



City of Chicago



SO2015-8033

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/18/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2435-2449 N Western Ave and 2361 W Altgeld St - App No. 18573T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18573 TI

INTRO DATE:

NOV. 18, 2015

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 the M1-2 Limited Manufacturing/ Business Park

District symbols and indications as shown on Map No.7-H in the area bounded by

West Altgeld Street; the alley next east of and parallel to North
Western Avenue; a line 168 feet south of and parallel to West
Altgeld Street; and North Western Avenue,

to those of a B3-3 Community Shopping District is hereby established in the area

above described.

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

and due publication.

Common address of property:

2435-49 N. Western Avenue /2361 W. Altgeld

17-13-0303-C (1) Substitute Narrative and Plans – 2435-2439 N. Western Ave.

Proposed Zoning: B3-3

Lot Area: 13,944 sq. ft.

Proposed Land Use: The Applicant proposes a four-story mixed-use building containing 2,200 sq. ft. of retail space at grade and a total of thirty-four (34) residential units above. Thirty-four (34) onsite parking spaces will be located within the proposed building on the first floor. The proposed mixed-use building will be masonry in construction and measure 49'-8" in height.

- (a) The Project's floor area ratio: 3.0 (41,832 square feet)
- (b) The project's density: 34 dwelling units (410.12 sq. ft. lot area per unit)
- (c) The amount of off-street parking: 34 parking spaces
- (d) Setbacks:
 - a. Front Setbacks: 0 feet
 - b. Rear Setbacks: 0 feet (Applicant will seek Variation)
 - c. Side Setbacks: north side Setback – 0 feet / south side setback – 3 feet
 - d. Rear Yard Open Space: n/a
- (e) Building Height: 49'-8"

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION

W. ALTGELD ST

63'-0"

168'-0"

PROPOSED 4 STORY 34 UNIT
WITH COMMERCIAL BUILDING
#2435/2439

168'-0"

N. WESTERN AVE

⊕ SITE PLAN
Scale: 1/8" = 1'-0"

FINAL FOR PUBLICATION

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 CHICAGO, ILLINOIS 60606
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PROJECT NAME & ADDRESS
 34 UNIT BLDG
 2435-39 NORTH
 WESTERN AVENUE
 CHICAGO, ILLINOIS

PROJECT NAME & ADDRESS
 34 UNIT BLDG
 2435-39 NORTH
 WESTERN AVENUE
 CHICAGO, ILLINOIS

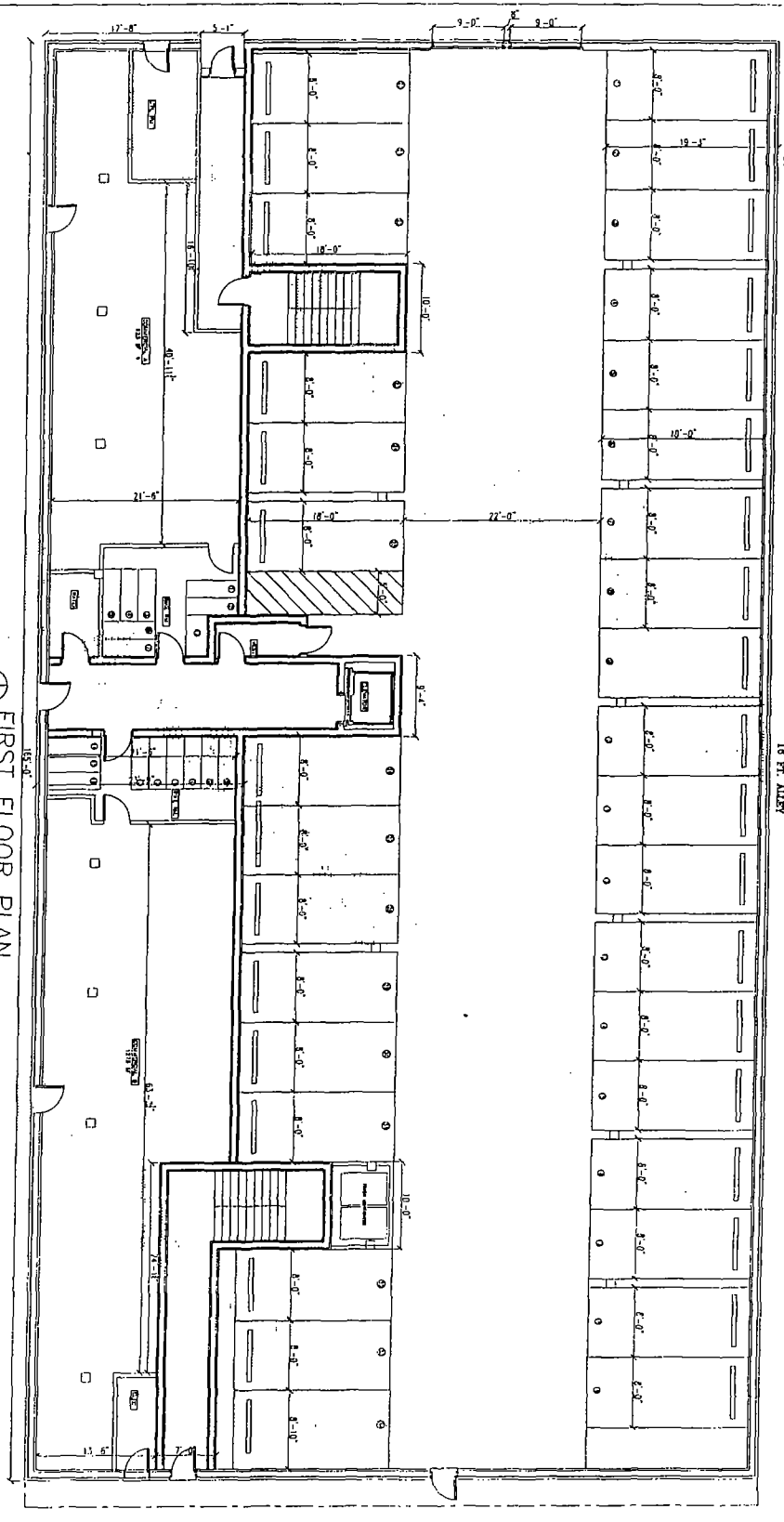
PROJECT TITLE

PERMANENT

SHEET NUMBER 1

LOADING YARD/ICE REQUIRED

16 FT. ALLEY



⊕ FIRST FLOOR PLAN
SCALE 3/32" = 1'-0"

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IANNA
ARCHITECTS

1720 N. LAKE
1800 W. WASHINGTON
CHICAGO, ILLINOIS 60614
312.752.2800
PROFESSIONAL DESIGNER
REGISTERED ARCHITECT
NO. 0318-0001-0001-0001

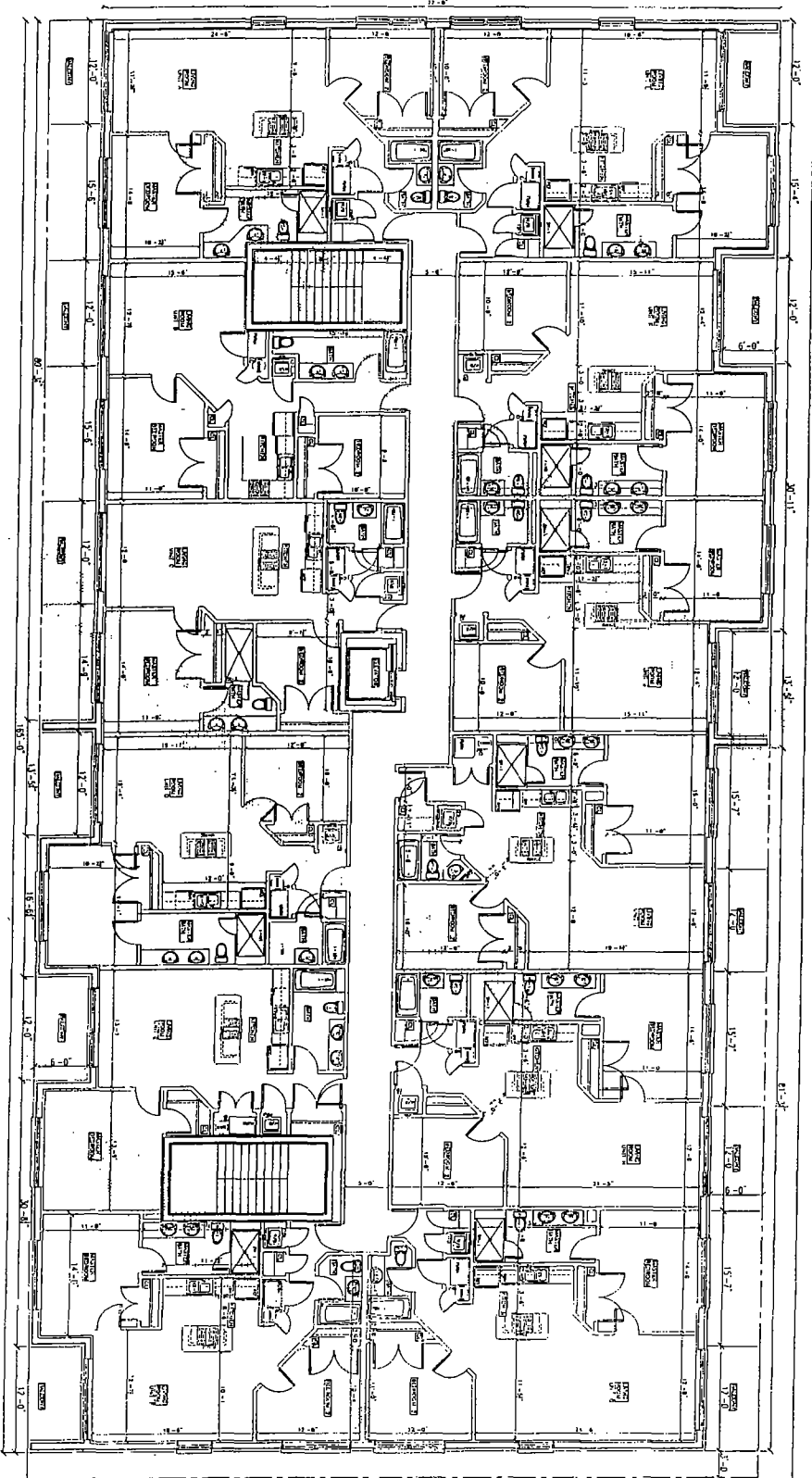
PROJECT NAME & ADDRESS
34 UNIT BLDG
2435-38 NORTH
WESTERN AVENUE
CHICAGO, ILLINOIS

SHEET TITLE
FIRST FLOOR PLAN

DATE
2/15/13

DESIGNED BY
CHECKED BY
DRAWN BY
DATE OF CHANGE

SHEET NUMBER
A-2



⊕ SECOND AND THIRD FLOOR PLAN
SCALE 1/32" = 1'-0"

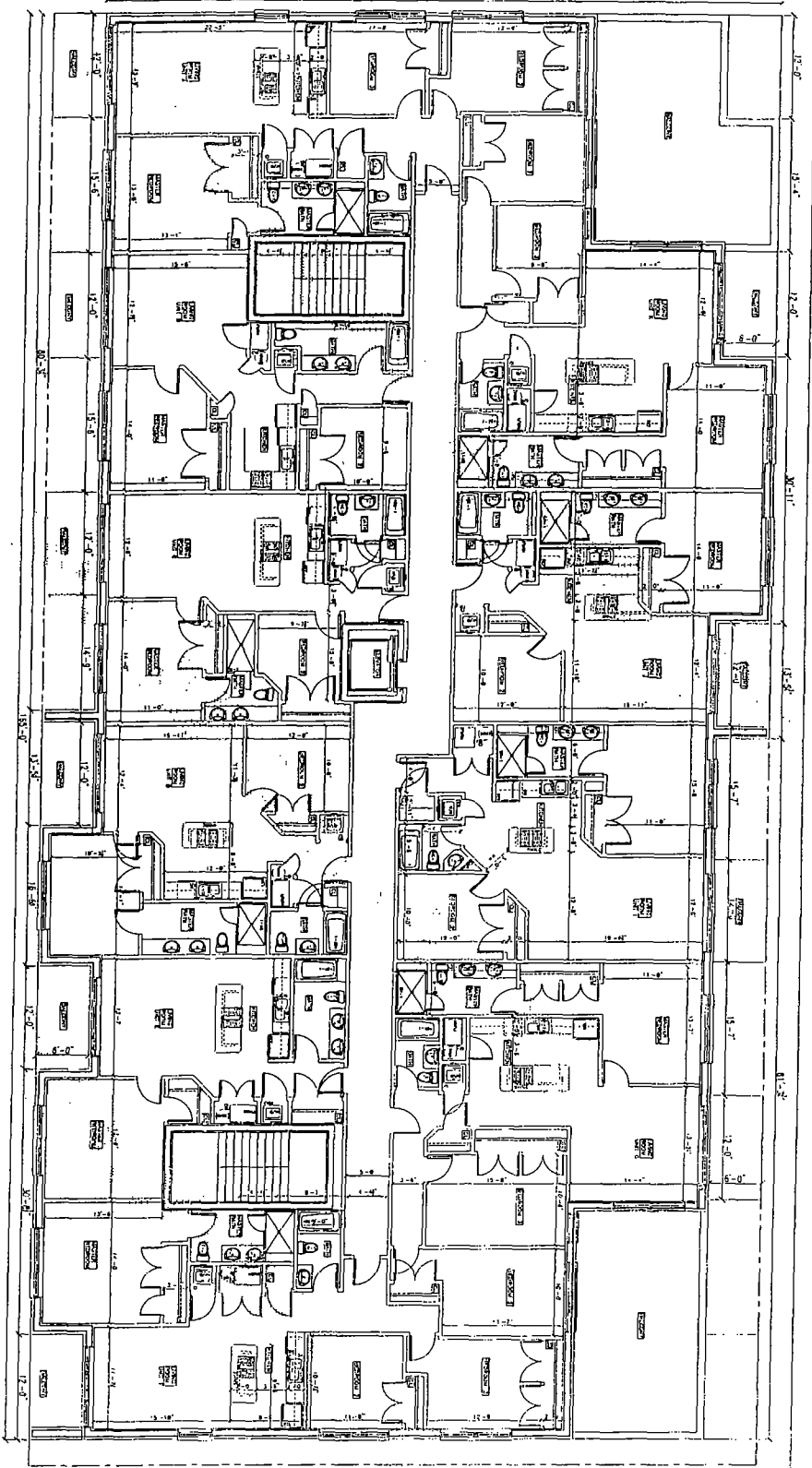
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PROJECT: 34 UNIT BLDG
2435-39 NORTH
WESTERN AVENUE
CHICAGO, ILLINOIS

PROJECT NUMBER: A-3
SHEET NUMBER: 3



⊕ FOURTH FLOOR PLAN
SCALE 3/32" = 1'-0"

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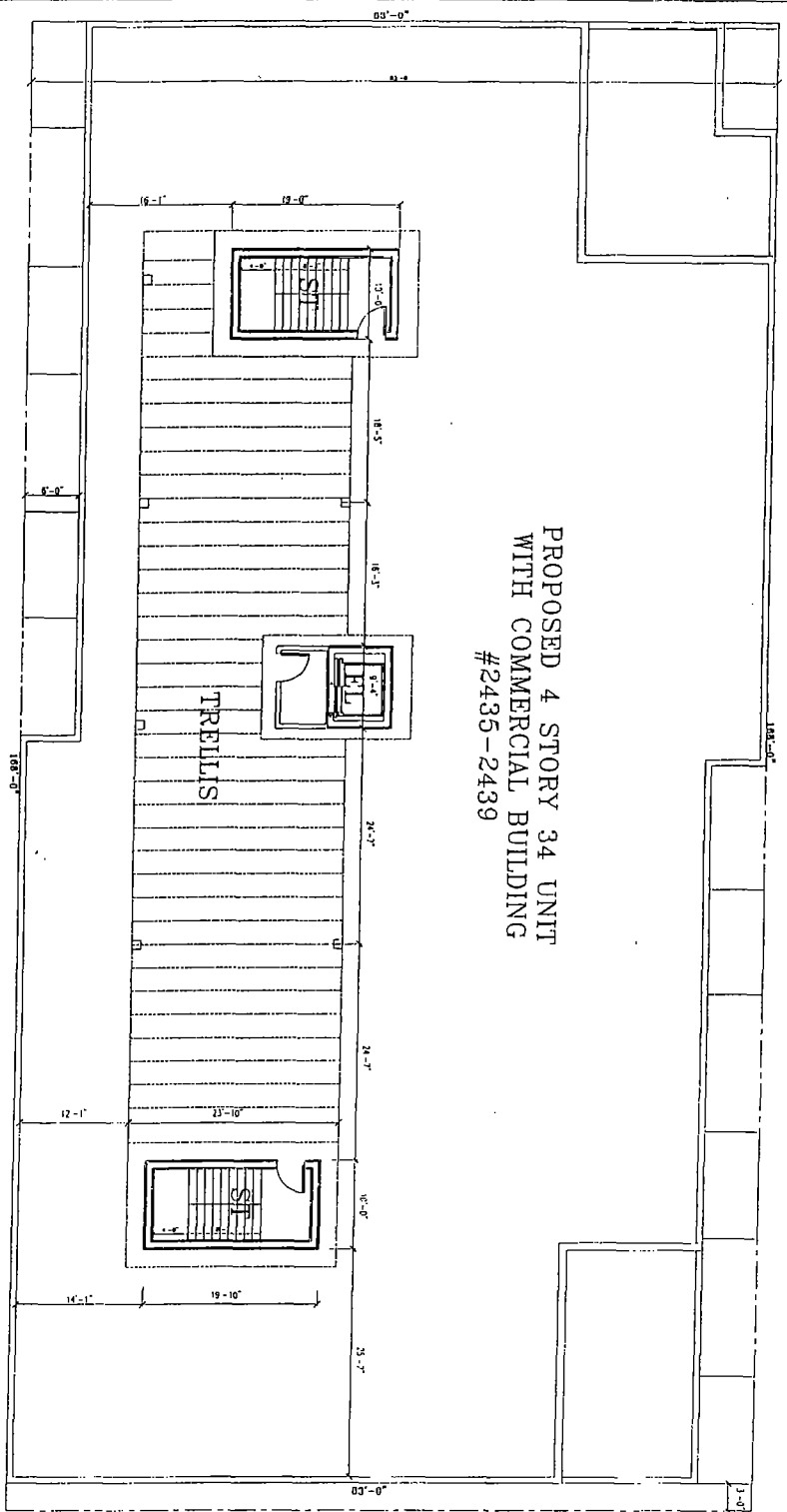
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 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

PROJECT NAME & ADDRESS
 34 UNIT BLDG
 2435-39 NORTH
 WESTERN AVENUE
 CHICAGO, ILLINOIS

SHEET TITLE
 SHEET NUMBER
 A-4

18 FT. ALLEY

PROPOSED 4 STORY 34 UNIT
WITH COMMERCIAL BUILDING
#2435-2439



⊕ ROOF PLAN
SCALE 1/32" = 1'-0"

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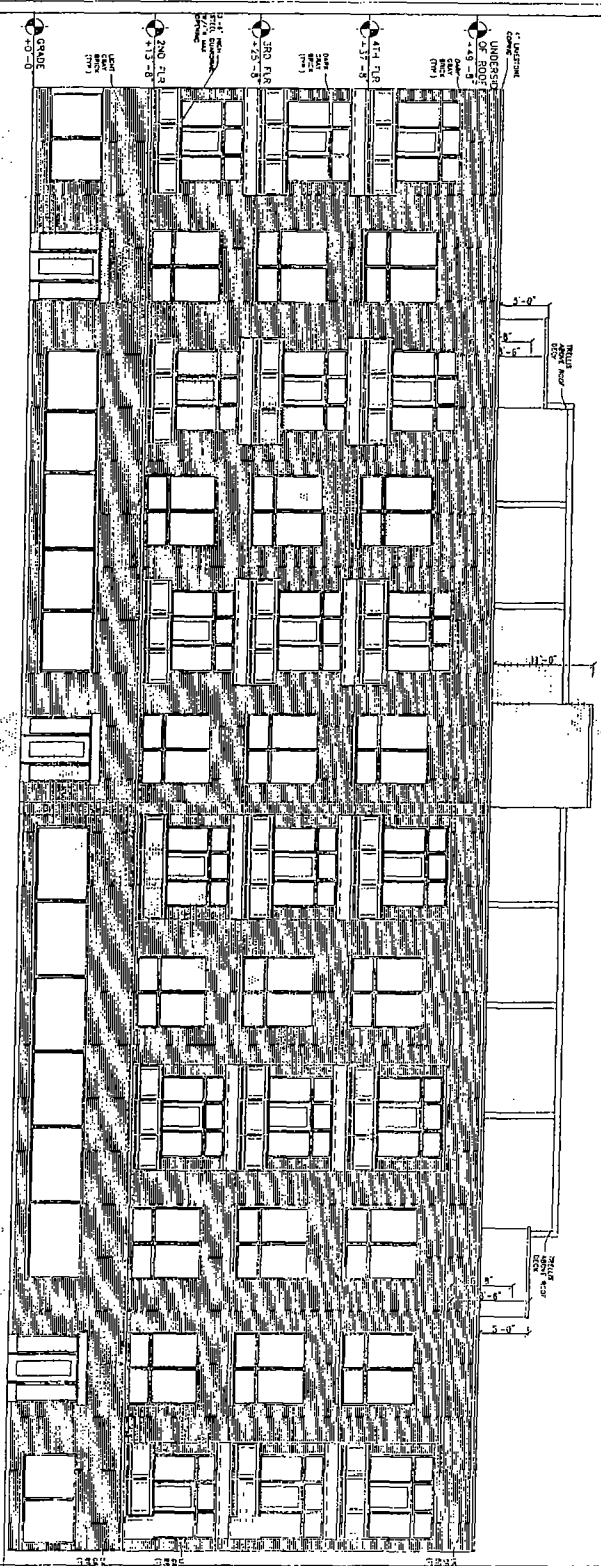
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M MANNA
 013.231.000
 1000 N. SHARON
 CHICAGO, ILLINOIS 60610
 773.231.0000
 ARCHITECTURAL, INTERIOR
 AND EXTERIOR DESIGN

DATE: 08/27/13
 PROJECT: 34 UNIT BLDG
 DRAWING NO: 2435-2439
 SHEET NO: 2
 TOTAL SHEETS: 2

PROJECT NAME & ADDRESS
 34 UNIT BLDG
 2435-2439 NORTH
 WESTERN AVENUE
 CHICAGO, ILLINOIS

SHEET TITLE
 TITLUS
 ARCHITECT
 A-5



⊕ WEST ELEVATION
SCALE 3/16" = 1'-0"

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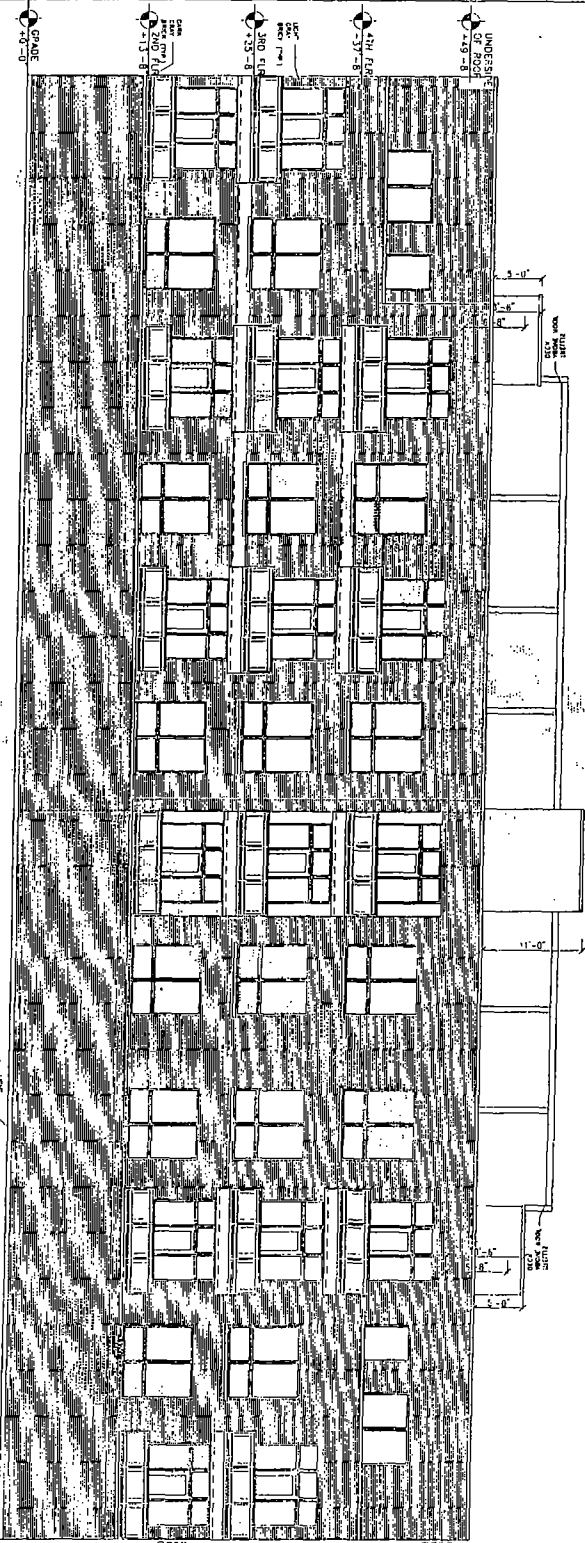
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PROJECT NO. 13-001
 DRAWING NO. 13-001-01
 DATE: 08/14/13
 SCALE: 3/16" = 1'-0"

PROJECT: 34 UNIT BLDG
 2400 W. NORTH
 WESTPARK NORTH
 CHICAGO, ILLINOIS

OWNER: TITIA
 ARCHITECT: HANNA
 CONTRACTOR: A-5



⊕ EAST ELEVATION
SCALE 1/32" = 1'-0"

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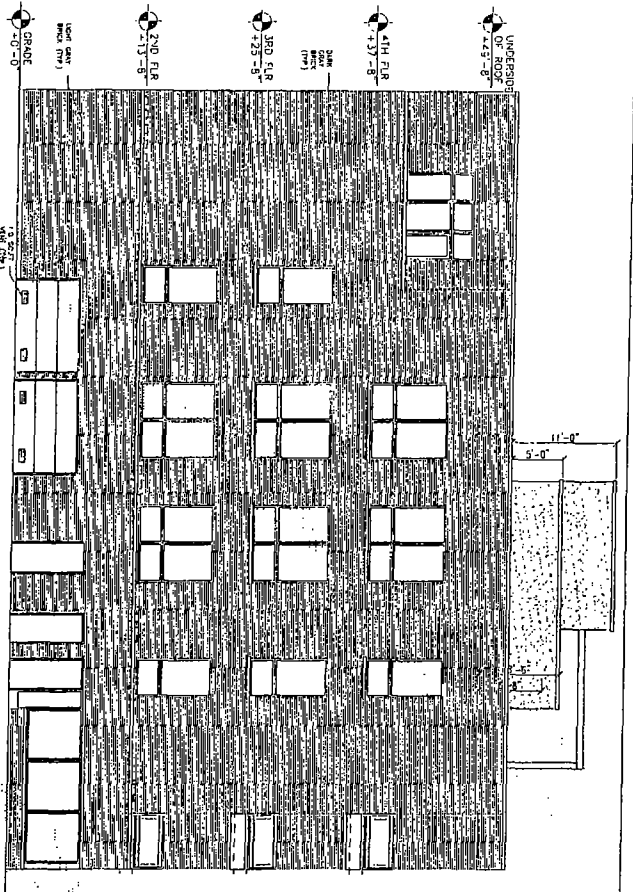
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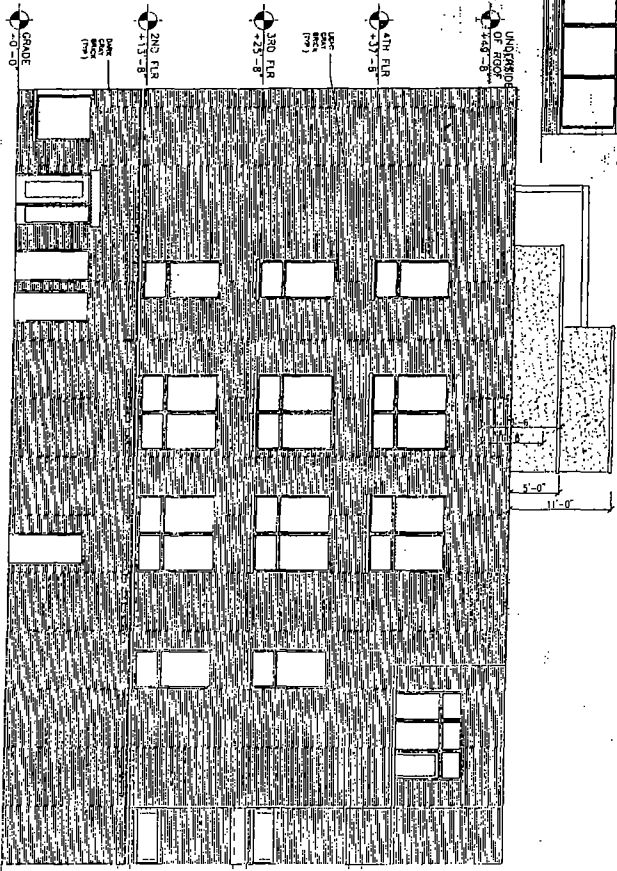
PROJECT TITLE _____
 DRAWING NO. _____
 DATE _____
 SCALE _____
 DRAWN BY _____
 CHECKED BY _____
 APPROVED BY _____

PROJECT NAME & ADDRESS
 14 UNIT BLDG
 2435-39 NORTH
 KESWICK AVE
 CHICAGO, ILLINOIS

PROJECT TITLE _____
 DRAWING NO. _____
 DATE _____
 SCALE _____
 DRAWN BY _____
 CHECKED BY _____
 APPROVED BY _____



NORTH ELEVATION
SCALE 3/32" = 1'-0"



SOUTH ELEVATION
SCALE 3/32" = 1'-0"

Q HANNA
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REGISTERED ARCHITECTS
ILLINOIS ARCHITECTS NO. 021000001
ARCHITECTS REGISTERED IN ILLINOIS

PROJECT: 34 UNIT BLDG
CLIENT: WESTERN AVENUE
LOCATION: CHICAGO, ILLINOIS
DATE: 11/11/11
SCALE: 3/32" = 1'-0"

PROJECT: PAUL & JOSEPH
34 UNIT BLDG
2425-29 NORTH
WESTERN AVENUE
CHICAGO, ILLINOIS

PROJECT TITLE:
DATE:
SCALE:
PROJECT NUMBER:
A-9

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