



City of Chicago



SO2022-2453

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2354 N Washtenaw Ave - App No. 21104T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 B3-1 Community Shopping District symbols and indications as shown on Map No. 5-1 in an area bound by:

West Fullerton Avenue; North Washtenaw Avenue; the alley next south of and parallel to West Fullerton Avenue; a line 97.17 feet west of and parallel to North Washtenaw Avenue; a line 84.88 feet south of and parallel to West Fullerton Avenue; and a line 75 feet west of and parallel to North Washtenaw Avenue.

To those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property 2354 N. Washtenaw Ave.

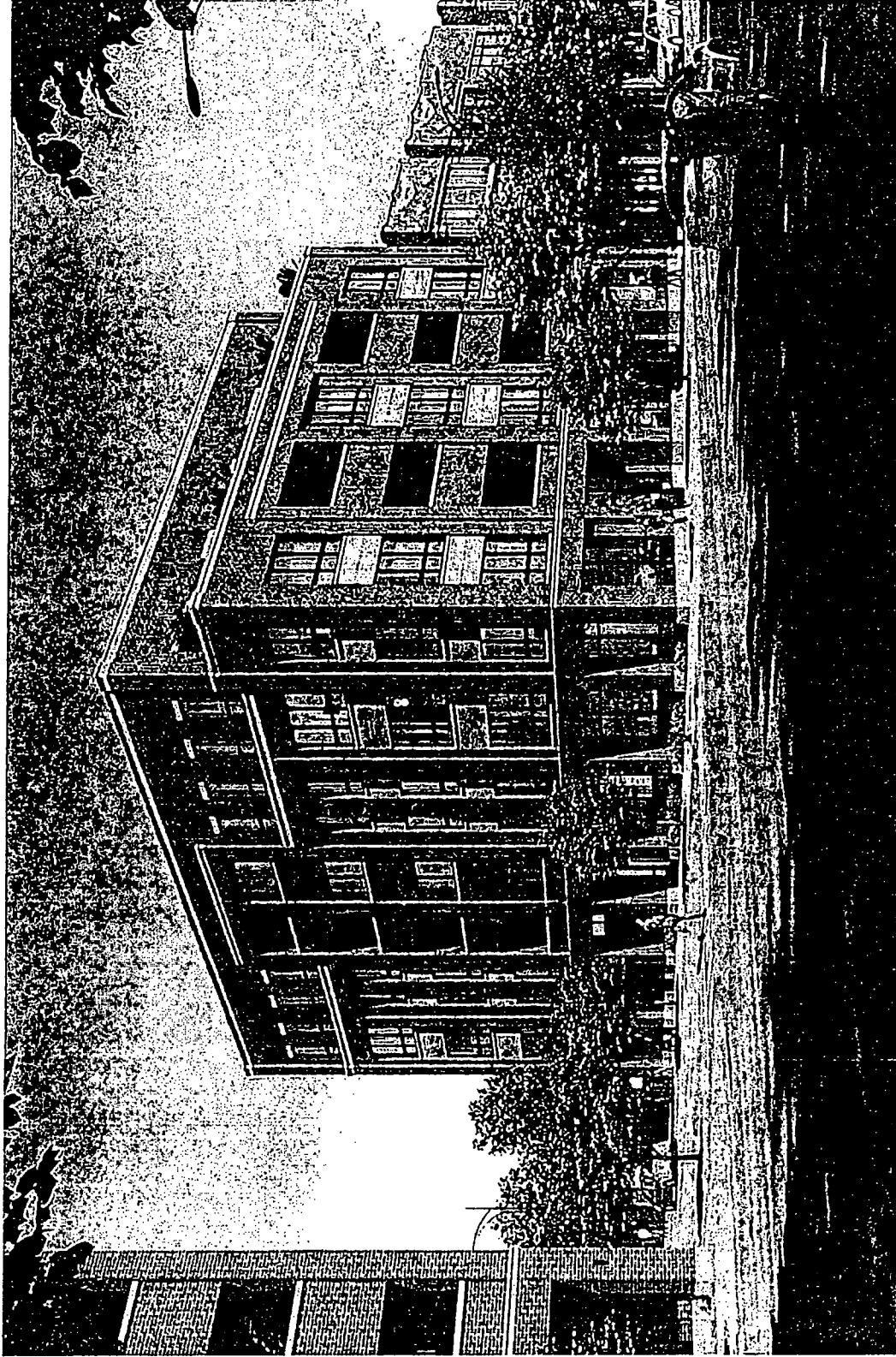
Amended To Be A Type-1
Zoning Map Amendment- Narrative and Plans
For 2354 N Washtenaw Ave

Applicant seeks a Zoning Change from B3-1 to B2-3 to allow the construction of a proposed 5-story 20-unit mixed use building. The Applicant will provide 18 on site in door garage parking spaces. There will be approximately 2,078 sq. ft. of commercial space on the ground floor.

FAR	2.851
Building Area	29,258 SF
Density (MLA)	513.2 SF/ Unit
Lot Area	10, 264 SF
Building Height	56'-0" B/ Clg.- 62'-6" T/ Parapet
Front Setback	0'-0"
Rear Setback	0'-0" @ GRND- 30-9" @ FLRS 2-5
West Side Setback	2'-0"
East Side Setback	0'-0"
Parking	18*

* Applicant will seek to reduce 2 parking spaces as a Transit Served Location pursuant to 17-10-0102-B (before July 20, 2022)

Final for Publication



2113 S. ARDEN AVE
 UNIT C
 CHICAGO, IL 60608
 P 312.342.2255
 F 312.342.2253

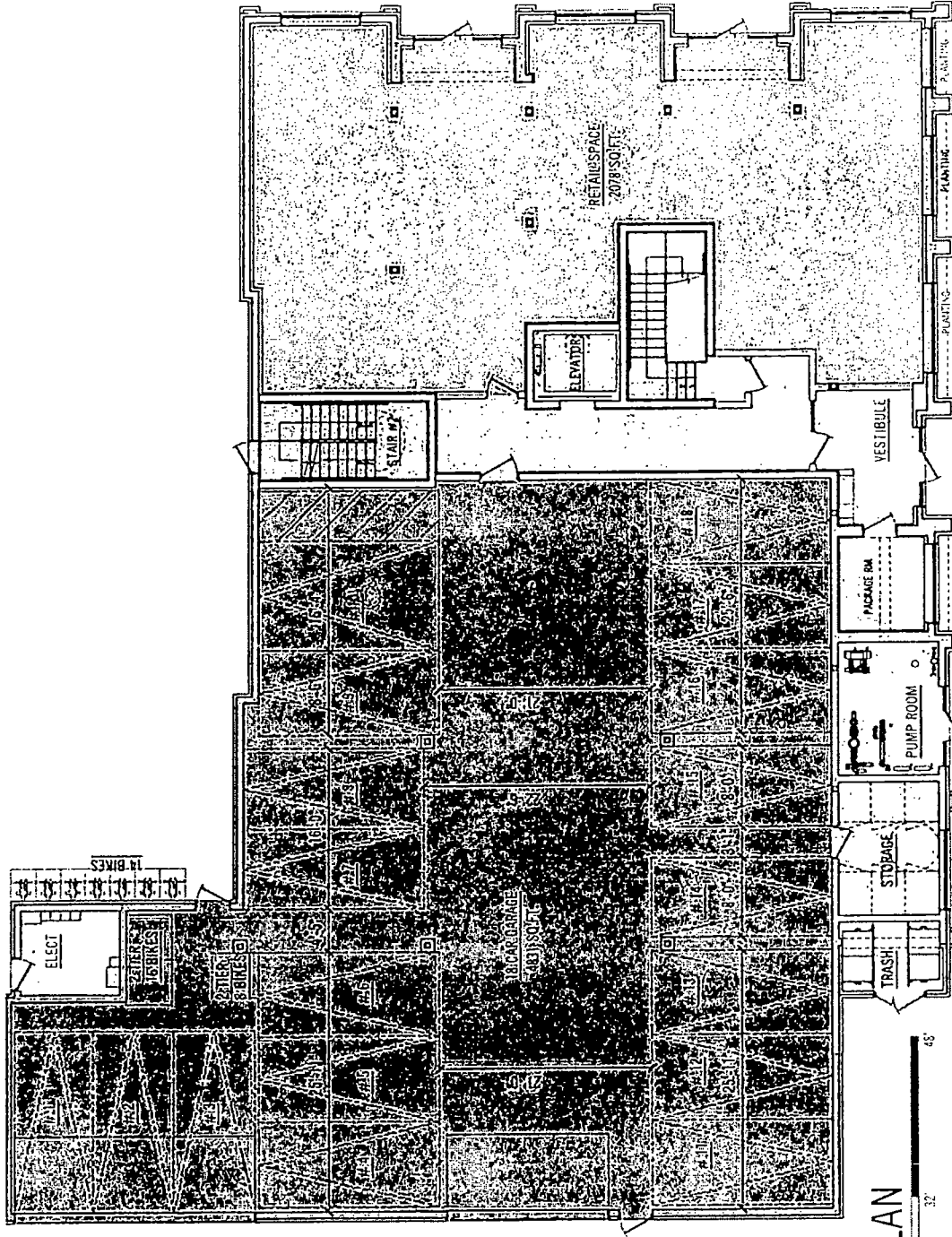
SUBMITTAL DATES
 RCDF REVISED 02-01-2022
 CDMA 03-31-2022
 REVISION 1 CDMA COMMENTS 06-02-2022
 STREET ELEVATION REVISIONS 08-30-2022
 SIGN & PER REVISION 09-03-2022

DEVELOPER
 HERSHEIM DEVELOPMENT
 PREMISES:
 2154 N. WASHINGTON AVE. CHICAGO, IL

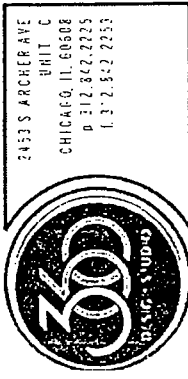
PROJECT DESCRIPTION
 FIVE STORY 20 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION

SHEET NUMBER



GROUND FLOOR PLAN



2453 S ARCHER AVE
 UNIT C
 CHICAGO, IL 60608
 P 312.842.2225
 F 312.352.2233

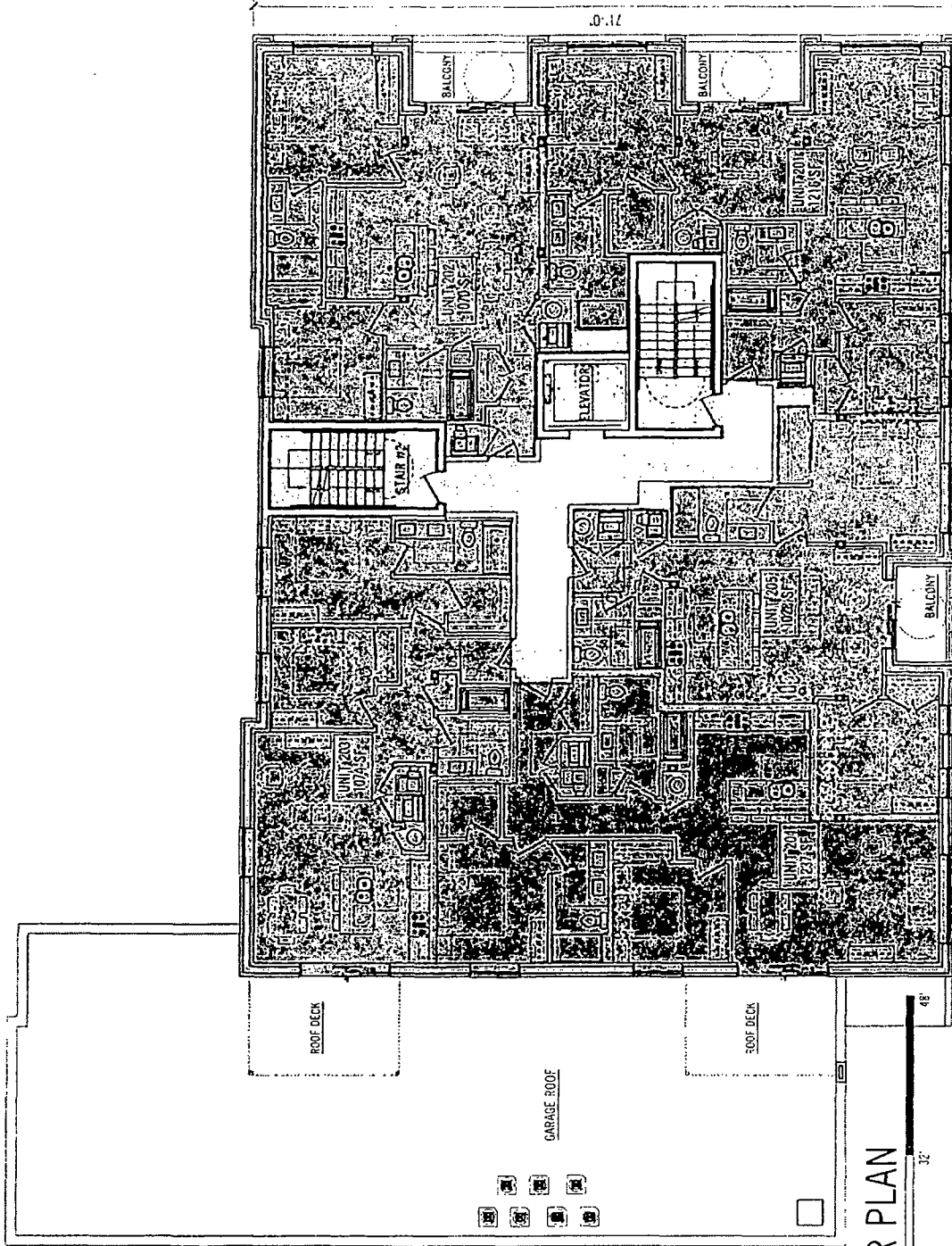
SUBMITTAL DATES
 ROOF REVISION 2 03-31-2022
 30MA
 REVISION 3 CORN COMMENTS 05-02-2022
 STREET ELEVATION REVISIONS 08-02-2022
 SIGN & PIECE REVISION 09-13-2022

DEVELOPER:
 HIBERNIAN DEVELOPMENT
 2534 N. WASHINGTON AVE. CHICAGO, IL.

PROJECT DESCRIPTION
 FIVE STORY 20 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

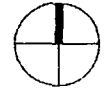
SHEET DESCRIPTION
 GROUND FLOOR PLAN

SHEET NUMBER
 02



SECOND FLOOR PLAN

0' 2' 4' 8' 16' 32' 48'
 3/24" = 1"=0"



2453 S ARCHER AVE
 SUITE C
 CHICAGO, IL 60608
 0.312.342.2255
 1.312.342.2253



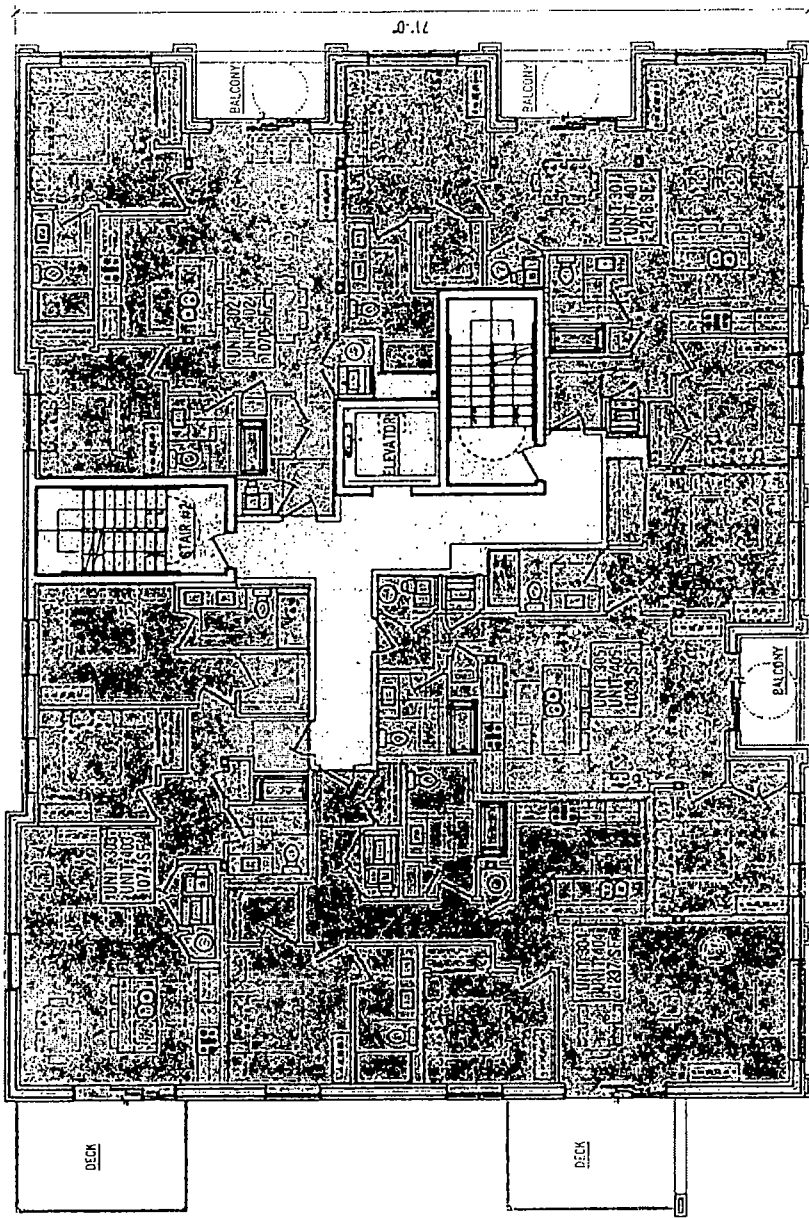
SUBMITTAL DATES
 ROOF REVISION 2 02-01-2022
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 REVISIONS: 3 GRAB COMMENTS 05-02-2022
 STREET ELEVATION REVISIONS 08-02-2022
 STONE & PIER REVISION 09-13-2022

DEVELOPER:
 HIBERNIAN DEVELOPMENT
PREMISES:
 254 N. WASHINGTON AVE., CHICAGO, IL.

PROJECT DESCRIPTION
 FIVE STORY 20 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 SECOND FLOOR PLAN

SHEET NUMBER
 03



THIRD-FOURTH FLOOR PLAN



2433 S. ARCHER AVE
 UNIT C
 CHICAGO, IL 60608
 P 312.842.2233
 F 312.842.2233

SUBMITTAL DATES
 ROOF REVISION 2 02-01-2022
 CGMA 03-31-2022
 REVISION 3 CGMA COMMENTS 06-02-2022
 STREET ELEVATION REVISIONS 03-02-2022
 STONE & PIER REVISION 09-13-2022

DEVELOPER:
 HIBERNIAN DEVELOPMENT

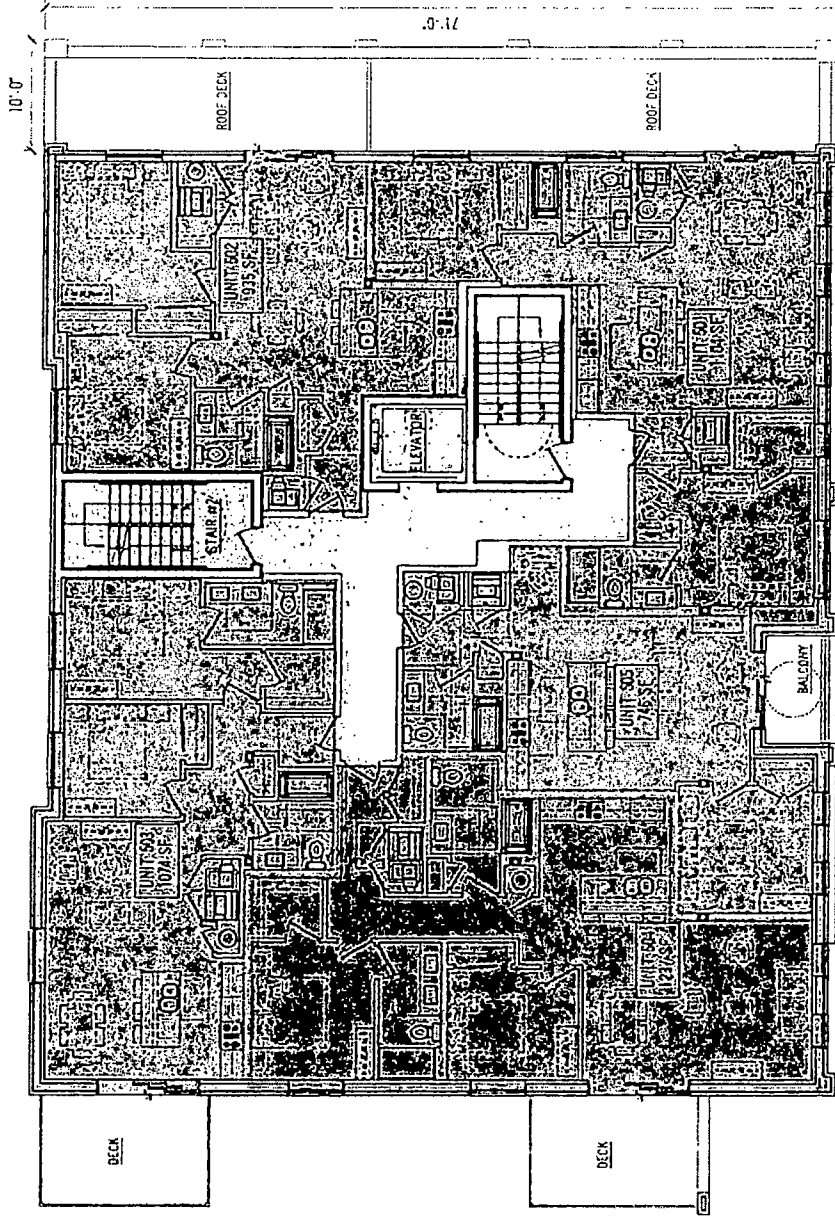
PREMISES:
 2334 N. WASHINGTON AVE., CHICAGO, IL

PROJECT DESCRIPTION
 FIVE STORY 20 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 THIRD & FOURTH
 FLOOR PLAN

SHEET NUMBER
 04





FIFTH FLOOR PLAN



2453 S. ARCHER AVE
 UNIT C
 CHICAGO, IL 60608
 P 312.842.2225
 F 312.842.2253



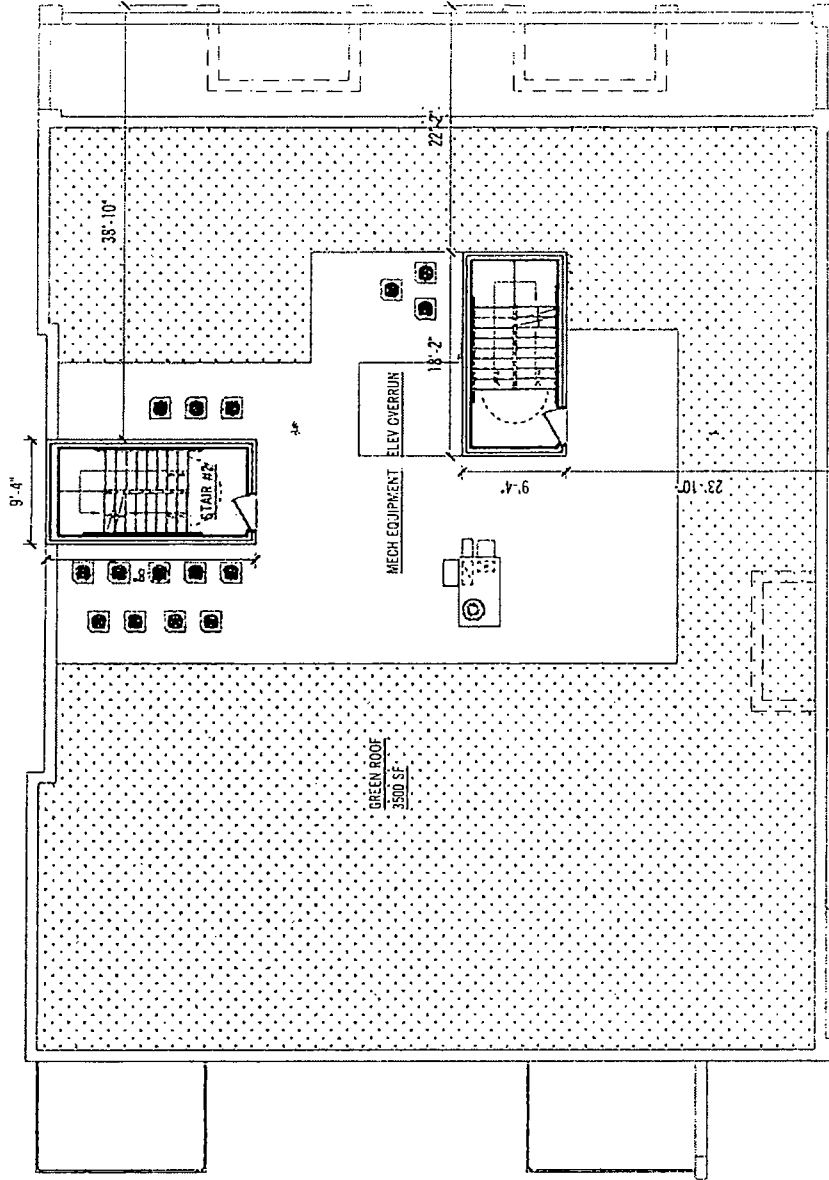
SUBMITTAL DATES
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 REVISION 3 CGMA COMMENTS 05-02-2022
 STREET ELEVATION REVISIONS 08-02-2022
 STORE & PIER REVISION 09-13-2022

DEVELOPER
 HIBERNIAN DEVELOPMENT
 PREMISES:
 2354 N. WASHINGTON AVE. CHICAGO, IL

PROJECT DESCRIPTION
 FIVE STORY 20 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 FIFTH FLOOR PLAN

SHEET NUMBER
 05



ROOF PLAN



2453 S ARCHER AVE
 UNIT C
 CHICAGO, IL 60608
 P. 312.242.2225
 F. 312.842.2253

SUBMITTAL DATES
 ROOF REVISION 2
 02-01-2022
 03-31-2022
 06-02-2022
 08-02-2022
 09-13-2022

REVISION 3 GGMA COMMENTS
 STREET ELEVATION REVISIONS
 STONE & PIER REVISION

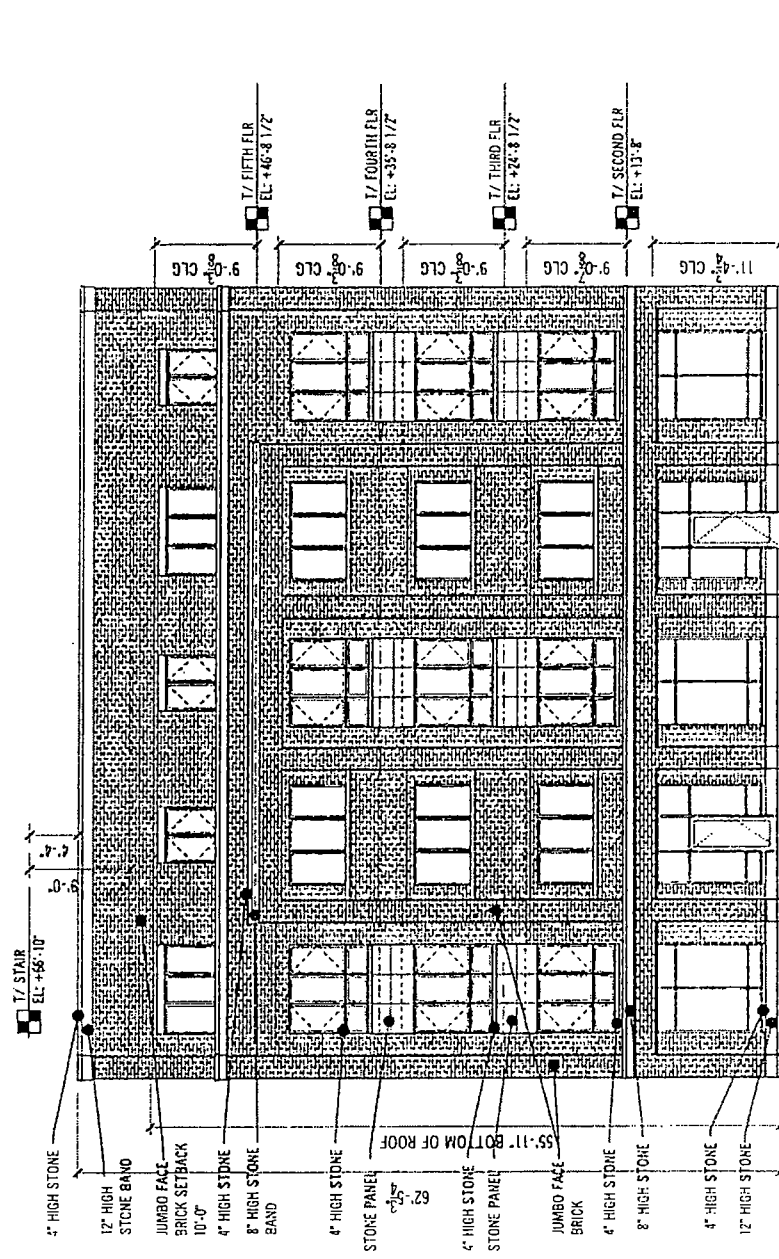
DEVELOPER:
 HIBERNIAN DEVELOPMENT
 PREMISES:
 2554 N. WASHINGTON AVE. CHICAGO, IL.

PROJECT DESCRIPTION
 FIVE STORY 20 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 ROOF PLAN

SHEET NUMBER
 06





NORTH ELEVATION



2453 S. ARCHER AVE
 CHICAGO, IL 60608
 P. 312.842.2225
 F. 312.842.2253



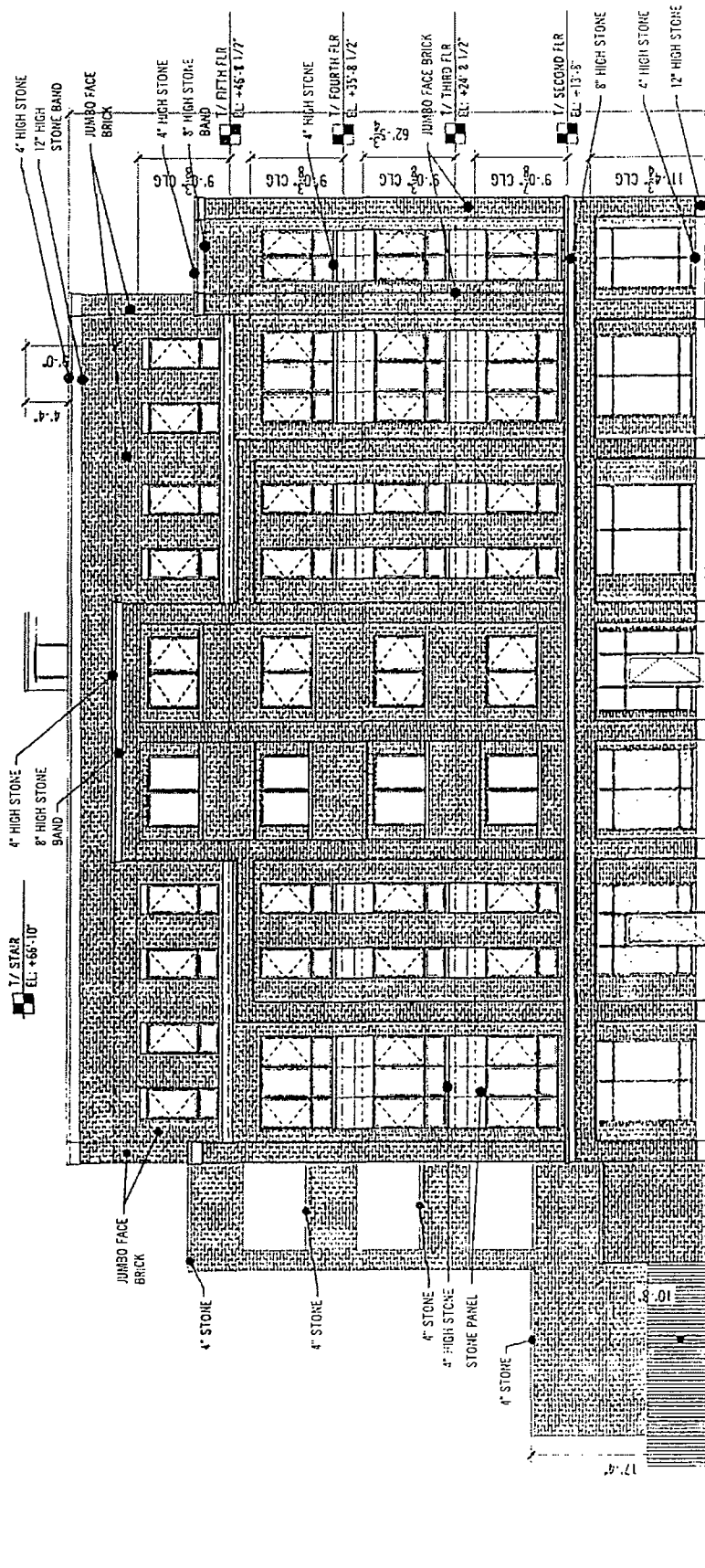
SUBMITTAL DATES
 ROOF REVISION 2 02-01-2022
 CORNIA 03-31-2022
 REVISION 3 CORNIA COMMENTS 05-02-2022
 STREET ELEVATION REVISIONS 06-02-2022
 STONE & PIER REVISION 09-13-2022

DEVELOPER:
 HIBERNIAN DEVELOPMENT
PREMISES:
 2354 N. WASHINGTON AVE. CHICAGO, IL

PROJECT DESCRIPTION
 FIVE STORY 20 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 NORTH ELEVATION

SHEET NUMBER
 07



EAST ELEVATION



2453 S ARCHER AVE
 UNIT C
 CHICAGO, IL 60608
 P 312 842 2229
 F 312 842 2253



SUBMITTAL DATES
 ROOF REVISION 2 02-01-2022
 CSMA 03-31-2022
 REVISION 2 CSMA COMMENTS 05-02-2022
 STREET ELEVATION REVISIONS 08-02-2022
 STONE & PIER REVISION 09-13-2022

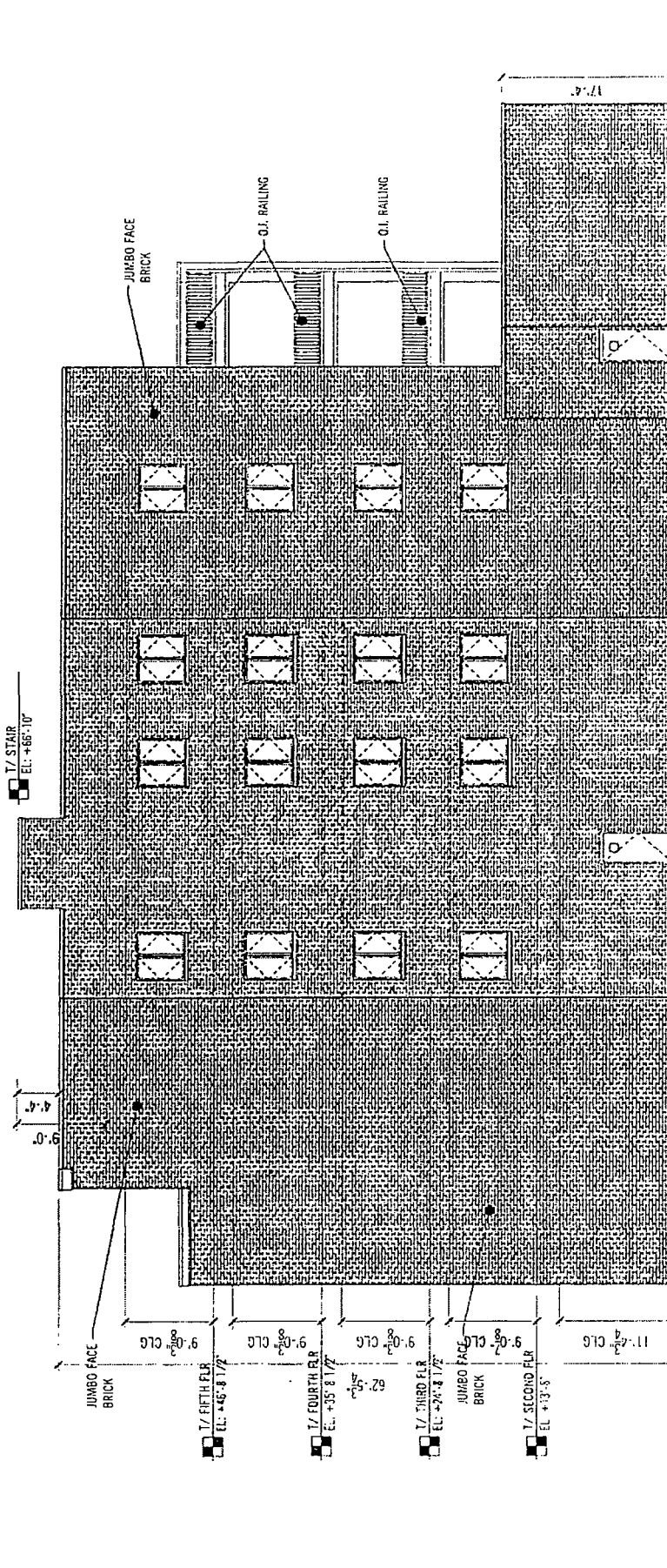
DEVELOPER:
 HIBERNIAN DEVELOPMENT

PREMISES:
 2354 N. WASHINGTON AVE. CHICAGO, IL

PROJECT DESCRIPTION
 FIVE STORY 20 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 EAST ELEVATION

SHEET NUMBER
 08



WEST ELEVATION



2453 S. ARCHER AVE
 UNIT C
 CHICAGO, IL 60608
 P 312 842-2225
 F 312 842-2255

SUBMITTAL DATES
 ROOF REVISION 2 02-01-2022
 CORA 03-31-2022
 REVISION 3 CORA COMMENTS 06-02-2022
 STREET ELEVATION REVISIONS 08-02-2022
 STONE & PREP REVISION 09-13-2022

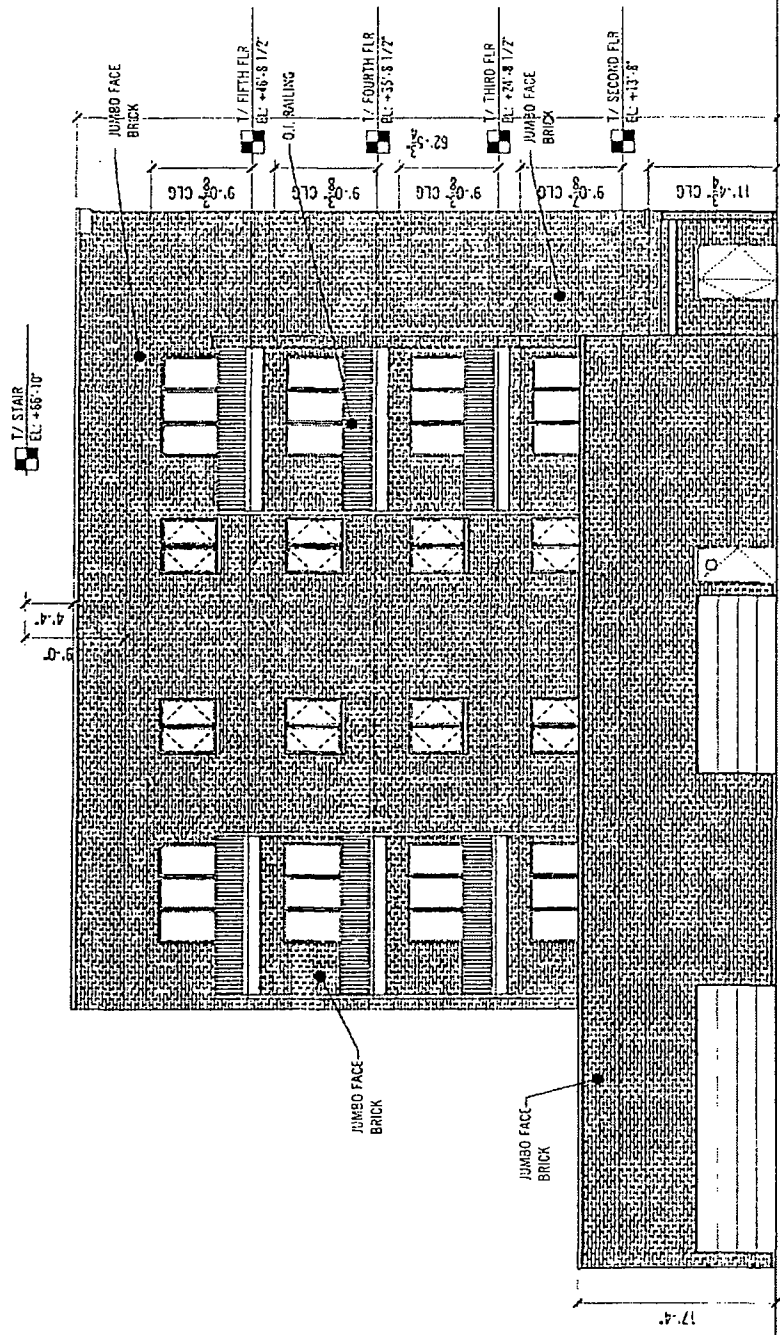
DEVELOPER:
 HIBERNIAN DEVELOPMENT
 PREMISES:
 2554 N. WASHINGTON AVE. CHICAGO, IL

PROJECT DESCRIPTION
 FIVE STORY 20 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 WEST ELEVATION

SHEET NUMBER
 09





SOUTH ELEVATION



2453 S. ARDREY AVE
 UNIT C
 CHICAGO, IL 60608
 P 312 842 2225
 F 312 842 2253

SUBMITTAL DATES
 ROOF REVISION 2 02-01-2022
 CGNA 03-31-2022
 REVISION 3 CGNA COMMENTS 05-02-2022
 STREET ELEVATION REVISIONS 08-02-2022
 STONE & PIER REVISION 09-13-2022

DEVELOPER:
 HIBERNIAN DEVELOPMENT

PREMISES:
 2354 N. WASHINGTON AVE. CHICAGO, IL.

PROJECT DESCRIPTION
 FIVE STORY 20 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 SOUTH ELEVATION

SHEET NUMBER
 10

