



City of Chicago



SO2016-1609

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1317-1335 N Western Ave - App No. 18684T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1868471
SUB

**SUBSTITUTE
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 C2-2, Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 3-H in the area bounded by

North Western Avenue, a line 359.28 feet north of and parallel to West Potomac Avenue, the public alley next east and parallel to North Western Avenue, a line 167.28 feet north of and parallel to West Potomac Avenue

to those of a B3-3, Neighborhood Mixed-Use District.

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

Common Address of Property: 1317-1335 N Western Avenue

SUBSTITUTE NARRATIVE and PLANS
1317-1335 N Western Avenue
C2-2 to B3-3

In order to construct a new 5 story, 36 residential dwelling unit building with ground floor commercial space or 3 live/work dwelling units space. There will be 39 parking spaces and one 10 Feet x 25 Feet loading berth. The height of the building will be 60 Feet.

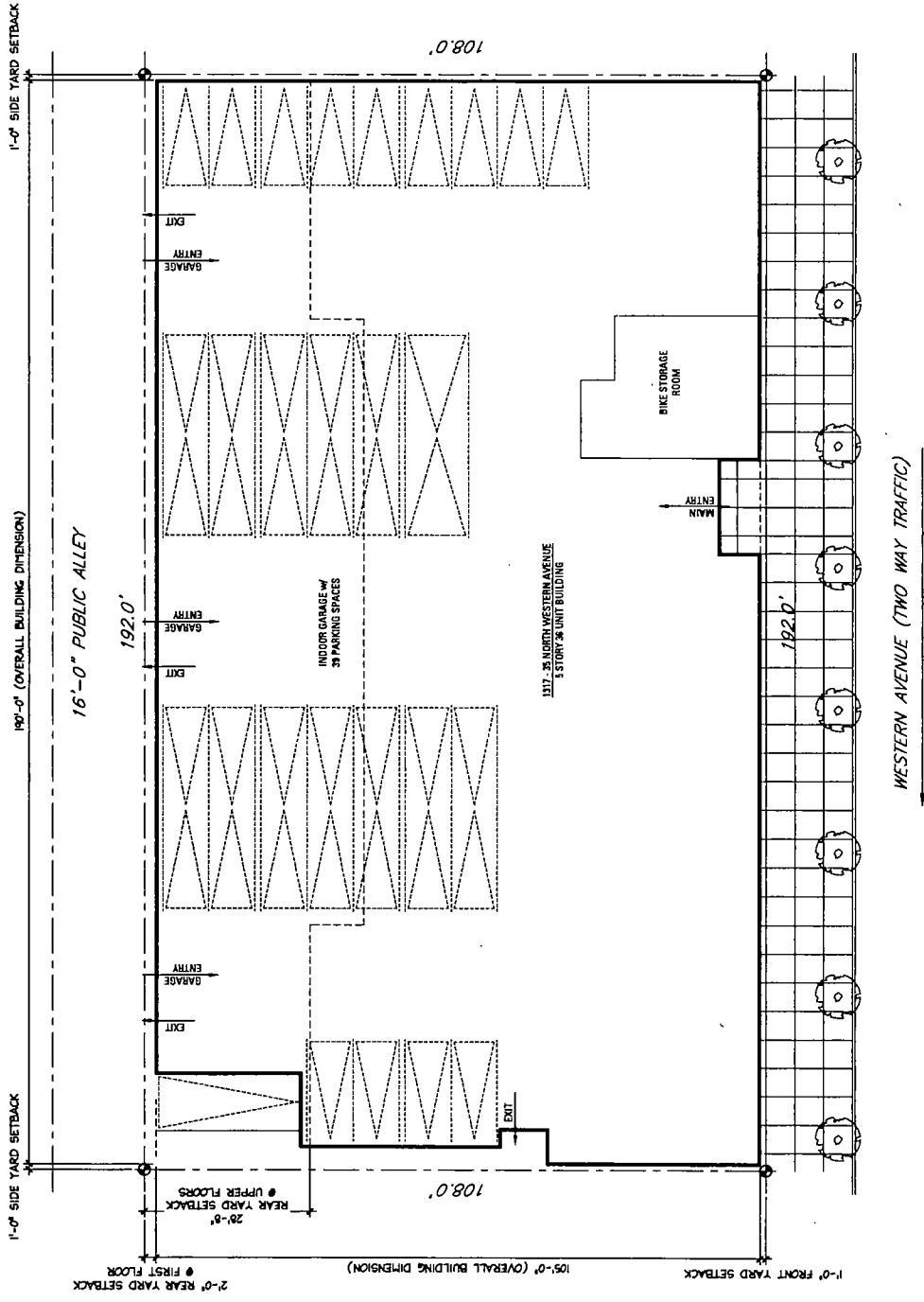
FAR	2.95
Lot Area	20,736 Square Feet
Building Area	59,796 Square Feet
No. of Units	36
No. of Live/Work Dwelling Units*	3
Minimum Lot Area per Dwelling Unit	531 Square Feet
Building Height	60 Feet
Front Setback	1 Foot
Rear Setback*	2 Feet at First Floor 28 Feet 8 Inches at Residential Floors 2-5
North Side Setback	1 Foot
South Side Setback	1 Foot
Parking	39 Parking Spaces with one 10 Feet x 25 Feet Loading Berth
Rear Open Space	None

*A Variance for the rear yard setback will be sought

* Will apply for Special Uses if required

FINAL FOR PUBLICATION

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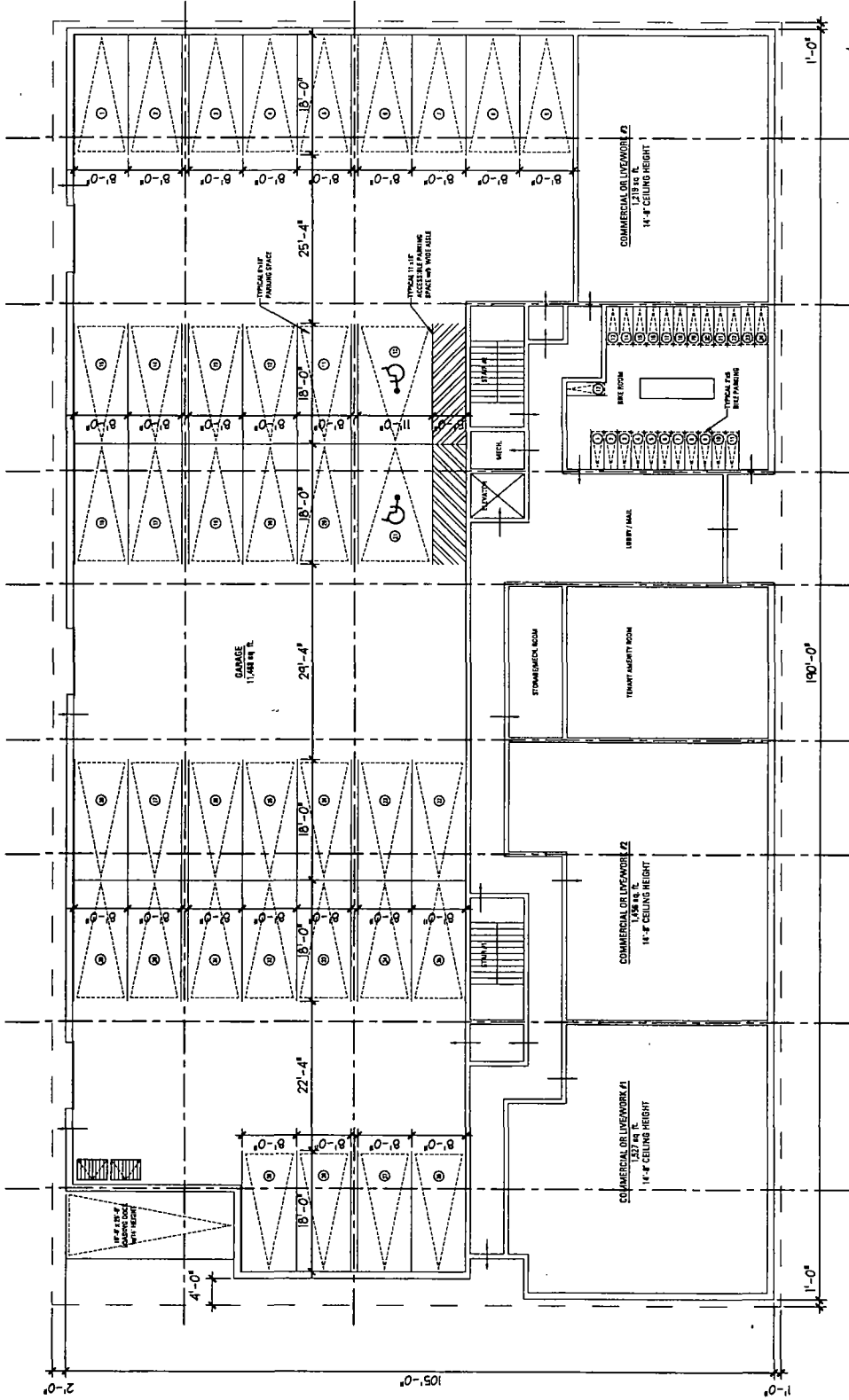


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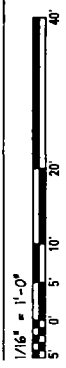
proj.# 1546
 Proj. 24 UNIT RESIDENTIAL DEVELOPMENT
 WESTERN AVENUE
 1317-25 NORTH WESTERN AVE
 CHICAGO, IL
 description 08/16/2010, ISSUED FOR REVIEW



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FIRST FLOOR PLAN
19,287 SQ. FT.



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1546
36 UNIT RESIDENTIAL DEVELOPMENT
NEW CONSTRUCTION
1377-26 NORTH WESTERN AVE
CHICAGO, IL
08/15/2016, ISSUED FOR REVIEW

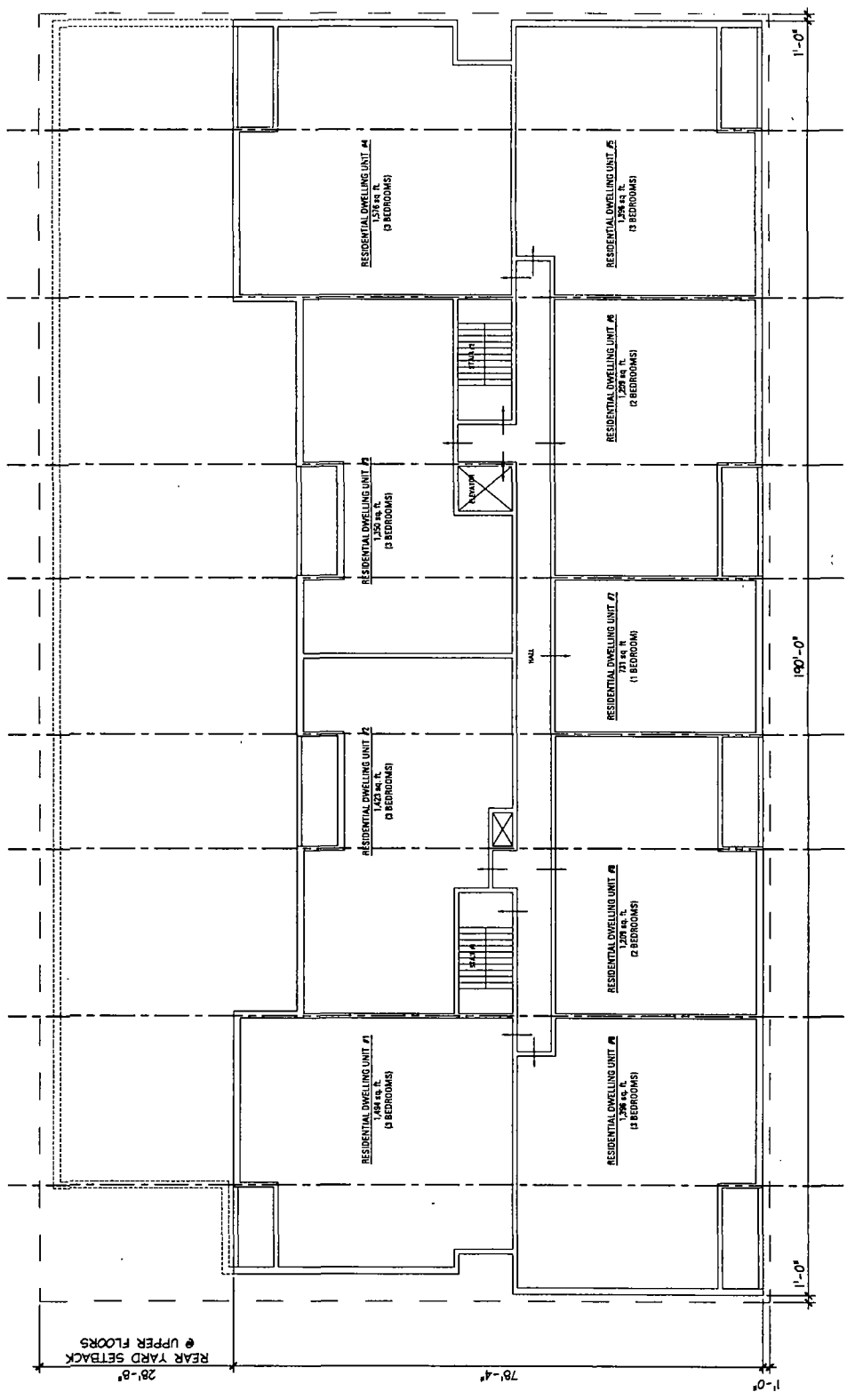


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proj.# 1548
 proJ. #
 description

16 UNIT RESIDENTIAL DEVELOPMENT
 NEW CONSTRUCTION
 1317-35 NORTH WESTERN AVE
 CHICAGO, IL
 08/02/2015, ISSUED FOR REVIEW

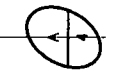


SECOND - FOURTH FLOOR PLAN
 12,940 SQ. FT.

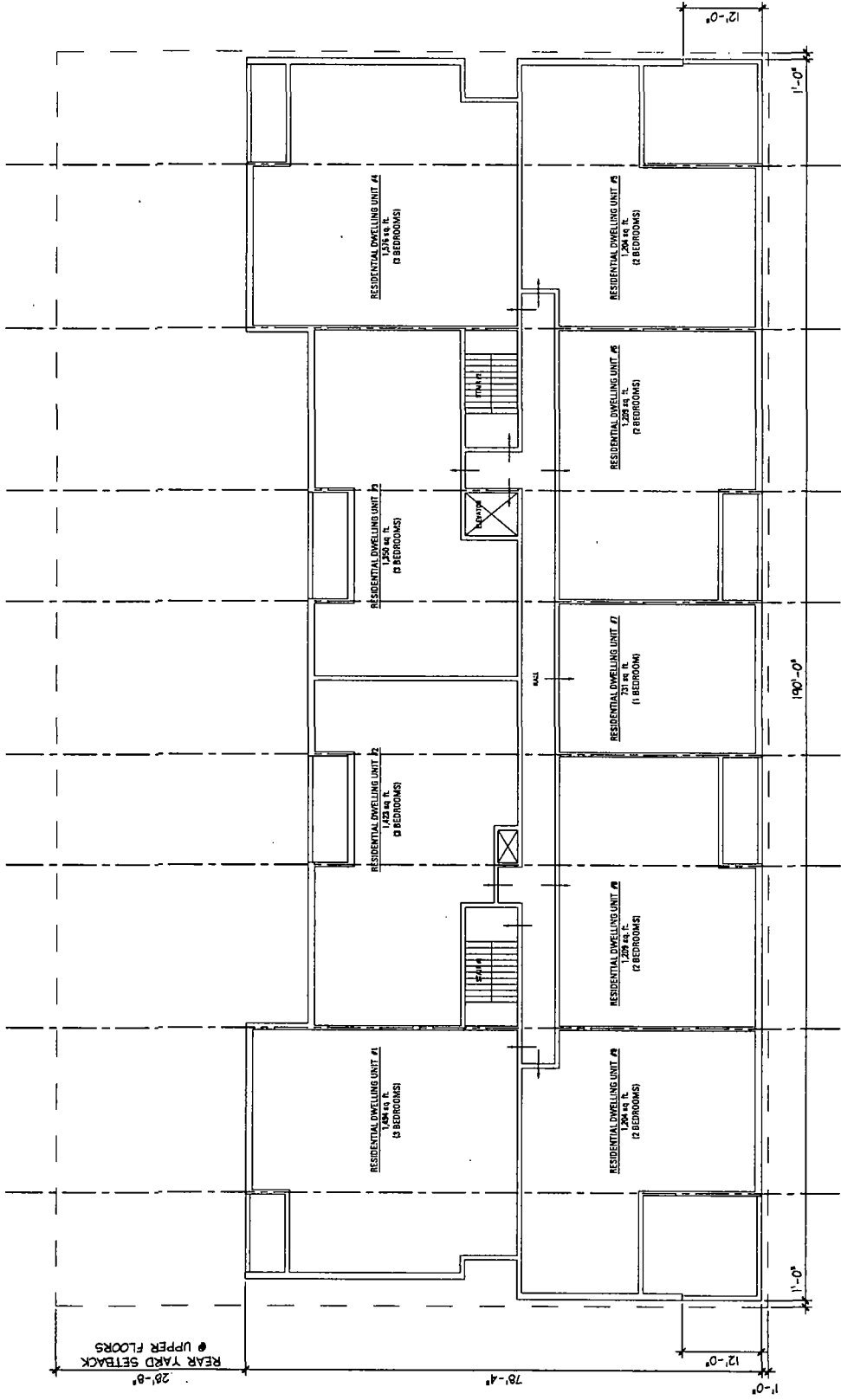


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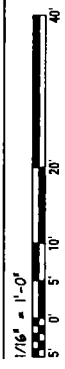
FINAL FOR PUBLICATION



Proj.# 1546
 Proj. 28 UNIT RESIDENTIAL DEVELOPMENT
 NEW CONSTRUCTION
 1317-35 NORTH WESTERN AVE
 CHICAGO, IL
 Description 08/16/2016, ISSUED FOR REVIEW

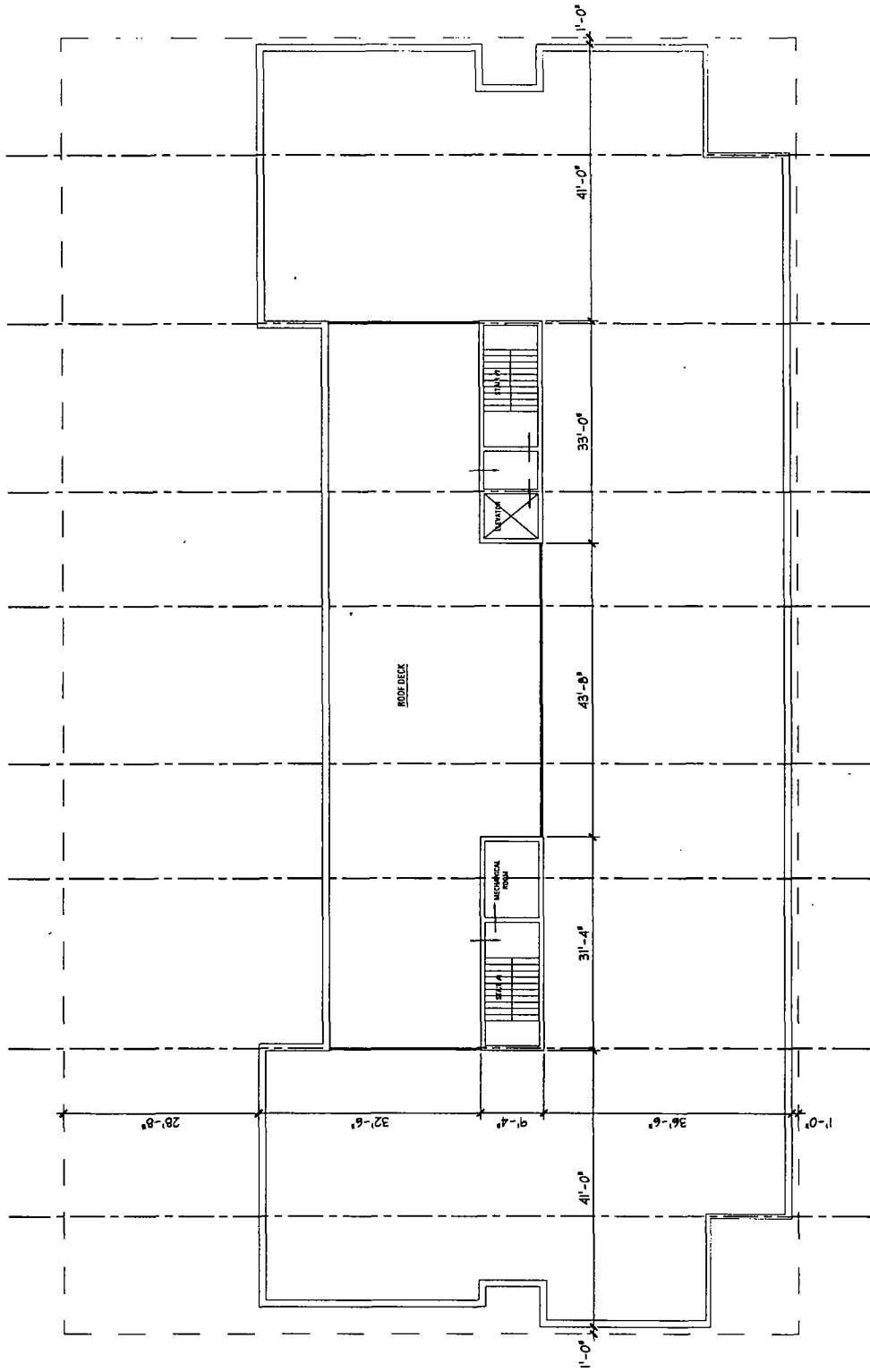


FIFTH FLOOR PLAN
 12,557 SQ. FT.



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ROOF FLOOR PLAN
600 SQ. FT.

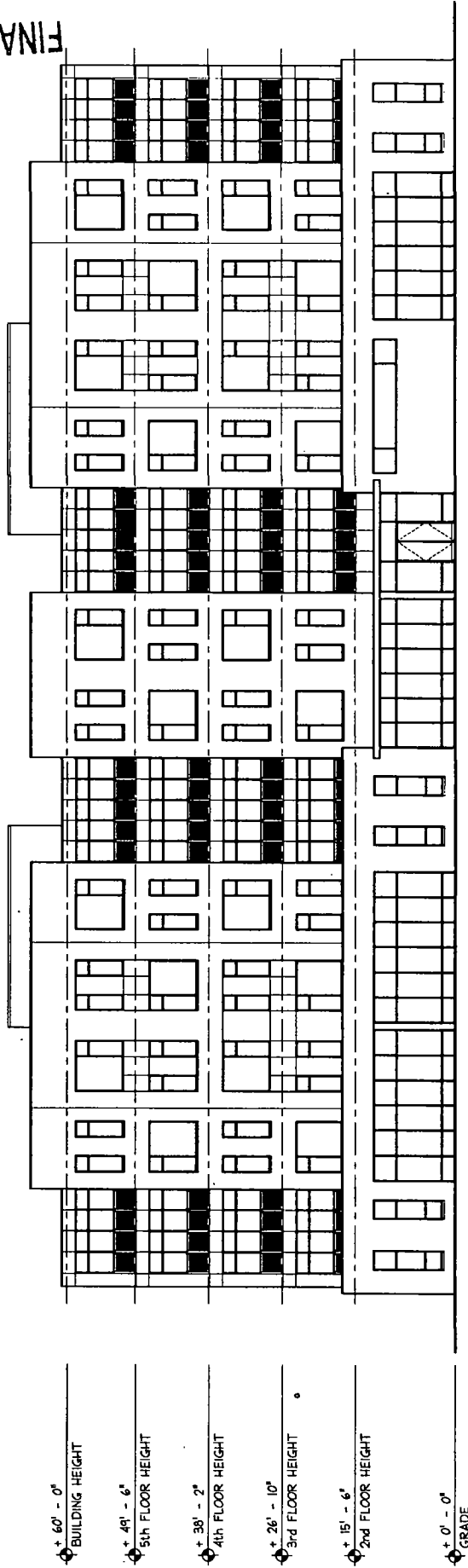


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proj.# 1546
proj. 36 UNIT RESIDENTIAL DEVELOPMENT
NEW CONSTRUCTION
1317-33 NORTH WESTERN AVE
CHICAGO, IL
description 06/16/2016, ISSUED FOR REVIEW



FINAL FOR PUBLICATION



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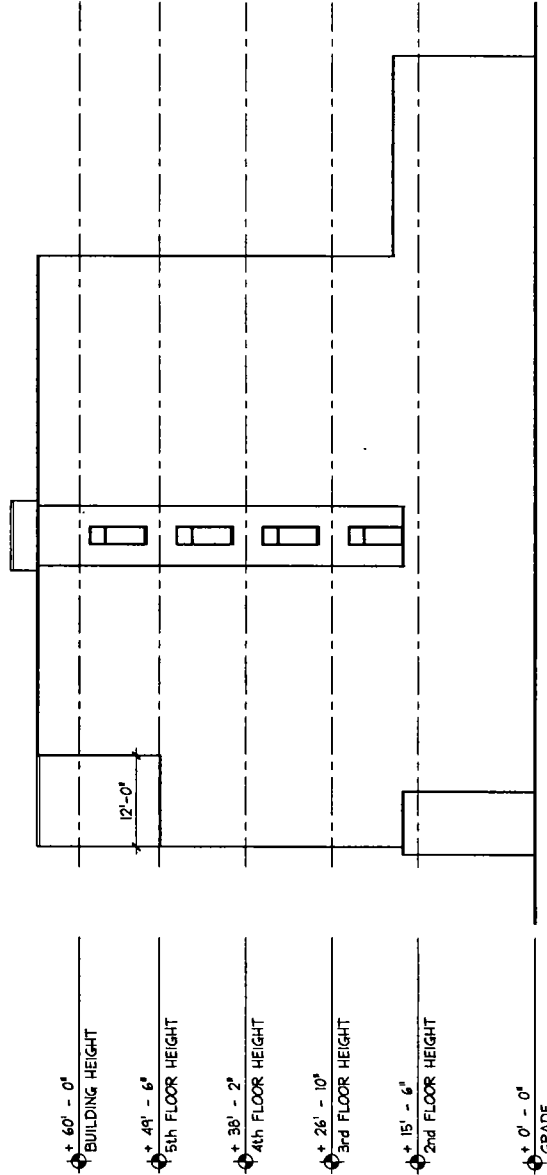
proj.# 1548
 prof. 1548
 description

24 UNIT RESIDENTIAL DEVELOPMENT
 NEW CONSTRUCTION
 1317-35 NORTH WESTERN AVE
 CHICAGO, IL
 06/16/2014 ISSUED FOR REVIEW



FINAL FOR PUBLICATION

Proj. # 1546
Proj. 28 UNIT RESIDENTIAL DEVELOPMENT
1317-33 NORTH WESTERN AVE
CHICAGO, IL
Description 08/15/2014, ISSUED FOR REVIEW

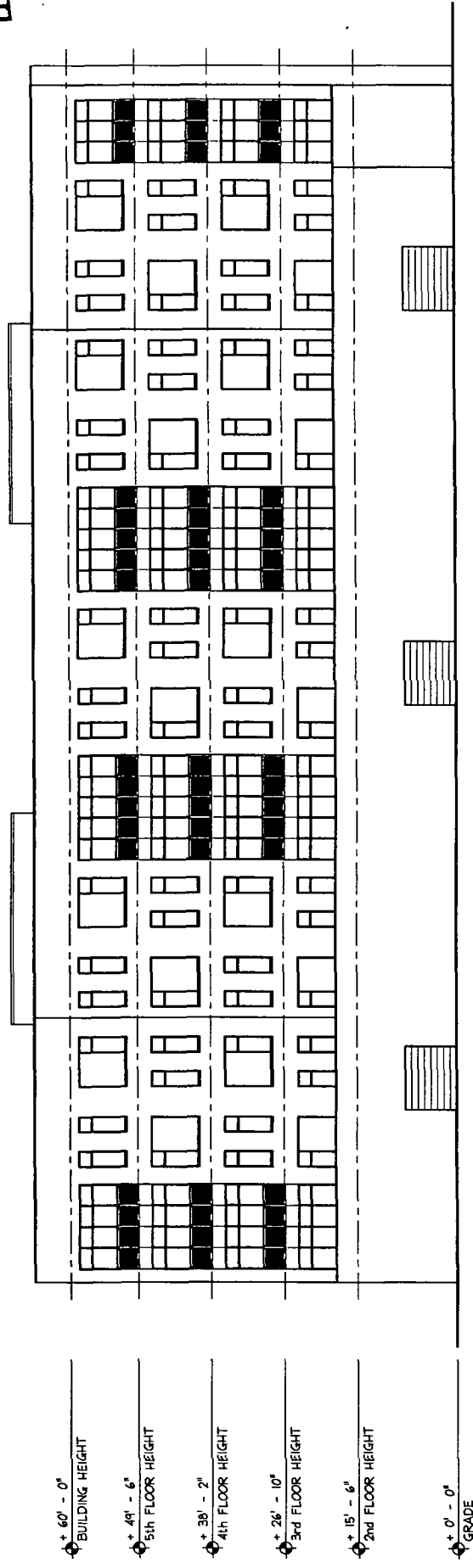


TYPICAL SIDE ELEVATION



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- ◆ + 60' - 0" BUILDING HEIGHT
- ◆ + 49' - 6" 5th FLOOR HEIGHT
- ◆ + 38' - 2" 4th FLOOR HEIGHT
- ◆ + 26' - 10" 3rd FLOOR HEIGHT
- ◆ + 15' - 6" 2nd FLOOR HEIGHT
- ◆ + 0' - 0" GRADE



REAR ELEVATION



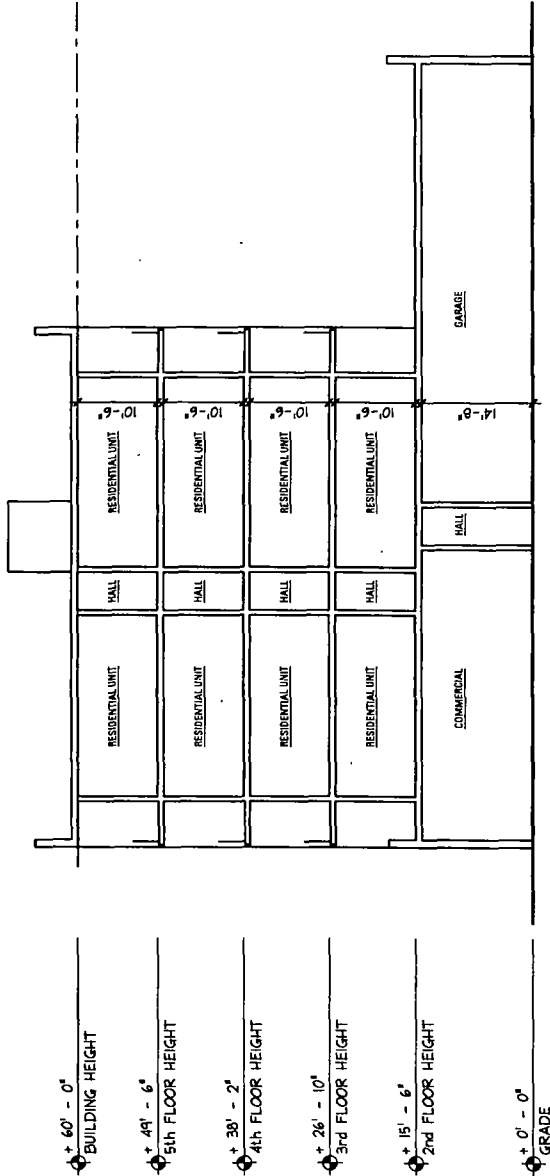
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proj.# 1546
 proj. 24 UNIT RESIDENTIAL DEVELOPMENT
 NEW CONSTRUCTION
 1317-33 NORTH WESTERN AVE
 CHICAGO, IL
 description 08/16/2016, ISSUED FOR REVIEW



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+ 60' - 0"
MAX BUILDING HEIGHT



+ 60' - 0"
BUILDING HEIGHT

+ 49' - 6"
5th FLOOR HEIGHT

+ 38' - 2"
4th FLOOR HEIGHT

+ 26' - 10"
3rd FLOOR HEIGHT

+ 15' - 6"
2nd FLOOR HEIGHT

+ 0' - 0"
GRADE



'BUILDING SECTION



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proj.# 1548
proj. 36 UNIT RESIDENTIAL DEVELOPMENT
NEW CONSTRUCTION
1317-33 NORTH WESTERN AVE
CHICAGO, IL
description 04/16/2016, ISSUED FOR REVIEW



"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

August 15, 2016

Honorable Daniel Solis
Chairman, Committee on Zoning
121 N. LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Thomas S. Moore, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he or she has complied with the requirements of Section 17-13-0107, of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, street, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

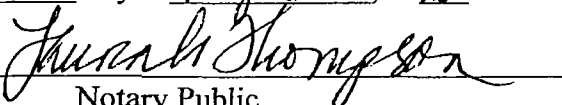
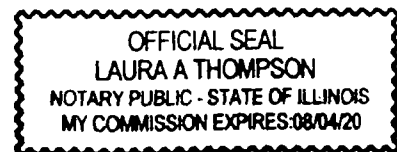
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately August 15, 2016.

The undersigned certifies that the applicant has made an bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Thomas S. Moore



Subscribed and sworn to before me this
13th day of August, 2016


Notary Public

ANDERSON & MOORE, P.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET, SUITE 1720

CHICAGO, ILLINOIS 60602

THOMAS S. MOORE
JANE F. ANDERSON

TELEPHONE (312) 251-1500
FACSIMILE (312) 251-1509

August 15, 2016

To Property Owner:

In accordance with requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about August 15, 2016, the undersigned will file an application for a change in zoning from C2-2 to B3-3 on behalf the applicant, Gibbons Construction, LLC for the property located at 1317-1335 N Western Avenue.

The applicant intends to use the subject property to construct a new 5 story, 36 residential dwelling unit building with a commercial space or 3 live/work spaces on the ground floor. There will be 39 parking spaces and one 10' x 25' x 14' loading berth. The height of the building will be 60' - 0".

The applicant and owner is Gibbons Construction, LLC is located at 3720 N Sheffield, Chicago, IL 60613. The contact person for the owner and applicant is Patrick Gibbons and he can be reached at 773-935-1696 if you have any questions.

I am the attorney for the applicant and can be reached at 312-251-1500 if you have any questions.

Please note the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,



Thomas S. Moore

TSM:lat