



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2016-646
Type: Ordinance
Status: Passed
File created: 2/10/2016
In control: City Council
Final action: 3/16/2016
Title: Zoning Reclassification Map No. 3-I at 2635-2641 W North Ave and 1548-1556 N Talman Ave - App No. 18655T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-I
Attachments: 1. O2016-646 (V1).pdf, 2. SO2016-646.pdf

Date	Ver.	Action By	Action	Result
3/16/2016	1	City Council	Passed as Substitute	Pass
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
2/10/2016	1	City Council	Referred	

^1 /

ORDINANCE

77 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 B3-2 Community Shopping District symbols and indications as shown on Map No.3-1 in the area bounded by

West North Avenue; North Talman Avenue; a line 108.26 feet south of and parallel to West North Avenue; and a line 100.51 feet west of and parallel to North Talman Avenue,

to those of a B2-5 Neighborhood Mixed-Use 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: 2635-2641 West North Avenue/
1548-1556 North Talman Avenue

17-13-0303-C (1) Substitute Narrative and Plans - Application No. 18655 TI

2635-2641 West North Avenue (1548-1556 North Talman Avenue), Chicago, Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District Lot Area:

10,855 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, at the subject site. The new proposed building will contain approximately 1,250 square feet of commercial/office space, at grade level, along with twenty-four (24) interior parking spaces. There will be thirty (30) dwelling units, located above (on and between Floors 2 thru 6). The main entrance to the building will be located on and accessible from Talman Avenue. The new proposed building will be masonry in construction, with aluminum accents, and measure 64'-2" in height.

- a) The Project's Floor Area Ratio:
42,750 square feet (3.94 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):
30 dwelling units (361.8 square feet)
- c) The amount of off-street parking:
*24 parking spaces

**The Applicant will be seeking Variations to reduce the required on-site parking and to eliminate the required loading berth.*

Front Setback (Talman Avenue): 7'-6'

*Rear Setback: 12'-6" *The Applicant will be seeking a Variation for a reduction to the required rear setback.*

Side Setbacks (North Avenue): North: 0'-0" South: 2'-6"

Building Height: 64'-2"

HANNA
ARCHITECTS, INC.

PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NUMBER 184-001455
180 W. WASHINGTON AVE. CHICAGO, ILLINOIS 60602 Phone- 312-750-1800 Fax- 312-750-1801 email: hannaarchitects@sbcglobal.net) HANNA ARCHITECTS, INC. 2015

FINAL FOR PUBLICATION

HANNA
ARCHITECTS, INC.

PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NUMBER 184-001455
180 W. WASHINGTON AVE. CHICAGO, ILLINOIS 60602 Phone- 312-750-1800 Fax- 312-750-1801 email hannaarchitects@sbcglobal.net © HANNA ARCHITECTS, INC. 2015

180 W. WASHINGTON AVE
ARCHITECTS, INC.
ASCHRRCTCORTORANON @ HANNA ARCHITECTS, INC. 2015
11 HANNA. CH1^aTML TM602
rRons5iON/J. design*nwvi email- hanriaarchilects@sbcglobal.net <mailto:hanriaarchilects@sbcglobal.net>
ARCHITECT CORTORATTON LICENSE N17M3EF. 184-001455

^3;

- i

^1 y.

21

-| , ■
~N ri^~ U. IS'

□]

V

^ f

1

$\frac{i-1}{}$
"Ol.

130?,:

X!

**itr-*M»r-t Bi

FINAL FOR-PUBLICATION

5.0 t^r

h I HANNA

2. JL ARCHITECTS, INC
/""X

professional DESlc-Nncv.
ARCHITECT CORPORATION
license number :swlci«5

ISO W. WAS1-UNGTON AVE
CHICAGO, ILLINOIS 60602 Phone' 312-750-1800 Fax. 312-750-1801
email. hannaarchjieeLS«Sjsbcelofaal.riet
© HANNA ARCHITECTS. INC. 2015

i | MSI
M
iii r\

T\ r
HANNA
ARCHITECTS, INC

PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NUMBER - (H-00KB5

ISO VV. WASHINGTON AVE CHICAGO, ILLINOIS 60602 Phone: 312-750-1800 Fax, 312-750-1801 email: hannaarchitects@sbglobal.net) HANNA ARCHITECTS, INC. 2015

**FINAL FOR
PUBLICATION**

i ii.

HANNA.

ARCHITECTS, INC.

PROFESSIONAL DESIGN FIRM ARCHITECT CORP ORATION LICENSE NUMBER IBWXne5

ARCHITECT CORPORATION LICENSE NUMBER IBWXne5

ISO W. WASHINGTON AVE CHICAGO, ILLINOIS 60602 Phone 312-750-1800 Fax: 312-750-1801 email hannaarchitects@sbcglobal.net) HANNA ARCHITECTS, INC. 2015

FINAL FOR-PUBLICATION

HANNA.

ARCHITECTS, INC.

PROFESSIONAL DESIGN FIRM ARCHITECT CORP ORATION LICENSE NUMBER IK-00UK

ISO W. WASHINGTON AVE CHICAGO, ILLINOIS 60602 Phone: 312-750-1800 Fax: 312-750-1801 email: hannaarchitects@sbcglobal.net © HANNA ARCHITECTS, INC. 2015

li l

! li

l l

55

l . l-

l: l

n

FINAL FOR PUBLICATION

HANNA
ARCHITECTS, INC

PROFESSIONAL DESIGN' ITKM ARCHITECT CORPORATION LICENSE NUMBER 16--001455

180 W WASHINGTON AVE CHICAGO, ILLINOIS 60602 Phone 312-750-1800 Fax. 312-750-1801 email: hannaichilecLsS.'sbcglobal.net) HANNA ARCHITECTS, INC. 2015

FINAL FOR
PUBLICATION

/