TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
1312 W. North Avenue

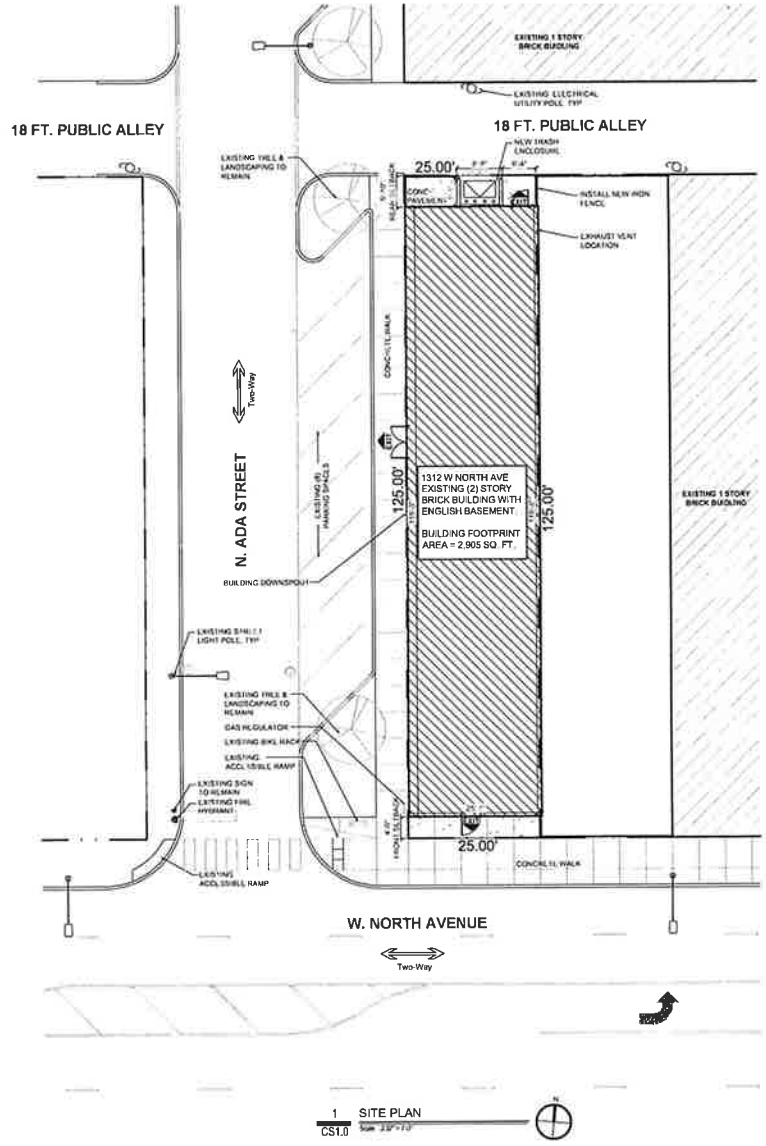
The Applicant seeks to rezone 1312 W. North Avenue from a M3-3 Heavy Industry District to a C3-3 Commercial, Manufacturing and Employment District in order to convert vacant commercial building into entertainment venue. Currently, the subject property is improved with a vacant two-story commercial building with a 2,905 square foot building footprint and eight (8) parking spaces. The Applicant seeks to convert the existing commercial building to an entertainment venue (medium) with approximately 6,060 square feet of commercial space. The footprint and height of the existing building will remain unchanged.

Project Bulk and Density

Lot Area	3,125 SF
Density MLA (Lot area per unit)	N/A
Off Street Parking	8 spaces
Front Setback	4 feet
Rear Setback	5.83 feet
Side Setback (East)	0 feet
Side Setback (West)	0 feet
Building SF	6,060 SF
FAR	1.94
Building Height	37.67 feet

1312 West North Avenue

CHICAGO ILLINOIS



1 CS1.0 SITE PLAN

SCOPE OF WORK

1312 W. NORTH AVENUE

INTERIOR ALTERATION TO EXISTING (2) STORY BRICK BUILDING BUILDING. PROPOSED ASSEMBLY USE.

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

BILL G. KOKALIAS
LICENSE NO 001-019545

DATE

DRAWING LIST

CS1.0 COVERSHEET AND SITE PLAN
P1 PRELIMINARY FLOOR PLANS
P2 PRELIMINARY FLOOR PLANS
P3 BUILDING ELEVATIONS
P4 BUILDING ELEVATIONS

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I IDENTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THE ATTACHED PLANS FOR 1312 W NORTH AVENUE FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO

SIGNED
BILL G. KOKALIAS

DATE

ILLINOIS LICENSE NUMBER 001-019545

ZONING DATA

Address:	1312 W. NORTH AVENUE	Required Yards:	
Lot Dimensions:	25.00' x 125.00'	Front Yard Setback:	0'-0"
Lot Area:	3,125 SQ. FT.	Side Yard Setback (North):	0'-0"
Zoning District:	M3.3 - Heavy Industry District	Side Yard Setback (South):	0'-0"
Floor Area Ratio (FAR):	3.0 (Max Ratio)	Rear Yard Setback:	0'-0"
Maximum Allowable Floor Area:	3,125 SQ. FT. x 3.0 (Max Ratio) = 9,375 SQ. FT.	Existing Yards:	
Floor Area:		Front Yard Setback:	4'-0" (No Change)
First Floor:	2,150 SQ. FT.	Side Yard Setback (North):	0'-0" (No Change)
Partial Mid-Floor:	960 SQ. FT.	Side Yard Setback (South):	0'-0" (No Change)
Second Floor:	2,550 SQ. FT.	Rear Yard Setback:	5'-10" (No Change)
Total:	6,060 SQ. FT. < 9,375 SQ. FT.	Nonresidential Parking:	
Actual FAR:	9,375 Sq.ft. / 6,060 Sq.ft. = 1.55 Actual Far	Required Parking:	None for first 4,000 SQ. FT. then 2.5 per 1,000 SQ. FT.
Maximum Building Height:	No Maximum	Proposed Parking:	8 - Street Parking available
Existing Building Height:	102'-0"	Bicycle Parking:	
		Required:	1 per 10 auto spaces
		Provided:	1 - Existing bike rack
		Open Space:	
		Required	None
		Provided	None

ZONING MAP



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PROJECT
1312 W. North Ave.
Chicago, Illinois

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ARCHITECTS AND CONSULTANTS
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148 N. Wells
SUITE NO. 100
CHICAGO, IL 60606
PH. 312.750.1155
FX. 312.750.1155

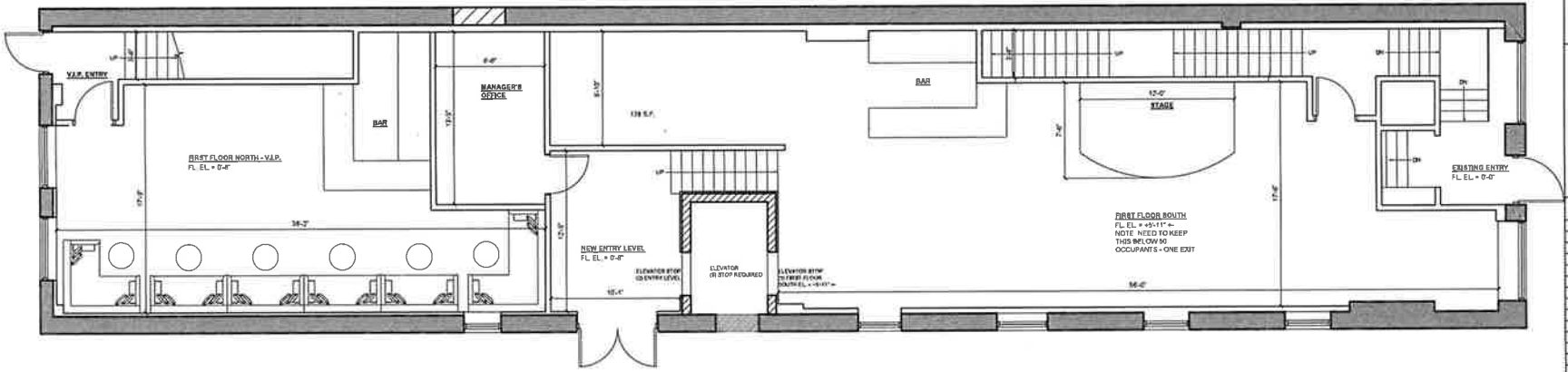
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PROJECT MANAGER	-
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COVERSHEET AND SITE PLAN

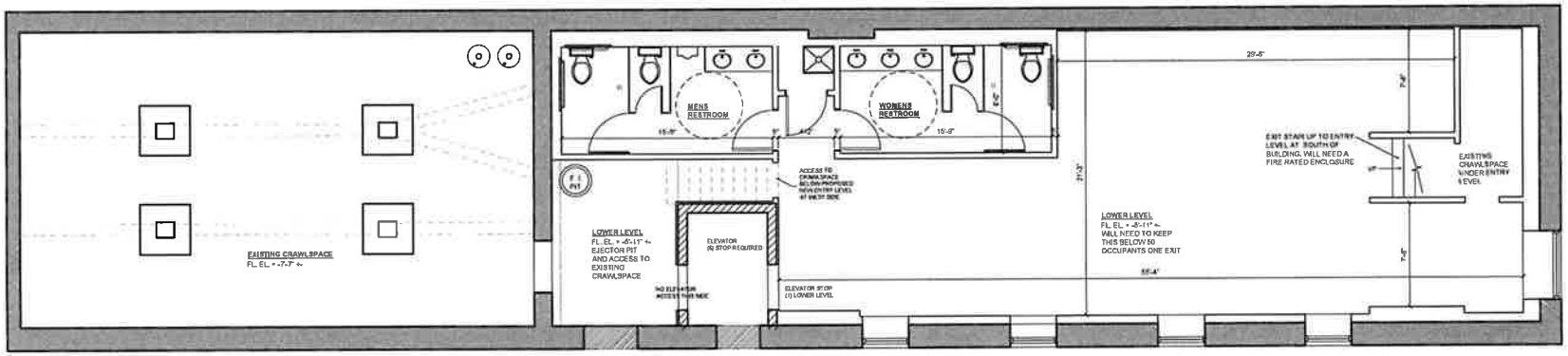
CS1.0

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B P1 PROPOSED FIRST FLOOR PLAN



A P1 PRPOPOSED LOWER LEVEL PLAN

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188 N Wells
SUITE NO 300
CHICAGO, IL 60606
PH 312 798 1313
FX 312 798 1315

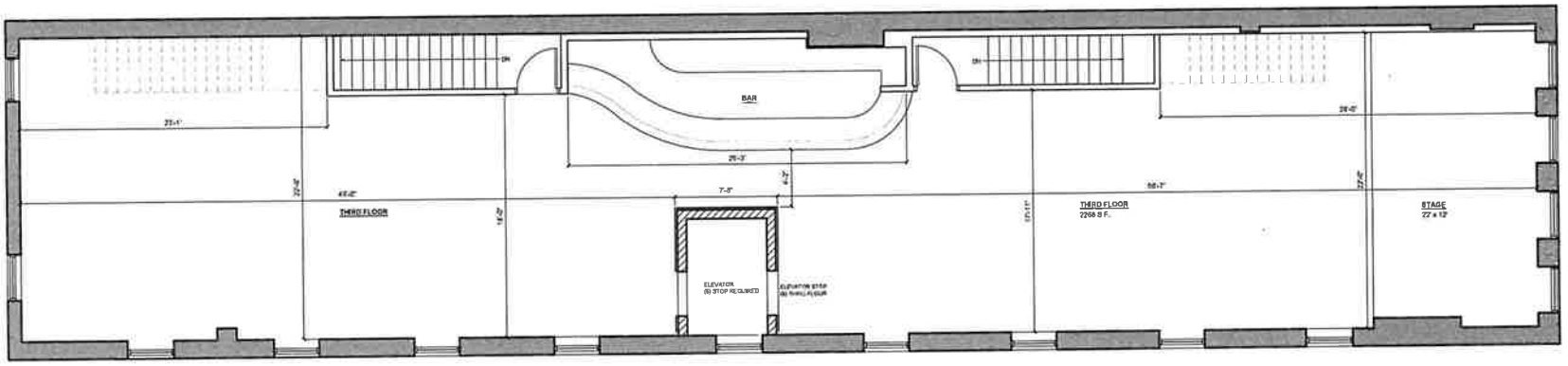
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PRELIMINARY
FLOOR PLANS

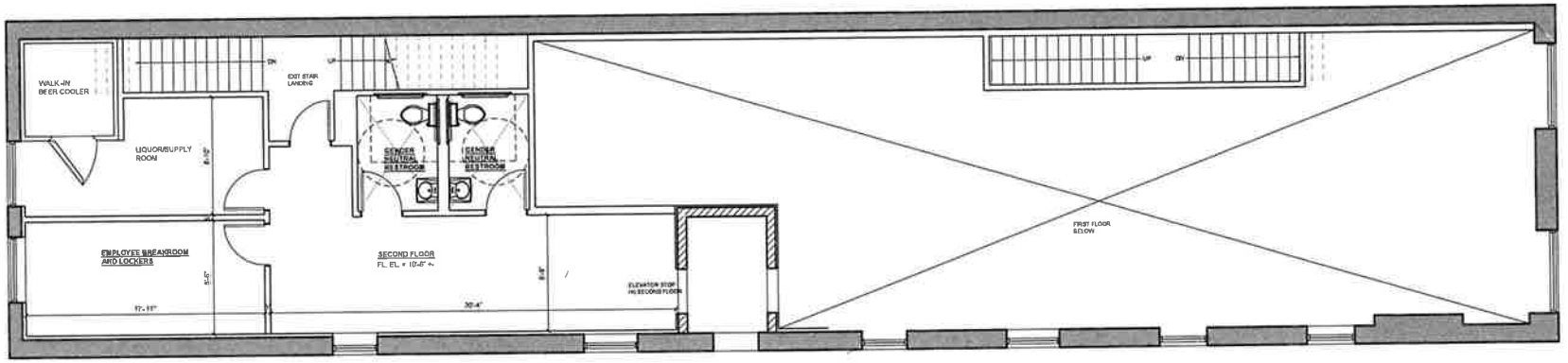
SHEET P1

1312 West North Avenue

ILLINOIS



B P2 THIRD FLOOR PLAN



A P2 "SECOND" FLOOR PLAN

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188 N Wells
SUITE NO 300
CHICAGO IL 60606
PH 312.750.1334
FX 312.750.1131

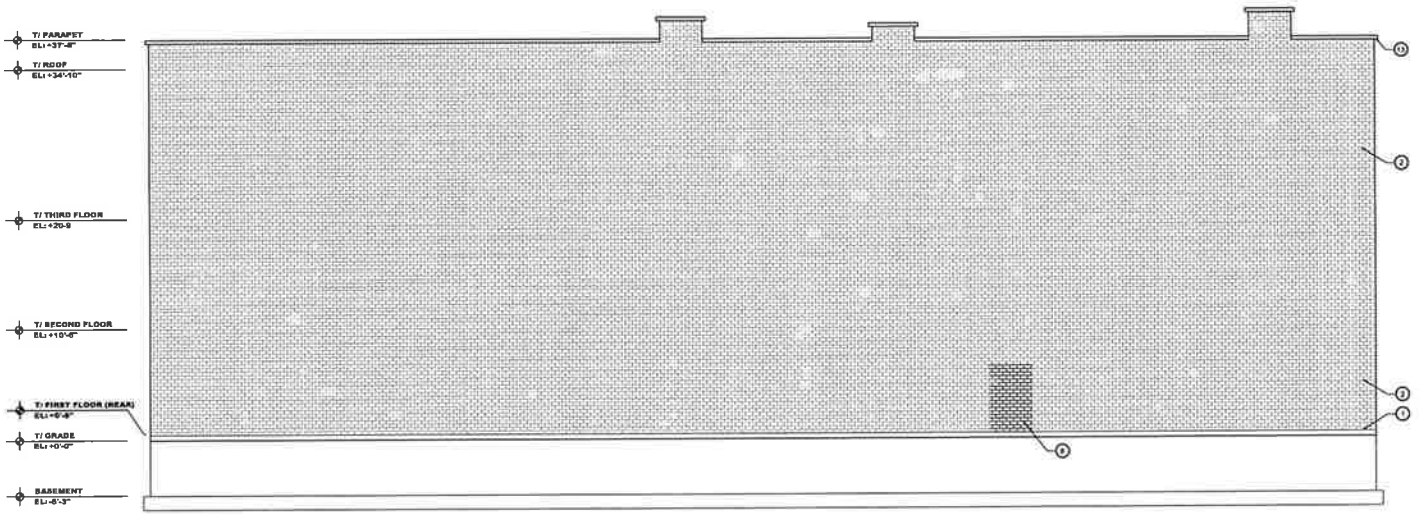
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PRELIMINARY
FLOOR PLANS

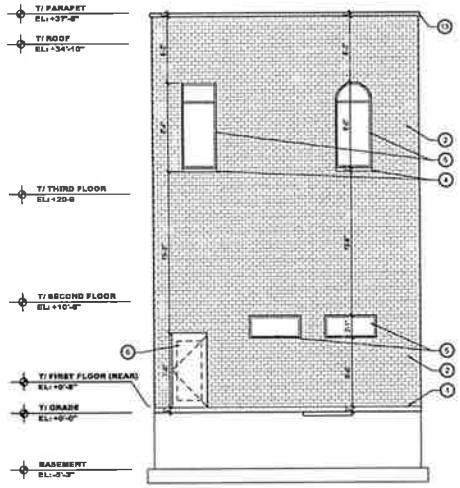
SHEET P2

1312 West North Avenue

ILLINOIS



2 P4 EAST ELEVATION



1 P4 NORTH ELEVATION

MATERIALS LEGEND			
1	EXPOSED CONCRETE FOUNDATION	9	EXISTING GLASS BLOCK WINDOW
2	EXISTING FACE BRICK	12	DECORATIVE BRICK
3	EXISTING LIMESTONE UNIT	13	EXISTING PARAPET
4	EXISTING LIMESTONE SILL	14	EXISTING GAS HEADERS
5	EXISTING WINDOW	15	NEW DOOR
6	EXISTING ENTRY DOOR		
7	EXISTING DECORATIVE LIMESTONE UNIT		
8	NEW FACE BRICK INFILL		

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PROJECT
1312 W. North Ave.
Chicago, Illinois

ARCHITECTS AND CONSULTANTS
License No. 184.008611 Exp 11/30/15
189 N. Wells
Suite No. 300
Chicago, IL 60606
PH 312.750.1311
FX 312.750.1315

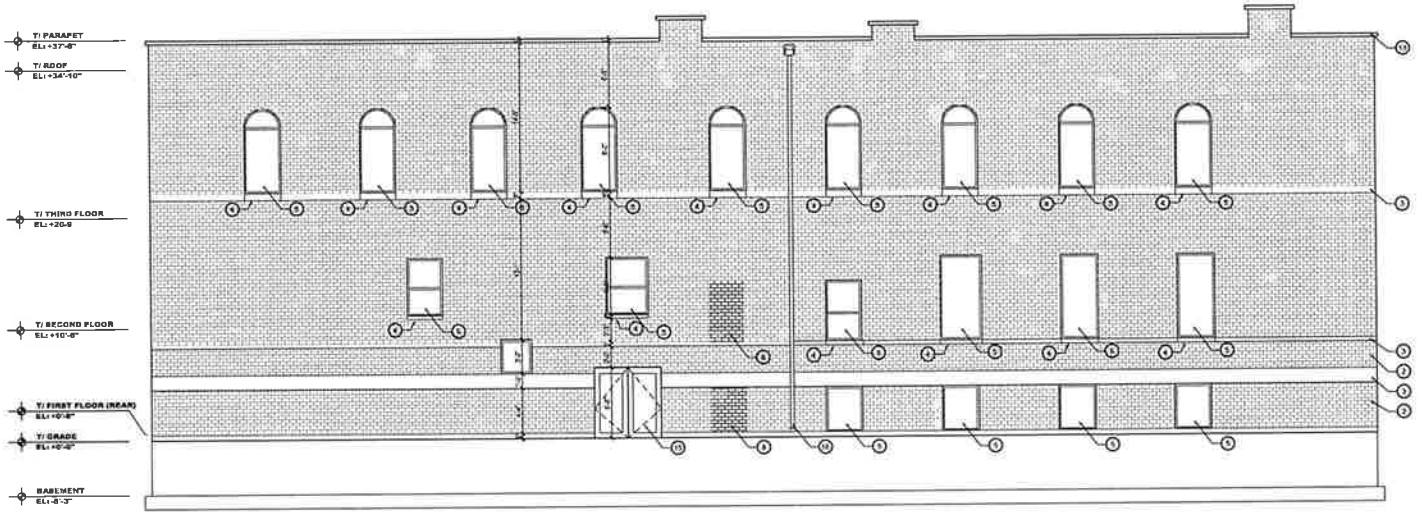
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PROJECT MANAGER	-
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PRELIMINARY
NORTH & EAST
ELEVATION

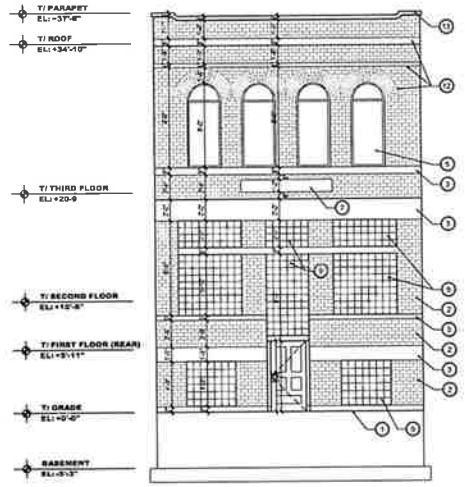
SHEET **P4**

1312 West North Avenue

ILLINOIS



2 WEST ELEVATION
P3



1 SOUTH ELEVATION
P3

MATERIALS LEGEND			
1	EXPOSED CONCRETE FOUNDATION	9	EXTING GLASS BLOCK WINDOW
2	EXISTING FACE BRICK	12	DECORATIVE BRICK
3	EXISTING LIMESTONE UNIT	13	EXISTING PARAPET
4	EXISTING LIMESTONE SILL	14	EXISTING GAS HEADERS
5	EXISTING WINDOW	15	NEW DOOR
6	EXISTING ENTRY DOOR	16	EXISTING GUTTER
7	EXISTING DECORATIVE LIMESTONE UNIT		
8	NEW FACE BRICK INFILL		

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Chicago, Illinois

X I O S
ARCHITECTS AND CONSULTANTS
License No. 184.008911 Exp. 11/30/26
191 N. Wells
SUITE NO. 500
CHICAGO, IL 60606
TEL 312.753.1133
FAX 312.753.1135

PROJECT MANAGER	BGK 10/02
PROJECT MANAGER	-
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PRELIMINARY
SOUTH & WEST
ELEVATION

P3