



# Office of the City Clerk

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

## Legislation Text

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File #: O2015-7351, Version: 1

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**#1 r35S3-r/**

### ORDINANCE

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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 B3-1 Community Shopping District symbols and B3-5 Community Shopping District indications as shown on Map Number 3-J in the area bounded by

West North Avenue; a line 216 feet East of and parallel to North Central Park Avenue; the first Easterly and Westerly public alley South of West North Avenue; and a line 312 feet East of and parallel to North Central Park Avenue.

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

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

Common Address of Property: 3527-3533 W. North Avenue, Chicago, Illinois 60647

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### 17-13-0303-C.1 Narrative Zoning and Development Analysis

#### Proposed Type 1 Map Amendment to Classify or Reclassify 3527-3533 West North Avenue to the B3-5 Community Shopping District

##### Narrative ^

The subject property is located in the Humboldt Park neighborhood and is comprised of 4 lots on the South side of North Avenue, between St. Louis and Central Park.

The westernmost lot (3533 West North Avenue) is currently improved with a two-story building owned by La Casa Norte and from which La Casa Norte provides counseling and social services to homeless and other at-risk youth and families. The eastern three lots (3527-3531 West North Avenue) are improved with a vacant and dilapidated 2-story structure. La Casa Norte was able to acquire the eastern three lots in 2010 with assistance from one of its benefactors.

Provided the City of Chicago grants the necessary zoning and permitting approvals<sup>1</sup>, La Casa Norte intends to demolish the two existing structures and create a new mixed-use development to be known as "Pierce House," with extensive green building features, 25 dwelling units targeted for occupancy by chronically homeless youth and families and a multi-purpose community center<sup>2</sup> that would include a community meeting space and art gallery, community computer lab, health, dental and nutrition services, food & clothing pantries, a drop-in center for homeless youth with anti-violence programming, counseling, social services, offices for La Casa Norte, and similar uses. La Casa Norte believes Pierce House will provide essential and desperately-needed affordable housing and services for its community and could also serve as a vibrant catalyst for additional revitalization in the area.

Please refer to the attached plans prepared by Landon Bone Baker Architects.

<i>Development Analysis for Project as'</i>	<b>'roposed</b>
F.A.R	4.1 (47,690 s.f. of Gross Floor Area/11,530 s.f. of Lot Area) <sup>3</sup>
Lot Area per Dwelling Unit	461 square feet per dwelling unit (11,530 s.f. Lot Area/25 d.u.)
Off-Street Parking	9 spaces <sup>4</sup>
Bicycle Parking	Minimum 10 spaces
Front Yard Set Back	0'
Side Yard Setbacks	0'
Rear Yard Setback (First Floor)	Minimum 23'
Rear Yard Setback (Upper Floors)	0' <sup>5</sup>
Proposed Building Height	65' (5 story)

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<sup>1</sup> The site was rezoned from B3-1 to B3-5 in 2011 pursuant to a Type I rezoning application by La Casa Norte for this

- same project. La Casa Norte is seeking this rezoning because the 2011 Type 1 rezoning has lapsed.
- <sup>2</sup> The Zoning Board of Appeals (ZBA) approved this Special Use in 2012, and La Casa Norte is applying again.
- <sup>3</sup> Basement floor area is not counted, given that the basement will be more than 50% below grade.
- <sup>4</sup> A copy of the Zoning Administrator's prior Parking Determination is attached. Applicant is seeking an updated letter.
- <sup>5</sup> The ZBA approved the Variation to permit this setback reduction in 2012, and La Casa Norte is applying again.

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## 3527-33 WEST NORTH AVENUE

### TOTAL GROSS BUILDING AREA - 47,690 SF

(EXCLUDES LOWER LEVEL / BASEMENT GROSS AREA)

LOWER LEVEL / BASEMENT GROSS AREA - 9,312 SF FIRST FLOOR GROSS AREA - 8,989 SF SECOND FLOOR GROSS AREA - 10,693 SF THIRD FLOOR GROSS AREA - 10,315 SF FOURTH FLOOR GROSS AREA - 9,713 SF FIFTH FLOOR GROSS AREA - 7,980 SF

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### TOTAL NUMBER OF RESIDENTIAL UNITS

(7) STUDIO (9) 1 BEDROOM (9) 2 BEDROOM

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LANDON BONE BAKER ARCHITECTS

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1 LOBBY

2 CLOTHING CLOSET/ EMERGENCY SHOWERS  
3 FUTURE EXPANSION  
4 STORAGE

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## LOWER LEVEL FLOOR PLAN

3/32" = 1'-0"

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NORTH AVENUE

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16'ALLEY

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LANDON BONE BAKER ARCHITECTS

1 LOBBY/ RECEPTION

2 TEEN CENTER

3 FOOD PANTRY/ GROCERY

4 NUTRITION CENTER/ TEACHING KITCHEN

5 HEALTH/WELLNESS CENTER

7 MECHANICAL/ELECTRICAL

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## FIRST FLOOR PLAN / SITE PLAN

3/32" = 1'-0"

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### SECOND FLOOR PLAN

3/32" = 1'-0"

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LONDON BONE BAKER ARCHITECTS

1 LOBBY  
2 BOARD/ CONFERENCE ROOMS  
3 STUDIO (2)  
4 ONE BEDROOM UNIT (2)

6 OPEN COURT GREEN ROOF  
7 LAUNDRY

La Casa

### THIRD FLOOR PLAN

3/32" = 1'-0"

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LONDON BONE BAKER ARCHITECTS

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## FIFTH FLOOR PLAN

3/32" = 1'-0"

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