



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2018-6011
Type: Ordinance
File created: 7/25/2018
Status: Passed
In control: City Council
Final action: 1/23/2019
Title: Zoning Reclassification Map No. 3-H at 2251 W North Ave - App No. 19759T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. O2018-6011 (V1).pdf, 2. O2018-6011.pdf

Date	Ver.	Action By	Action	Result
1/23/2019	1	City Council	Passed	Pass
1/17/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
9/12/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/25/2018	1	City Council	Referred	

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 B3-2 District (Community Shopping District) symbols and indications as shown on Map No. Grid Index: 3-H in the area bounded by:

West North Avenue; a line 100 feet east of and parallel to North Oakley Boulevard; the alley next south of and parallel to West North Avenue; and a line 75 feet east of and parallel to North Oakley Boulevard.

to those of a B2-2 District (Mixed-use District).

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

PLN#: 1706102003

Common Address of Property: 2251 W North Ave., Chicago, IL 60647

NARRATIVE AND PLANS TYPE 1 APPLICATION INFORMATION

1. Zoning and development analysis ("Narrative") describing: (a) floor area ratio; (b) density (lot area per dwelling unit); (c) off-street parking; (d) setbacks; and (e) building height.

The subject property, 2251 W North Ave, Chicago, IL 60647 ("Property"), is a single lot property of approximately 3,075 feet squared total area located on the south side of North Ave., between N. Bell Ave. and N. Oakley Blvd.

The Property is currently improved with a single three-story building, which occupied the entirety of the lot excepting a single concrete walkway of approximately 3' by 63' which runs from the Property's southwest corner to western mid-sectional edge.

The Property is owned by Hades Investment, LLC ("Owner"), who took title through a deed executed on, or about, September 30, 2011 and recorded on, or about, January 3, 2012. Exhibit B. After purchase, Owner has committed substantial resources to the improvement and beautification of the Property.

Floor Area Ratio: 2.2

Density: 1,000 sq. ft. / per dwelling unit existing. Off-street parking: Two.

Setbacks: Front 0.0 existing; Side 0.0 existing; Rear 0.0 existing. Building

Height: 32' 6"

2. Drawings, photographs and/or plans ("Site Plan") illustrating: (a) building orientation and setbacks; (b) building bulk and scale in relation to nearby buildings; (c) curb cuts; (d) sidewalks; (e) parking and loading areas; (f) landscaping; (g) useable on-site open space; (h)

garbage storage facilities; and such additional information as is necessary to demonstrate compliance with applicable standards of this Zoning Ordinance.

As there is no proposed change to the Property or its buildings by the instant application, no new site plan is needed. See Exhibit D (current plat survey, site plan, and blueprints).

FINAL FOR PU8LIGATJGN

3. Reason for rezoning the property

A Special Use Application (Cal. No. 487-15-S) under Chapter 17 of the Zoning Ordinance was previously filed seeking "establishment of a business live/work unit for artist work or sales space on the first floor" of the subject property. The application was heard on, or about, December 18, 2015 and granted on, or about, 10, 2016. &e Exhibit C.

This application is to change the subject property's zoning from B3-2 (Community Shopping District) to B2-2 (Mixed-use District).

The reason for the instant application is that, prior to obtaining Special Use Application described supra, Applicant was unaware that said "Live / Work" special usage rights would expire / otherwise be lost when the tenant left. Applicant has a new fully-licensed tenant ready to use the property in the same Live / Work capacity as the previous tenant.

Supplement to Property Blueprint

This supplement concerns the blueprints (labeled "Tenant Improvement: 2251 W North Ave.") attached to this zoning map amendment application.

To clarify:

- a) The center room between the commercial space at the front of the property and the residential (labeled "den" within the blueprints) is explicitly part of the residential space;
- b) The applicant's previous application for a special use of the subject property as a business live/work unit was approved by the Zoning Board of Appeals on December 18, 2015 (Application, Exhibit C);
- c) The desired "Work Live" use was explicitly found, inter alia, to "compl[y] with all of the criteria as set forth by the code for the granting of a special use;"
- d) The subject property was explicitly found, inter alia, to "compl[y] with all applicable standards of the Zoning Ordinance" by the Zoning Board of Appeals on December 18, 2015 (Application, Exhibit C); and
- e) Per the statements of the applicant, the subject property was explicitly built out to meet the standards of

the "Work Live" spaces per the specifications of the City of the Chicago and the Zoning Ordinance.

FINAL FOR PUBLICATION

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: APPEARANCE FOR:

>PEARANCE AGAINST: PREMISES AFFECTED:

Tobi Mattingly Mark Kupiec None

2251 W. North Avenue

CAL NO.: 487-15-S

MINUTES OF MEETING:

December 18,2015

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a business live/work unit for artist work or sales space on the first floor of a three-story, two-unit building with ground floor commercial/retail space.

ACTION OF BOARD-APPLICATION APPROVED

JONATHAN SWAIN SOL FLORES SHEILA OORADY BLAKESERCYE SAM TOIA

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting ' on December 18,2015, after due notice thereof as provided under Section I7-13-0I07B and by

publication in the Aicago Sun-Times on December 3, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish business live/work unit for artist work or sales space on the first floor of a three-story, two-unit building with ground floor commercial/retail space; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout and plans prepared by Technical Building Consultants and dated July 14, 2015.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

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**FINAL FOR
PUBLICATION**

WICKKR PARK

March 27 2018

Office of the 1st Ward Alderman

**RE: Zoning Change, 2251 W. North Avenue, B3-2 to B2-2 Alderman Proco
Joe Moreno 2740 W. North Ave. Chicago, IL 60647**

Dear Alderman Moreno,

At the March 7 WPC membership meeting, the general membership voted on the matter of 2251 W. North Avenue, Zoning change from B3-2 to B2-2 for live/work space on ground floor The votes were as follows. 9 for, 8 against, 2 abstain.

The Wicker Park Committee supports this zoning change.

Thank you for your attention to this matter. Should you have any questions or comments concerning this correspondence please contact Paul Dickman, Acting P&D Chair, PKDickman@aol.com <mailto:PKDickman@aol.com> or (773)227-5169

Sincerely,

**Jason Ticus, President
On behalf of the WPC Board of Directors**

**cc: Raymond Valadez, Chief of Staff 1st Nicholas
Katsafados Scott Kane Atty WPC Board P&D
Committee**