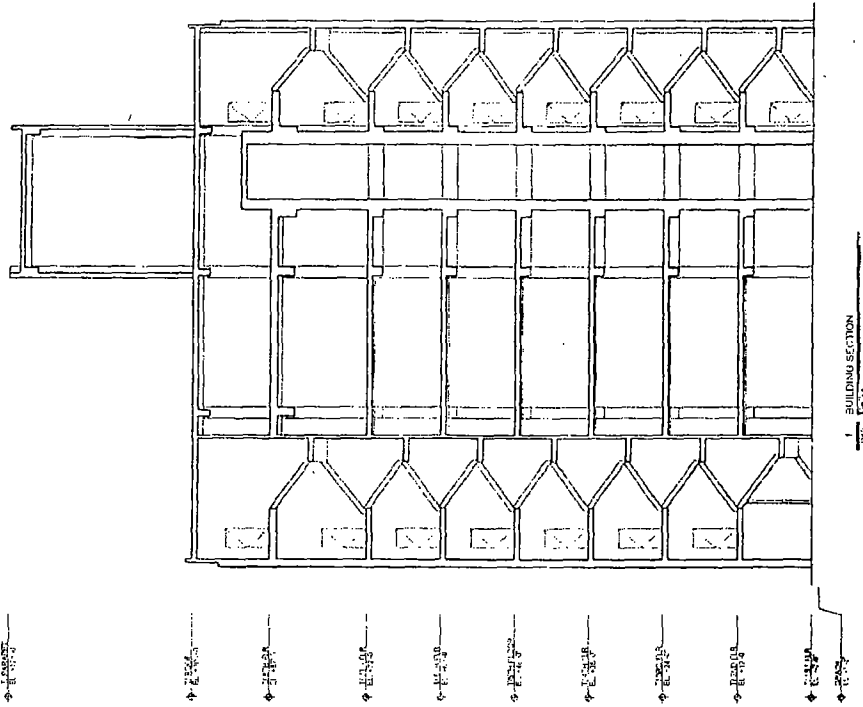
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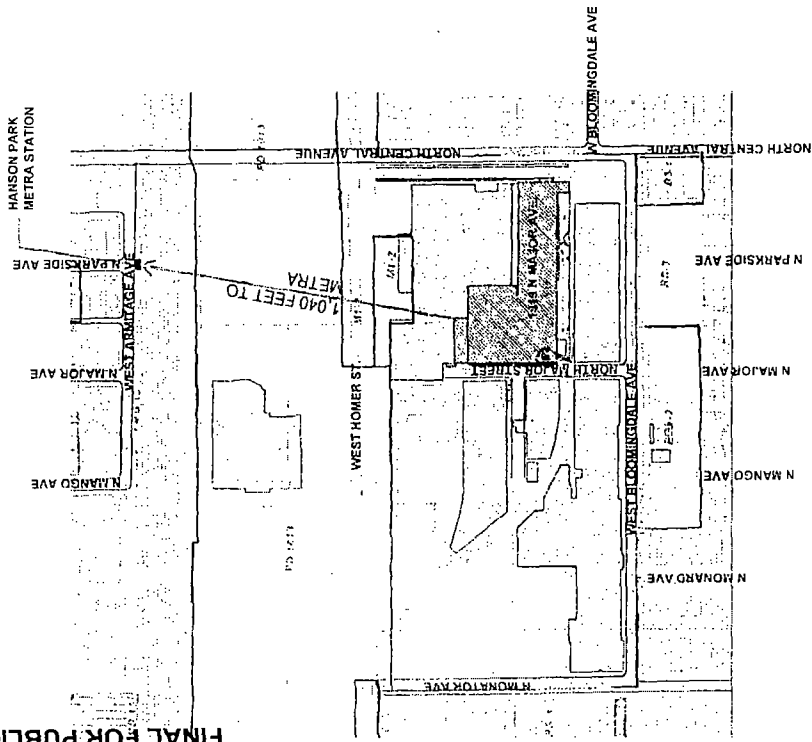
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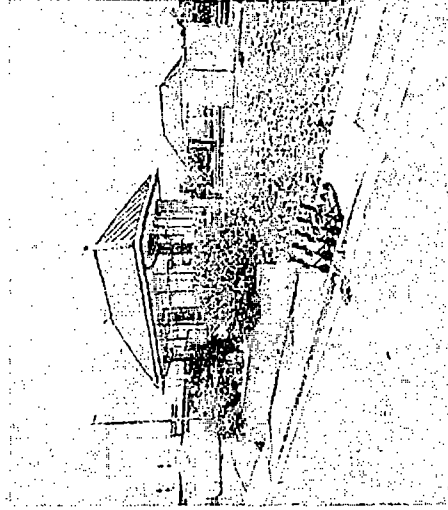
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THIS IS TO CERTIFY THAT BILL G. KORALLAS, ARCHITECT DO HEREBY CERTIFY THAT I HAVE INVESTIGATED TO THE BEST OF MY KNOWLEDGE THE ABOVE DESCRIBED PROPERTY AND THAT EXHIBIT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID MEASUREMENTS SHOWN AND THAT ALL DIMENSIONS ARE SHOWN IN U.S. FEET

Bill G. Korallas



TRAVEL DISTANCE PLANNING ACTION



K.T.G. ARCHITECTS AND CONSULTANTS, LTD.

1111 N. LAKE ST. SUITE 1000 CHICAGO, IL 60610

TEL: 312.467.1000 FAX: 312.467.1001

WWW.KTGARCHITECTS.COM

METRA - HARDCOPY

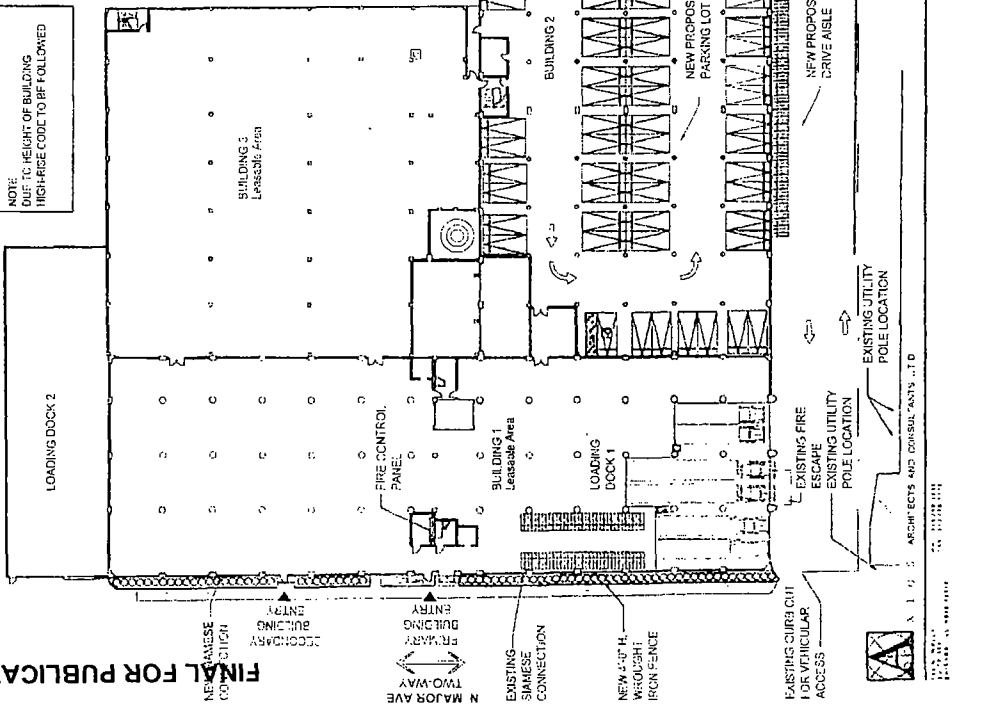
1/17

1819 N MAJOR AVENUE

Illinois

1. Main entrance of each building, where emergency units will respect primary entrance to be on major avenue as shown.
2. Address at all entrances to be on major avenue as shown.
3. Current address: 1819 N Major Avenue.
4. Construction type per code of all buildings.
5. Existing and future construction type: I-A.
6. Height: 125'-0" (top of parapet). Number of stories: 9 stories. Total occupancy area: 241,058 sq ft.
7. Occupancy type per code of all floors of each building.
8. In current occupancy, future occupants unknown at this time. Indicate which buildings will have sprinkler system, show the approximate location of the fire department (FD) alarm panel, and the exact location of the service connections and not determined as a part of this review.
9. Building will be fully sprinklered and new service connections to be shown as shown.
10. Each building to have a standpipe. This will be shown as a later date.
11. Indicate which buildings will have fire alarm system. Show the approximate location of the fire alarm annunciator panels. The exact location of the panels is not determined as a part of this review.
12. Primary fire control panel to be located in Building 1 main primary entrance.

9. All surrounding city streets, parking lots and emergency areas.
10. All fire exits, identifying them as city or private streets. A 5-foot clearance must be provided around all fire exits.
11. All proposed fire lanes. Indicate width, area, surface material of the fire lanes. Fire lanes must be able to support the weight of 125,000 lbs. approximately, and lanes to be maintained year-round. Fire lanes are to be clearly marked by the fire lane sign.
12. All main, riser and mountable ducts. Provide a detail of all mountable ducts.
13. The only fire access point is as shown on site.
14. All utility access, fire alarm service are to be shown on site.
15. Fire alarm rates shall indicate boxes or cabinets for the alarm panel.



Chicago

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ARCHITECTS AND CONSULTANTS, LTD.

1819 N MAJOR AVENUE

CHICAGO, ILLINOIS 60642

DATE: 11/11/11

PROJECT NO. 111111

1819 N MAJOR AVENUE

CHICAGO, ILLINOIS 60642

DATE: 11/11/11

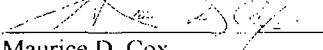
PROJECT NO. 111111



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: August 26, 2021

Re: Proposed Planned Development for the property generally located at 1819-33 N. Major Ave and 1812 N. Central Ave

On August 26, 2021, the Chicago Plan Commission recommended approval of the Zoning Map Amendment submitted by, Whitecap Lofts, LLC. A copy of the proposed Zoning 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)