



City of Chicago



SO2018-4964

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/27/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2246 N Western Ave - App No. 19703
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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, Community Shopping District symbols as shown on Map No. 5-1 in the area bounded by:

A line 56 feet south of and parallel to West Belden Avenue; North Western Avenue; a line 84 feet south of and parallel to West Belden Avenue; the public alley next west of and parallel to North Western Avenue.

To those of a B3-3, Community Shopping District

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

Common address of property: 2246 North Western Ave., Chicago

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR
2246 NORTH WESTERN AVE., CHICAGO**

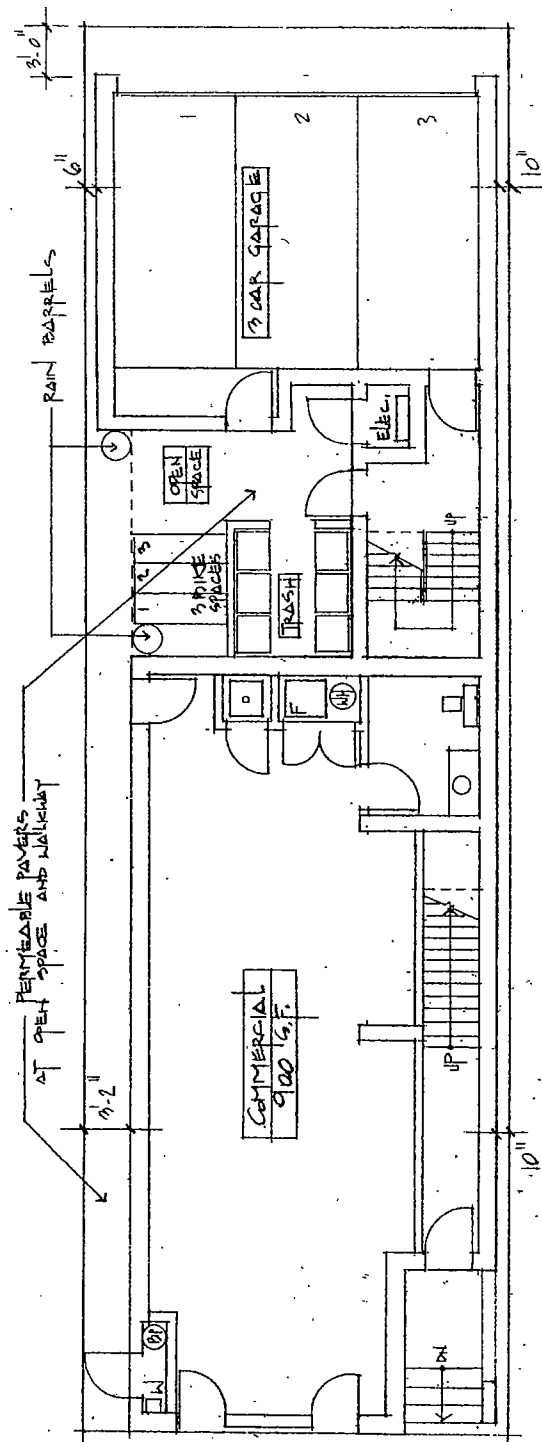
The subject property is currently a vacant lot. The Applicant intends to build a new four-story mixed-use building with a commercial unit on the ground floor and three dwelling units on the upper floors. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from a B3-2 to a B3-3
Use:	Mixed-use building (commercial on the ground floor and three dwelling units on the upper floors)
Floor Area Ratio:	3.0
Lot Area:	2,604 Square Feet
Building Floor Area:	7,810 Square Feet
Density:	868 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 0 Feet North Side: 10 Inches / South Side: 6 Inches Rear: 3 Feet *
Building height:	45 Feet 2 Inches

* will file for variation if needed

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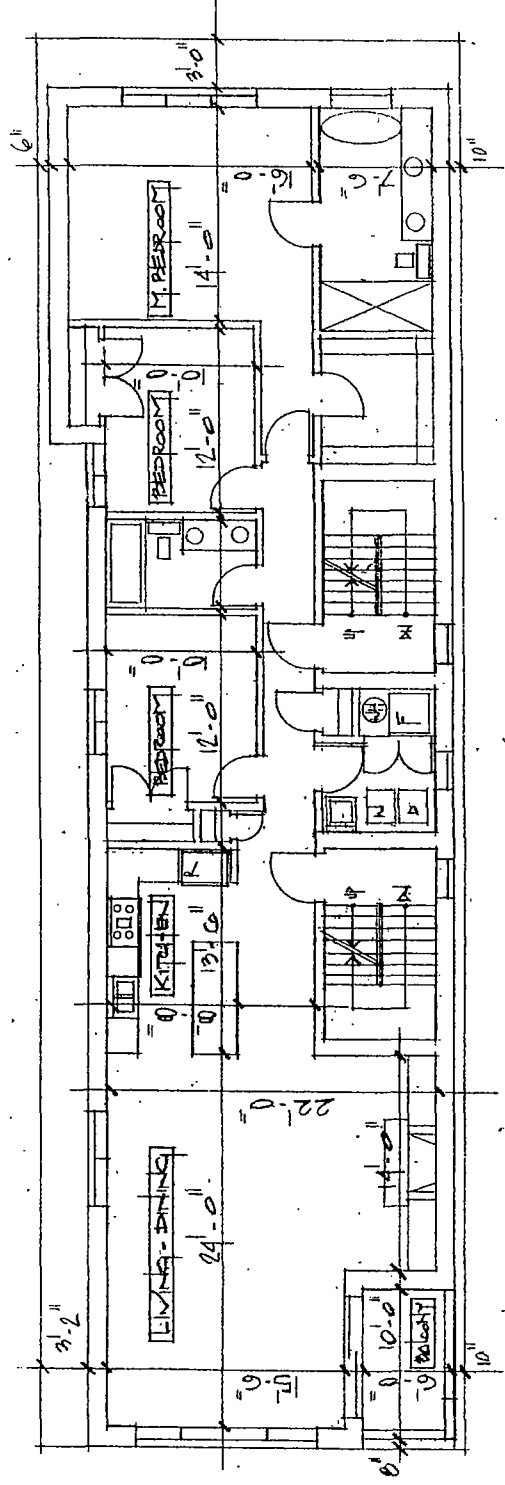
1ST Floor PLAN
 1/8" = 1'-0"

1,900 S.F.

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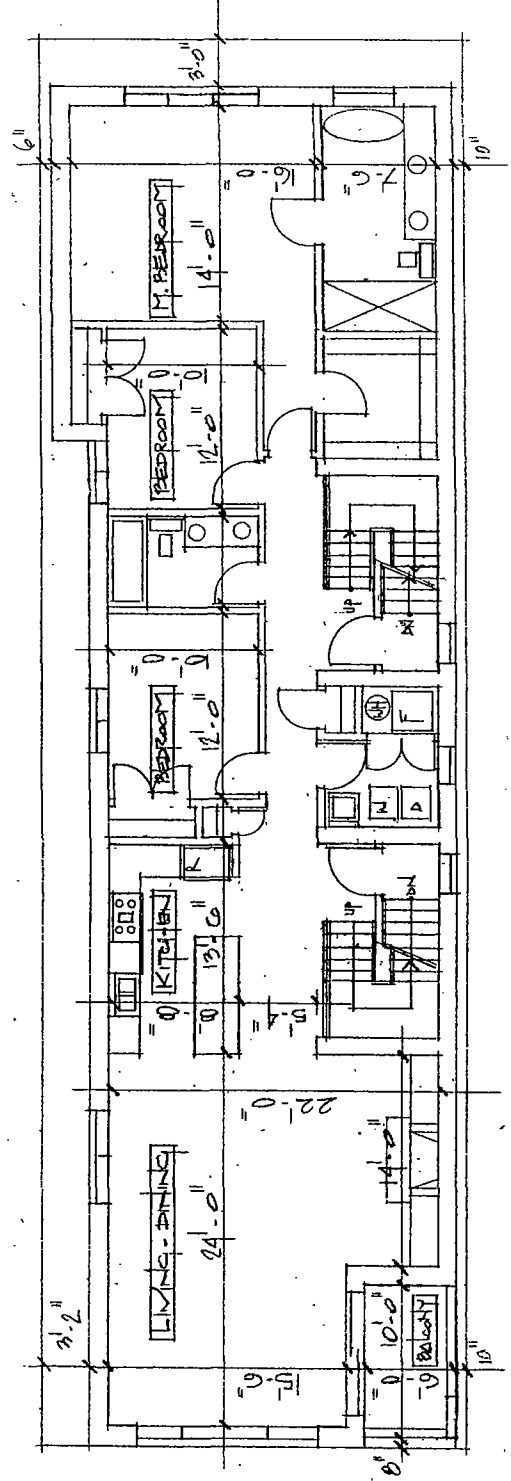
2ND FLOOR PLAN
1/8" = 1'-0"

2,160 S.F.

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4TH Floor PLAN
 1/8" = 1'-0"

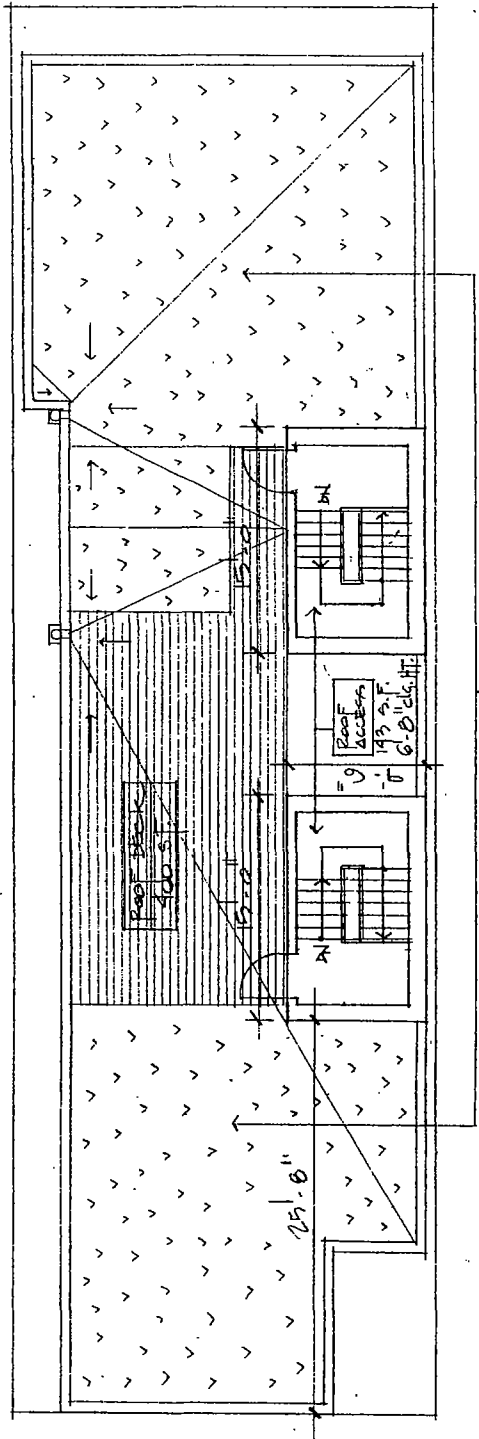
2,160 S.F.

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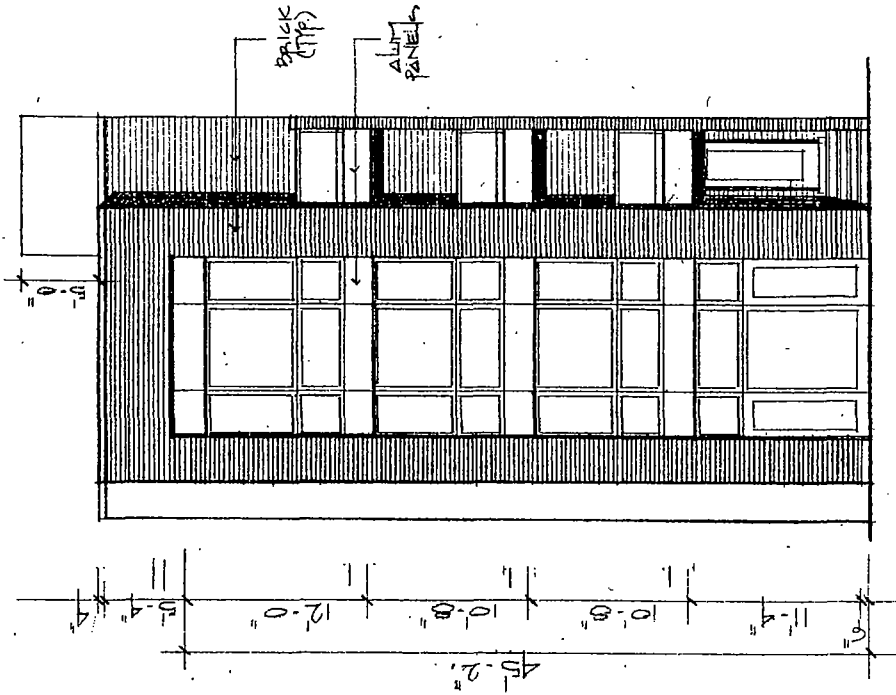
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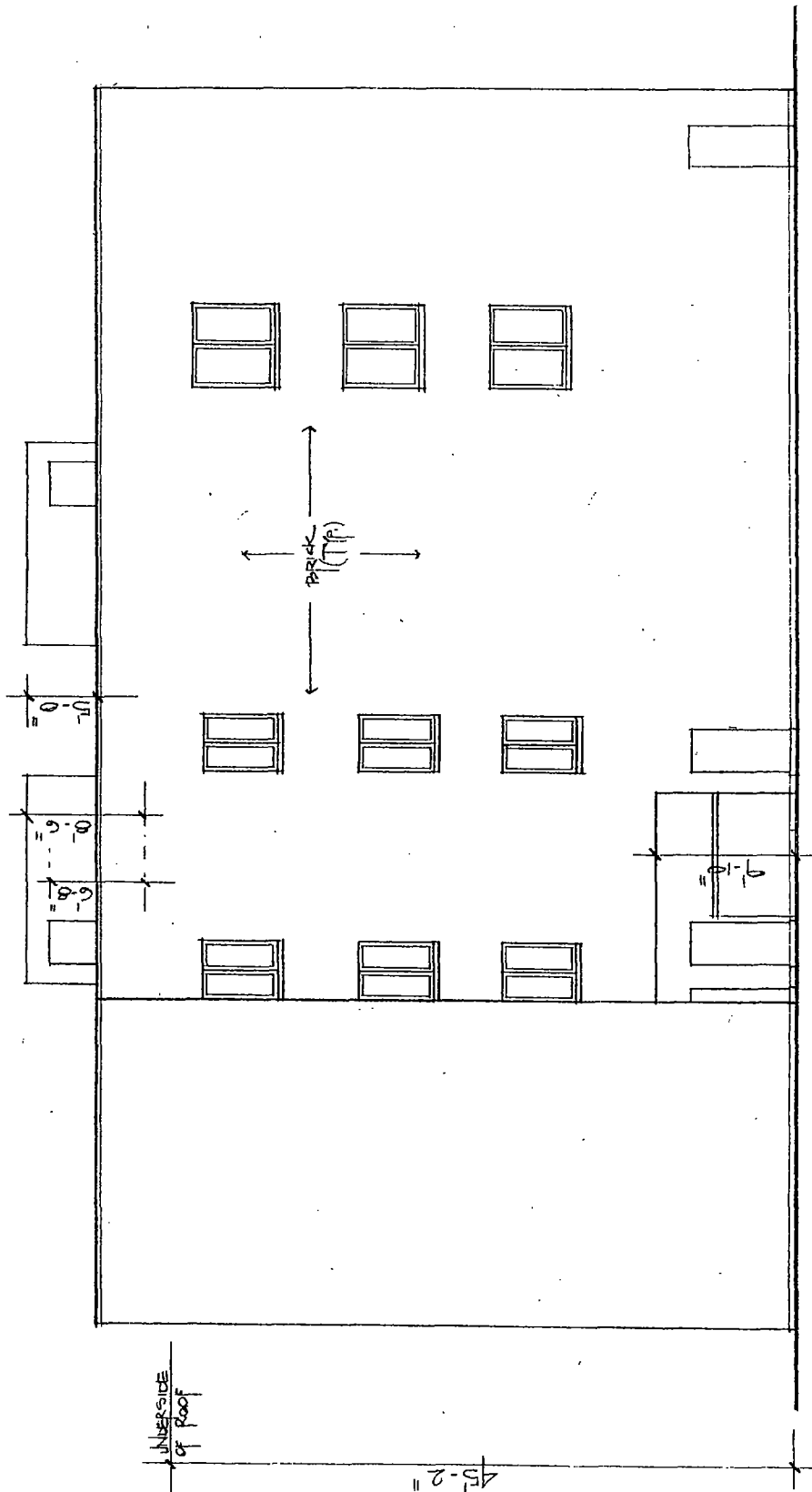
⊕ Roof Plan
1/8" = 1'-0"

50% Pitched Roof (11280 s.f.)

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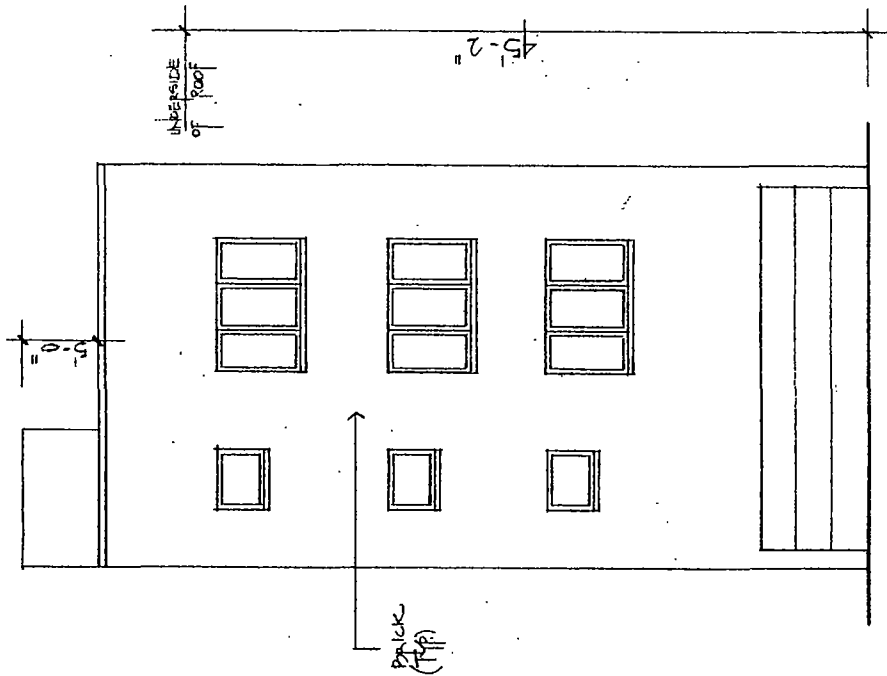


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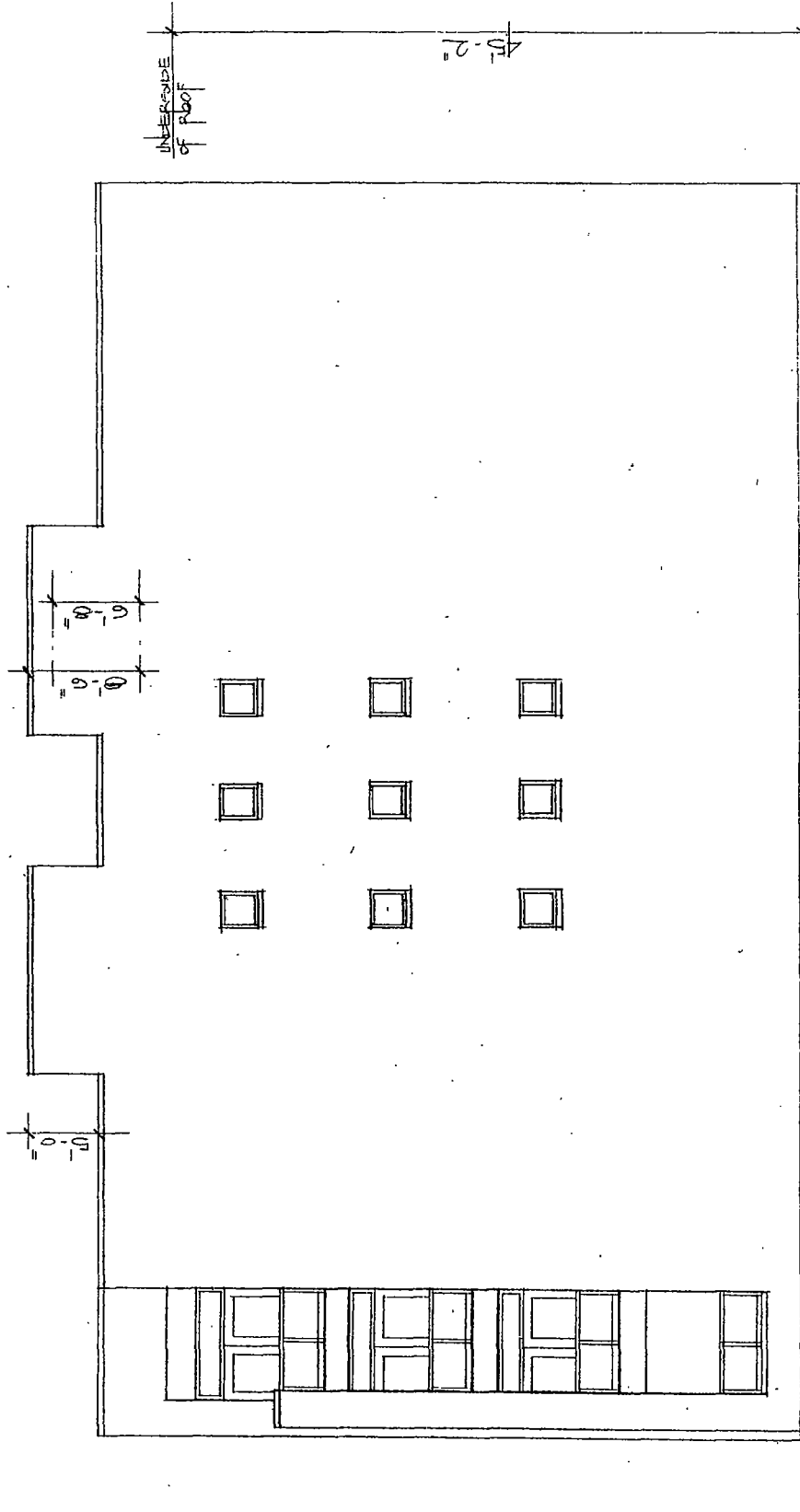
○ NORTH ELEVATION

UNDERSIDE
OF ROOF

45'-2"



REAR ELEVATION
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South Elevation
1/8" = 1'-0"