



City of Chicago



SO2022-2455

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 2355 N Washtenaw Ave - App No. 21105T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ODINANCE

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-I in an area bound by:

West Fullerton Avenue; a line 62 feet east of and parallel to North Washtenaw Avenue; the alley next south of and parallel to West Fullerton Avenue; 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.

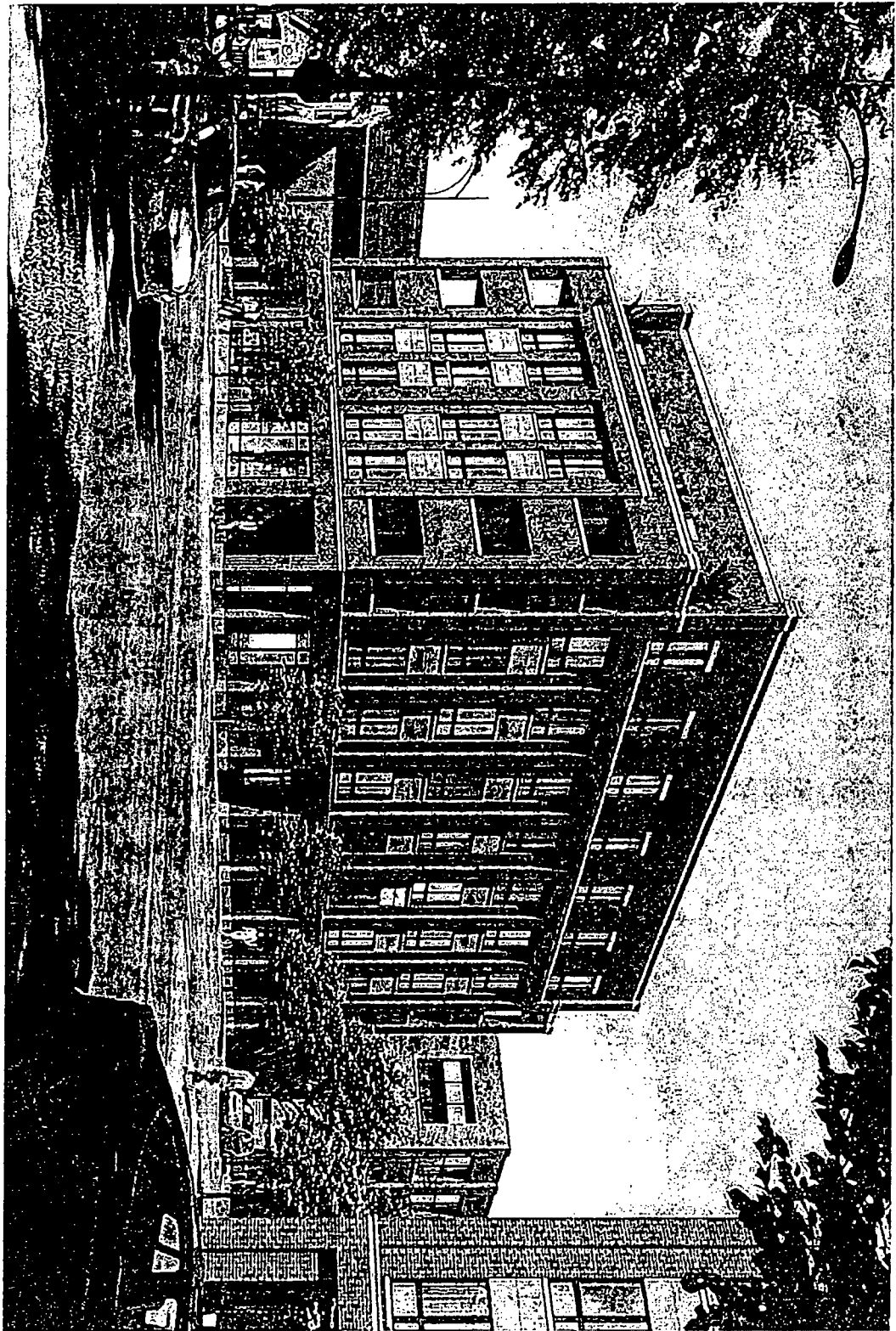
Common Address of Property 2355 N. Washtenaw Ave.

Amended To Be A Type 1
Zoning Map Amendment-Narrative and Plans
For 2355 N Washtenaw Ave

Applicant seeks a Zoning Change from B3-1 to B2-3 to allow the construction of a proposed 5-story 15-unit mixed use building. The design will provide 14 on site in door garage parking spaces. There will be approximately 1,552 sq. ft. of commercial space on the ground floor.

FAR	3.0
Building Area	23,250 SF
Density (MLA)	516 SF
Lot Area	7,750 SF
Building Height	56'-0" B/CLG- 62'-6" T/ Parapet
Front Setback	0'-0"
Rear Setback	0'-0"@ GRND.- 31'-5" @ floors 2-5
West Side Setback	0'-0"
East Side Setback	0'-0"
Parking	14*

* Applicant will seek to reduce 1 parking spaces as a Transit Served Location pursuant to 17-10-0102-B (before July 20, 2022)



2533 S. ARCHER AVE.
 CHICAGO, IL 60608
 TEL: 312.842.2735
 FAX: 312.842.2935

SUBMITTAL DATES
 BOOR REVISION 2 07-01-2002
 GSN# 03-31-2002
 REVISION 3 BOCA COMPLIANCE 06-07-2002
 STREET ELEVATION REVISIONS 09-02-2002
 SIGN & PER REVISION 09-11-2002

DEVELOPER
 MEMORIAL DEVELOPMENT
 PREMISES
 2533 N. WASHINGTON AVE., CHICAGO, IL

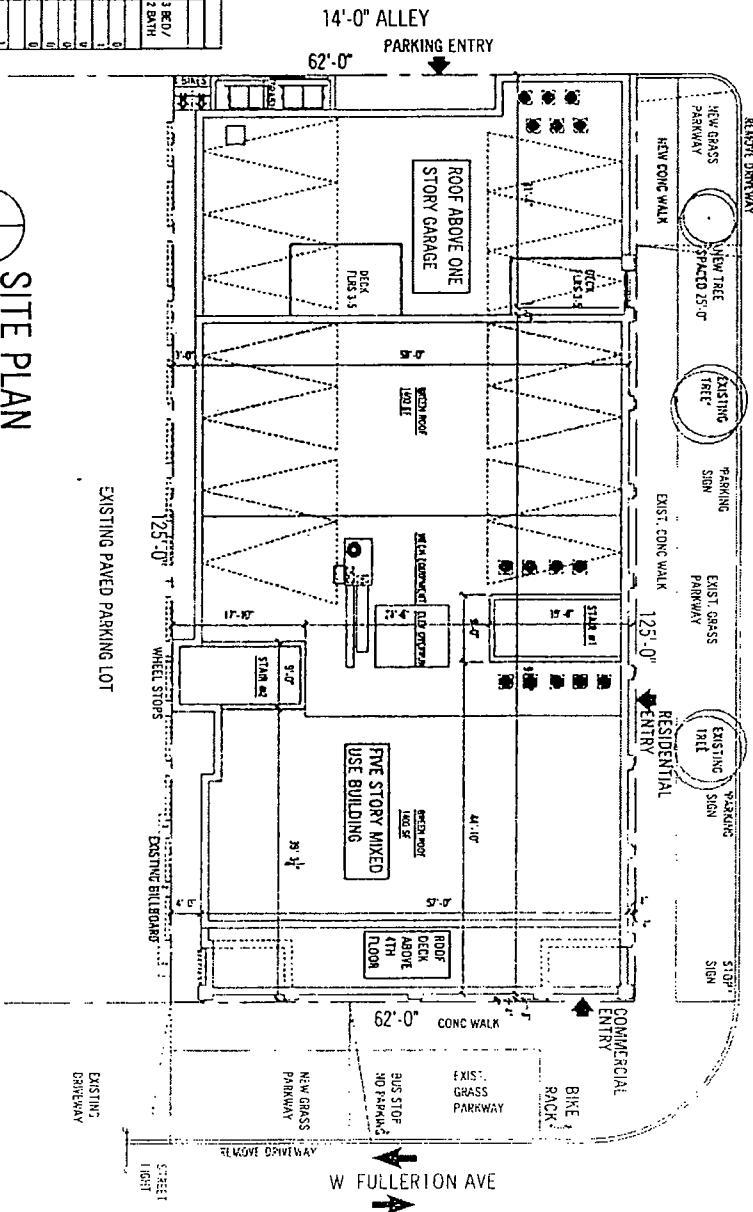
PROJECT DESCRIPTION
 FIVE STORY 15 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION

SHEET NUMBER

ZONING DATA		PROPOSED	
REQUIRED PROPOSED ZONING: B2.3 MAX FAR: 3.0 MAX AREA: 23,250.00 SF		PROPOSED PROPOSED ZONING: B2.3 ACTUAL FAR: 3.0 ACTUAL AREA: 23,250.00 SF	
MAX HEIGHT N. COMMERCIAL	65'-0"	55'-11" AT MAIN BLDG 1,551.00 SF	
N. COMMERCIAL	250' LA (1,550.00 SF)	516/UNIT (15 UNITS)	
1ST YARD EST SIDE YARD W. SIDE YARD HICLE PARKING	0'-0" 0'-0" 0'-0" AT BLDG 30'-0" AT RES./0'-0" AT COMM 5 PER UNIT (TELL) 6 REQ'D	0'-0" 0'-0" 3'-0" AT GARAGE, 6'-0", 4'-0, 4'-0, 4'-0" 0'-0" GRAND FLR, 31'-4" AT FLOOR 2.5	
2 PER UNIT 3 PER AUTO 1 PER AUTO ELIMINATED (8 REQ'D) N.A RES < 24,999 ASF		14 SPACES 20 BIKES SPACES	

BUILDING DATA		AREA		COMMON/ EFF.		# OF CLAS.		# OF BIKES		2 BED / 3 BED / 2 BATH		
GRID	FLOOR HEIGHT	GROSS SF	NET ZONING	NET UNIT	AMMENT	EFF.	CLAS	CLAS	BIKES	2 BED	3 BED	2 BATH
1	12'-0"	340	272	3		67.7	125	125	4			4
2	12'-0"	410	258	4		72.5	125	125	4			4
3	12'-0"	410	258	4		72.5	125	125	4			4
4	12'-0"	410	258	4		72.5	125	125	4			4
5	12'-0"	410	258	4		72.5	125	125	4			4
6	12'-0"	410	258	4		72.5	125	125	4			4
7	12'-0"	410	258	4		72.5	125	125	4			4
8	12'-0"	410	258	4		72.5	125	125	4			4
9	12'-0"	410	258	4		72.5	125	125	4			4
10	12'-0"	410	258	4		72.5	125	125	4			4
TOTAL		4,330	3,522	16		1,172.5	1,250	1,250	16			16



SITE PLAN

2433 S. ARCHER AVE
UNIT C
CHICAGO, IL 60608
P. 312.842.2235
F. 312.842.2233

SUBMITTAL DATES

ROOF REVISION 2	02-01-2022
GSN	03-31-2022
REVISION 3 (GSN COMMENTS)	05-02-2022
STREET ELEVATION REVISIONS	08-02-2022
STONE & IRON REVISION	09-13-2022

DEVELOPER

HYBRIDIAN DEVELOPMENT
PREMISES:
235 N. WASHTEENAW AVE, CHICAGO, IL

PROJECT DESCRIPTION

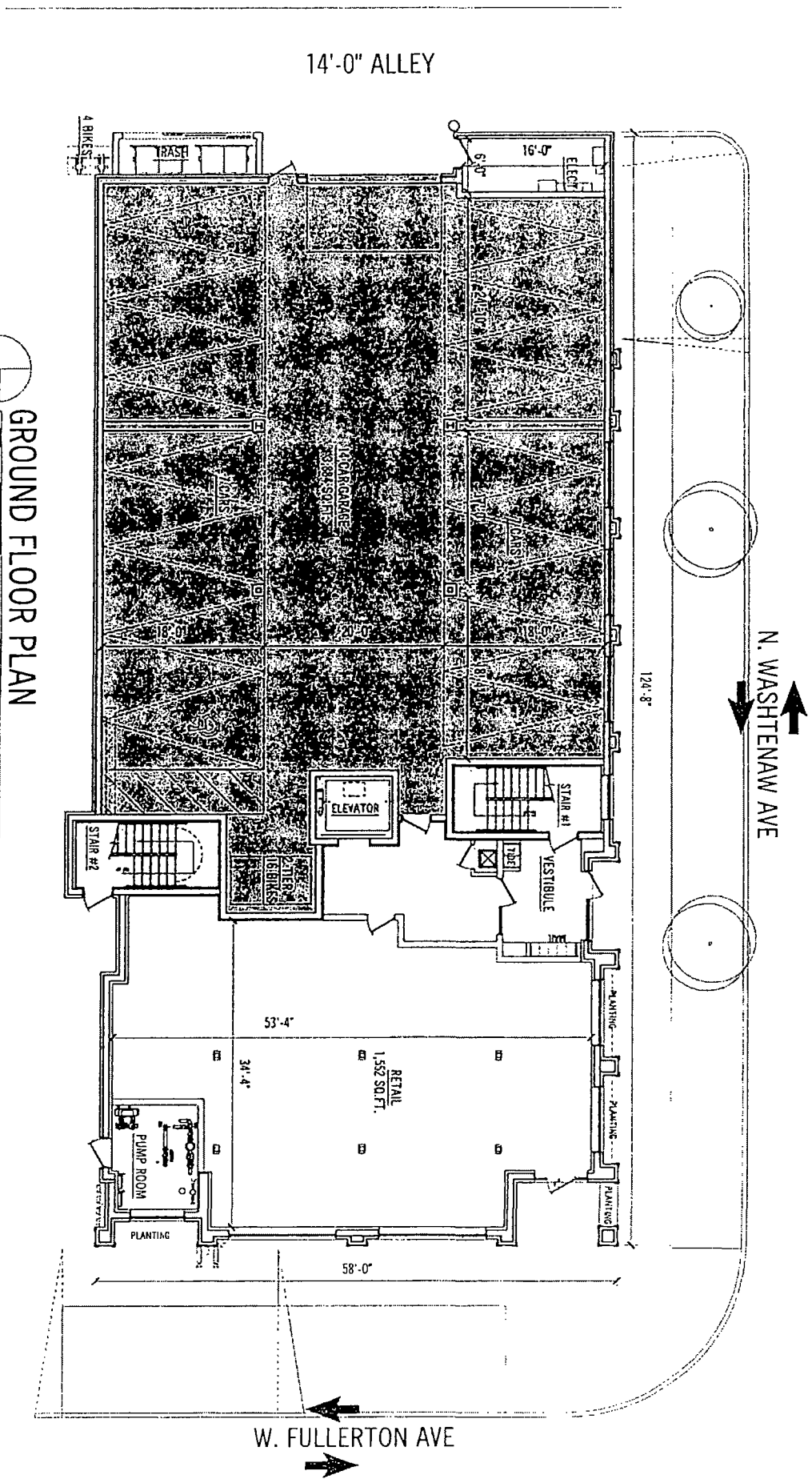
FIVE STORY 15 UNIT BUILDING W/
GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION

ZONING DATA/
SITE PLAN

SHEET NUMBER

01



GROUND FLOOR PLAN

1/2" = 1'-0"

0 2 4 8 16 32 48

2453 S. ARCHER AVE
 CHICAGO, IL 60608
 P. 312.342.2225
 F. 312.842.2233

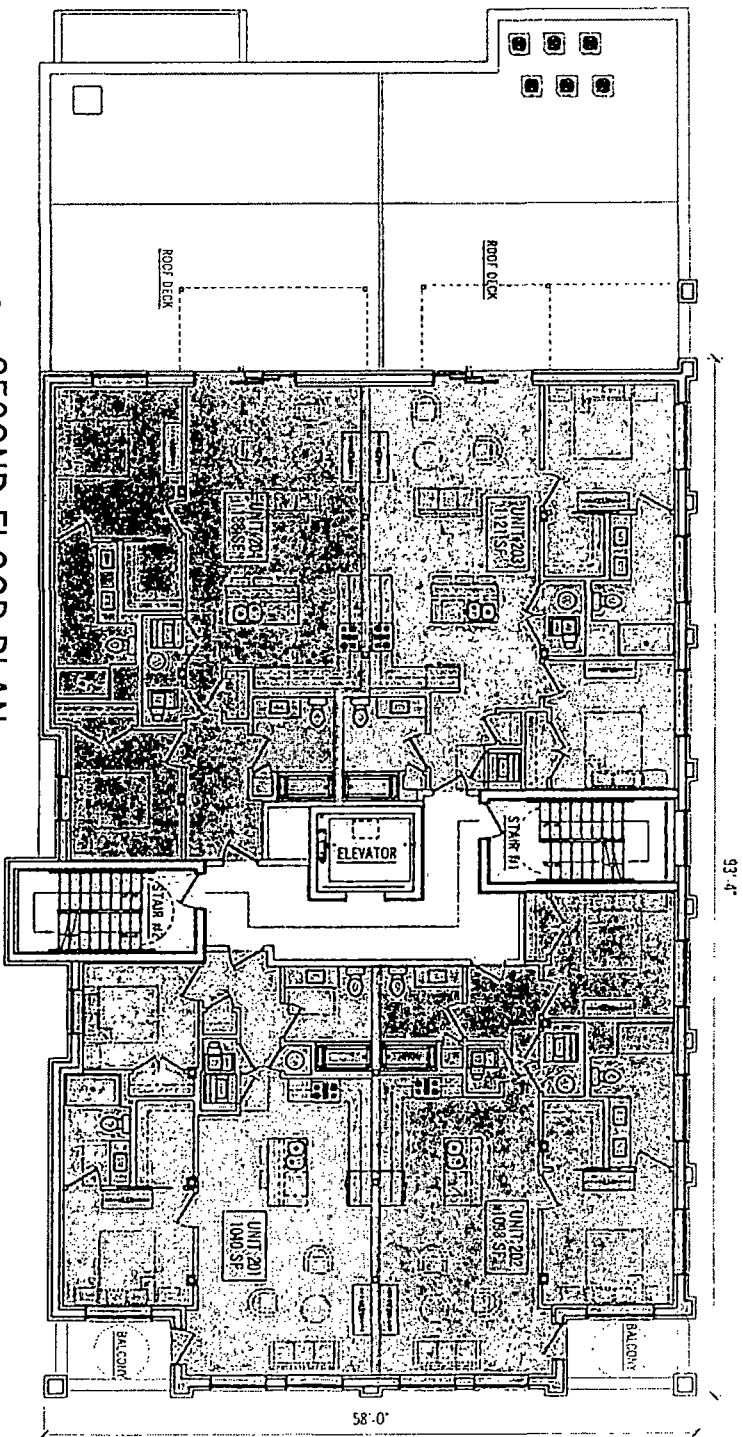
SUBMITTAL DATES	
ROOF REVISION 2	02-01-2022
GENA	02-11-2022
REVISION 3 GENA COMMENTS	06-02-2022
STREET ELEVATION REVISIONS	08-02-2022
STONE & PEB REVISION	09-13-2022

DEVELOPER	
HIBERNIAN DEVELOPMENT	
PREMISES:	
2351 N. WASHTEENAW AVE, CHICAGO, IL	

PROJECT DESCRIPTION	
FIVE STORY 15 UNIT BUILDING W/ GROUND FLOOR COMMERCIAL	

SHEET DESCRIPTION	
GROUND FLOOR	

SHEET NUMBER	
02	



SECOND FLOOR PLAN
0 2' 4' 8' 16' 32' 48'
3/32" = 1'-0"



2433 S ARCHER AVE
UNIT C
CHICAGO, IL 60608
P. 312.842.2225
F. 312.842.2253

SUBMITTAL DATES

02-01-2022
01-31-2022
06-02-2022
06-02-2022
09-13-2022

ROOF REVISION 2
GMA
REVISION 3 GMA COMMENTS
STREET ELEVATION REVISIONS
STONE & PIER REVISION

DEVELOPER:
HIBERMAN DEVELOPMENT

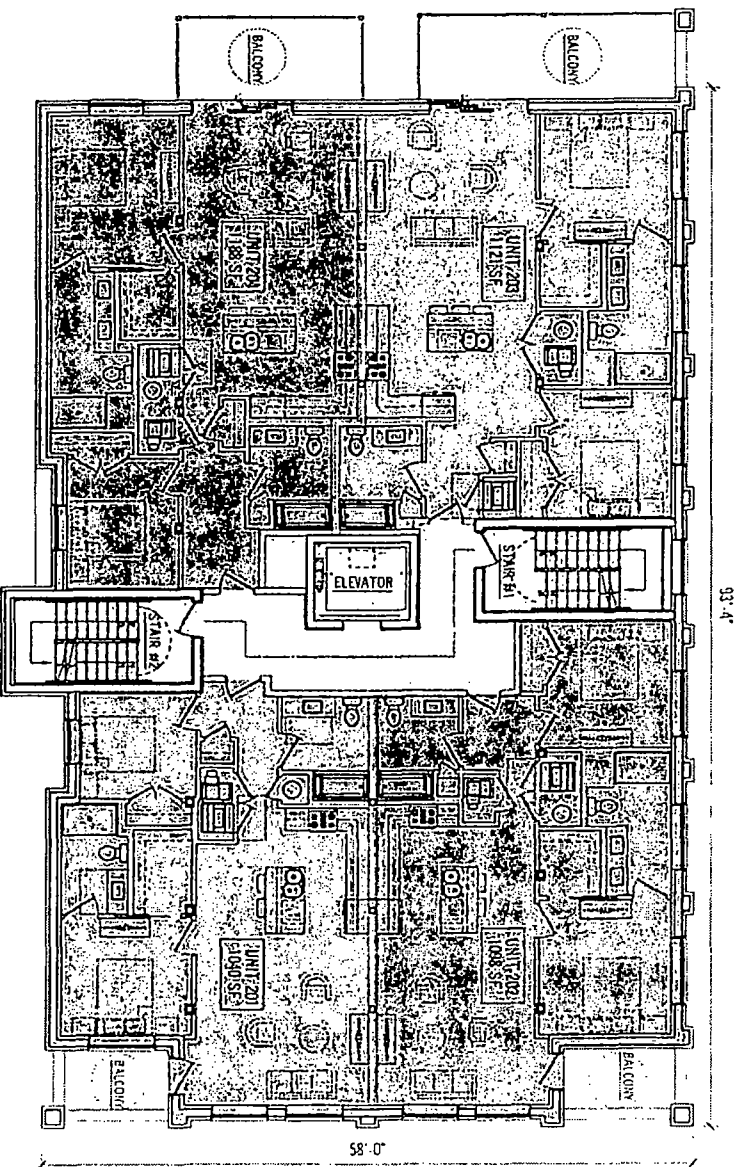
PREMISES:
2355 N WASHINGTON AVE, CHICAGO, IL

PROJECT DESCRIPTION
FIVE STORY 15 UNIT BUILDING W/
GROUND FLOOR COMMERCIAL


SHEET DESCRIPTION
2ND FLOOR PLAN

SHEET NUMBER
03

Final for Publication



THIRD-FOURTH FLOOR PLAN



2453 S ARCHER AVE
 CHICAGO, IL 60608
 P 312.842.2225
 F 312.842.2233

SUBMITTAL DATES

300F REVISION 2
 GENA
 REVISION 3 CONA COMMENTS
 STREET DESIGNATION REVISIONS
 STORE & PLAN REVISION

02-01-2022
 03-31-2022
 05-02-2022
 05-13-2022

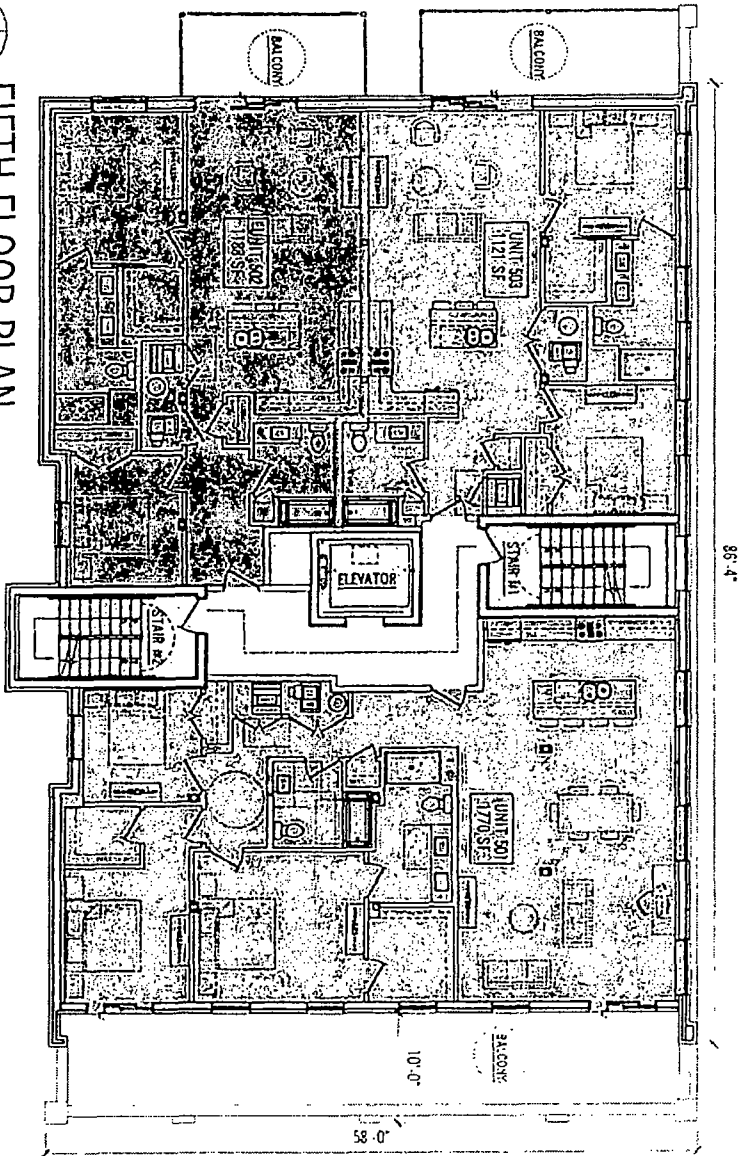
DEVELOPER
 HERRMAN DEVELOPMENT

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

PROJECT DESCRIPTION
 FIVE STORY 15 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 3RD-4TH FLOOR PLAN

SHEET NUMBER
 04



FIFTH FLOOR PLAN



2453 S ARCHER AVE
 CHICAGO, IL 60608
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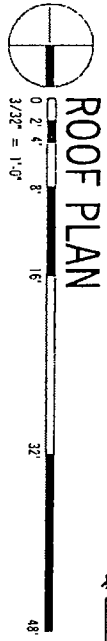
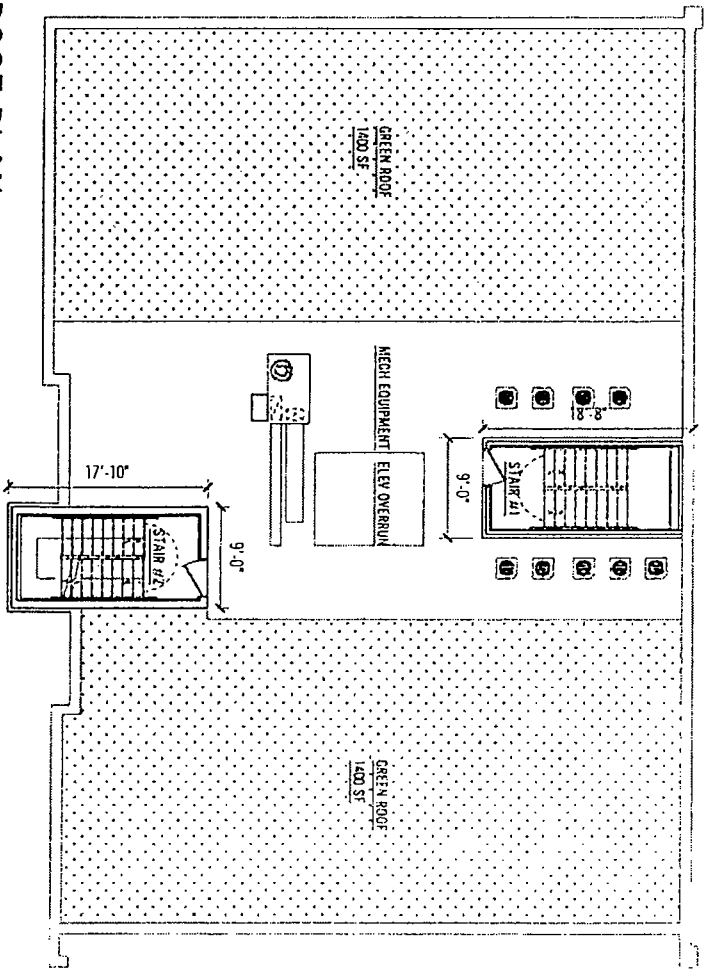
SUBMITTAL DATES	
REVISED	DATE
REVISION 2	02.01.2022
REVISION 3	03.31.2022
STREET ELEVATION REVISIONS	06.02.2022
STONE & PIER REVISION	08.02.2022
	09.13.2022

DEVELOPER	
HIBERNIAN DEVELOPMENT	
PREMISES:	
235 N WASHINGTON AVE, CHICAGO, IL	

PROJECT DESCRIPTION	
FIVE STORY 15 UNIT BUILDING W/ GROUND FLOOR COMMERCIAL	

SHEET DESCRIPTION	
5TH FLOOR PLAN	

SHEET NUMBER	
05	



ROOF PLAN



2453 S. ARCHER AVE
 CHICAGO, IL 60608
 P 312.842.2223
 F 312.842.2253

SUBMITTAL DATES

ROOF REVISION 2
 GENA
 REVISION 3 GENA COMMENTS
 STREET ELEVATION REVISIONS
 STONE & PEP REVISION

02-01-2022
 03-31-2022
 06-30-2022
 08-07-2022
 09-13-2022

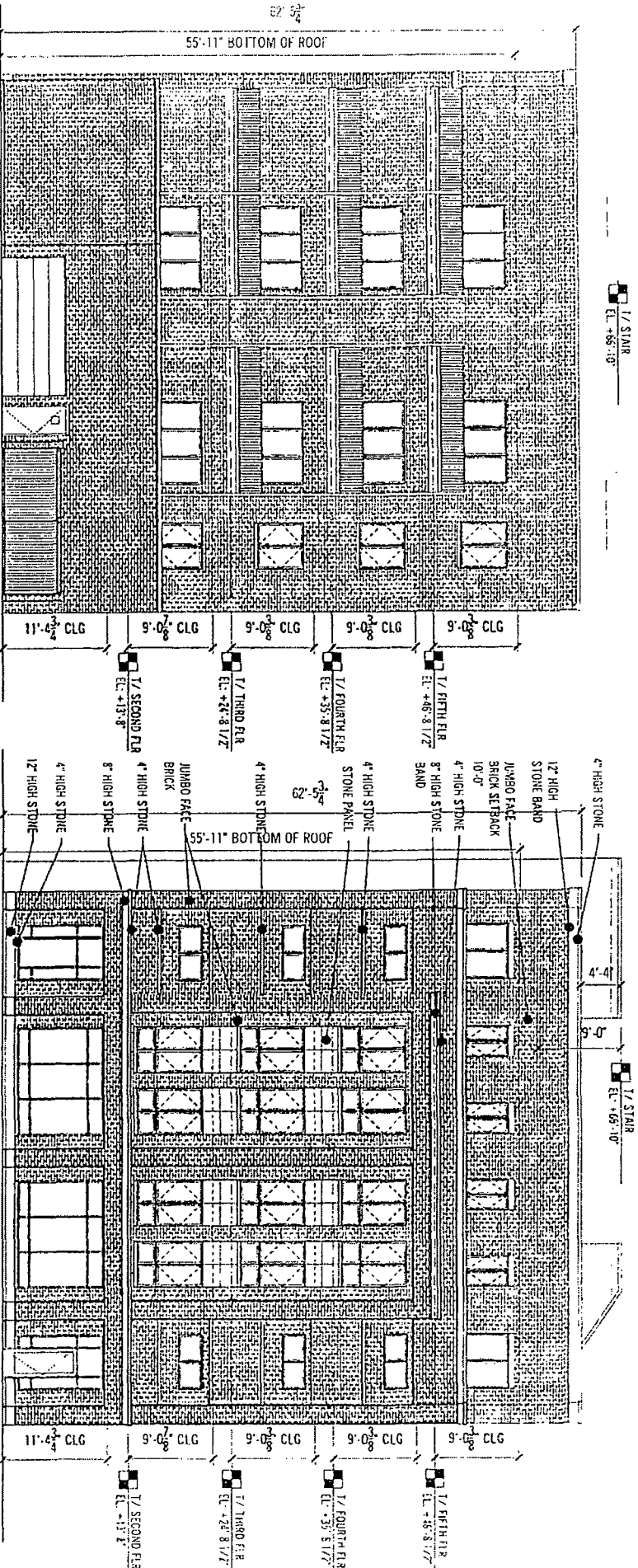
DEVELOPER:
 HIBERNIAN DEVELOPMENT

PREMISES:
 2353 N. WASHINGTON AVE. CHICAGO, IL

PROJECT DESCRIPTION
 FIVE STORY 15 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 ROOF PLAN

SHEET NUMBER
 06



SOUTH ELEVATION



NORTH ELEVATION



2453 S. ARCHER AVE
 UNIT C
 CHICAGO, IL 60608
 P. 312.942.2225
 F. 312.842.2253

SUBMITTAL DATES	
ROOF REVISION 2	02/01/2022
REVISION 3 GAMA COMMENTS	03/31/2022
STREET ELEVATION REVISIONS	05/02/2022
STONE & PIRG REVISION	09/02/2022
	05/13/2022

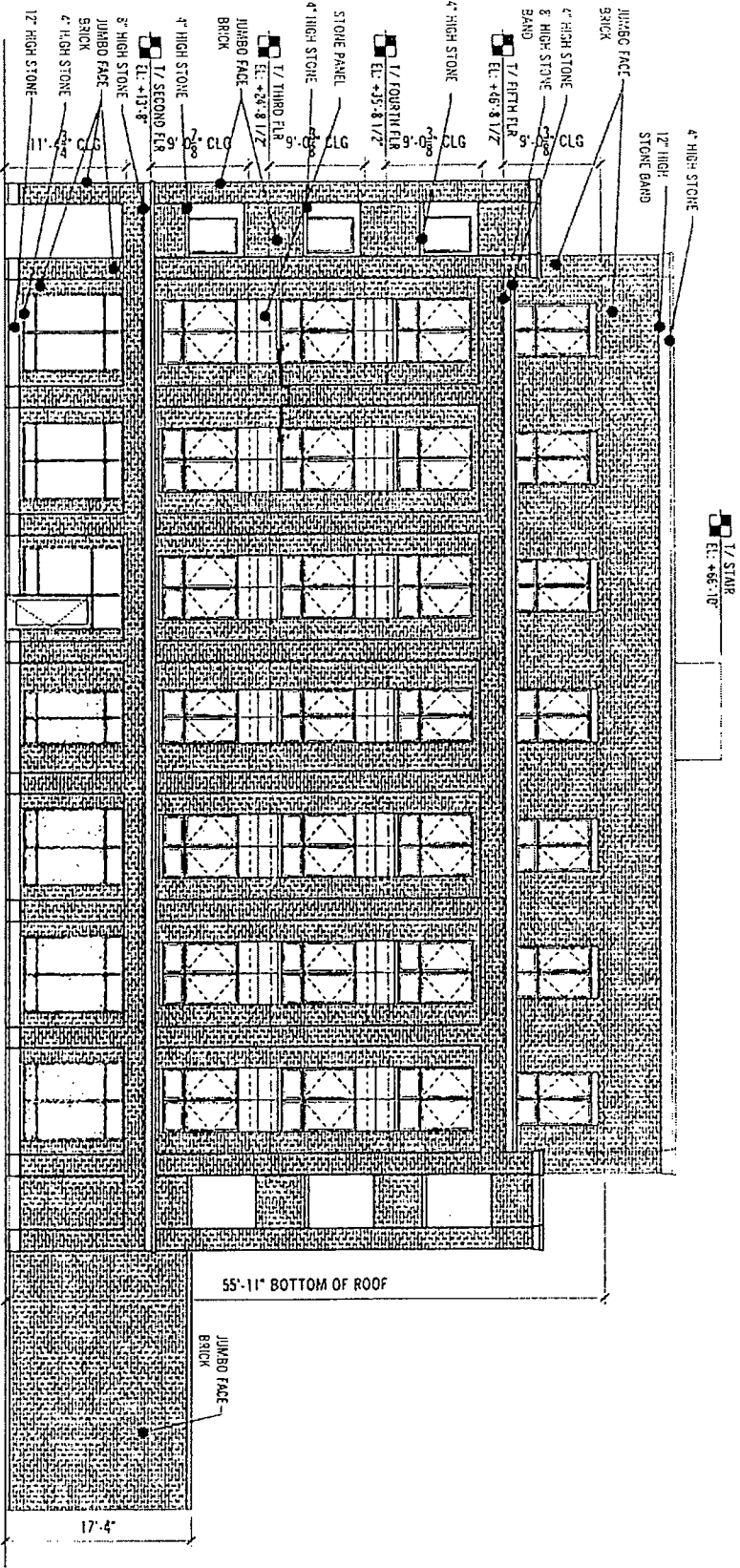
DEVELOPER	
HISBENNA DEVELOPMENT	
PREMISES:	
235 N. WASHINGTON AVE. CHICAGO, IL.	

PROJECT DESCRIPTION	
FIVE STORY 15 UNIT BUILDING W/ GROUND FLOOR COMMERCIAL	

SHEET DESCRIPTION	
NORTH & SOUTH ELEVATIONS	

SHEET NUMBER

07



WEST ELEVATION



2433 S. ARCHER AVE
 CHICAGO, IL 60608
 P 312.342.2225
 F 312.842.2253

SUBMITTAL DATES	
PROJ. REVISION 2	02-01-2022
CONTRACT REVISION 1	03-31-2022
REVISION 3 GOMA COMMENTS	08-02-2022
STREET ELEVATION REVISIONS	08-12-2022
STONE & PERG. REVISION	09-13-2022

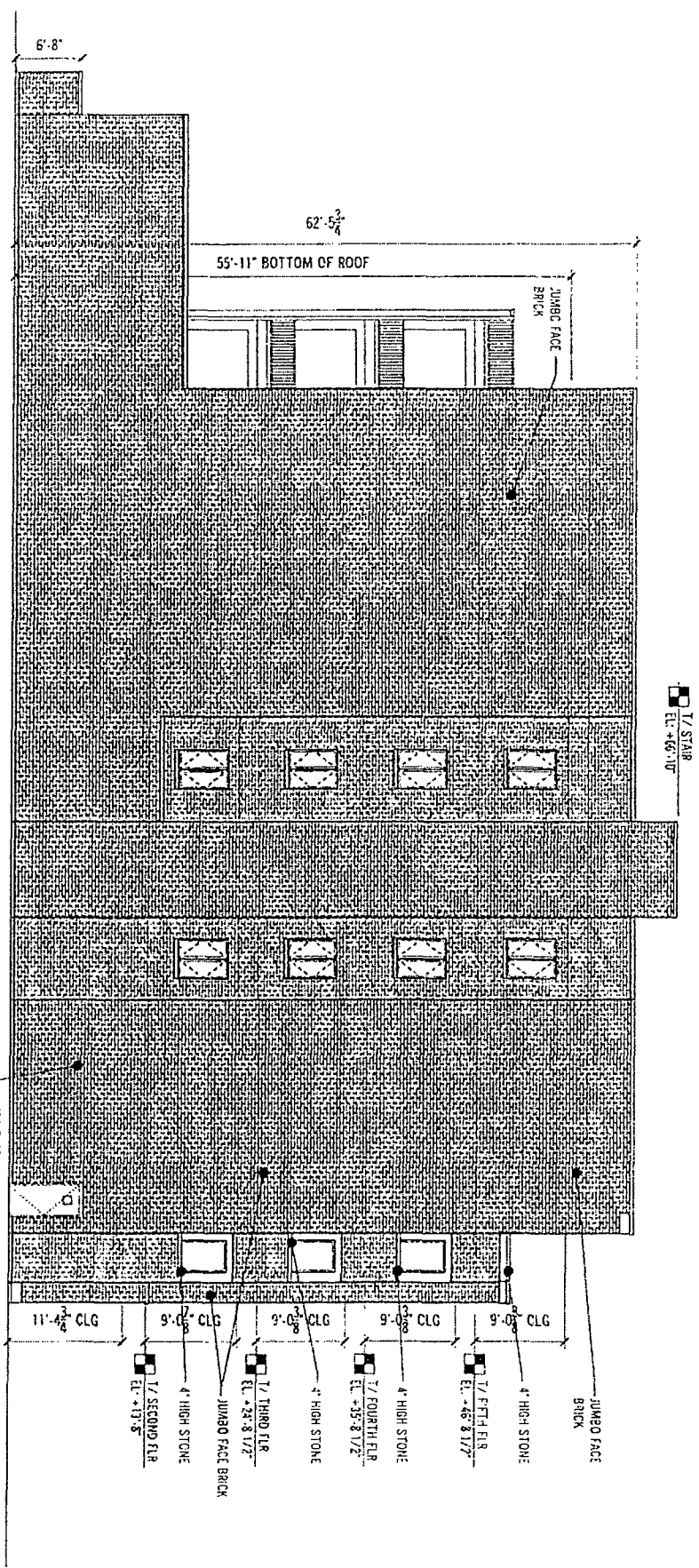
DEVELOPER:	
HARRMAN DEVELOPMENT	
PREMISES:	
2335 N. WASHINGTON AVE. CHICAGO, IL	

PROJECT DESCRIPTION	
FIVE STORY 15 UNIT BUILDING W/ GROUND FLOOR COMMERCIAL	

SHEET DESCRIPTION	
WEST ELEVATION	

SHEET NUMBER	
08	

Final for Publication



EAST ELEVATION

ZCO
 2453 S ARCHER AVE
 CHICAGO, IL 60608
 C 312 842 2225
 F 312 842 2233

REVISION	DATE
02-01-2022	CONCEPTUAL DESIGN
03-31-2022	PERMITS
05-22-2022	CONSTRUCTION
09-13-2022	FINAL

DEVELOPER
 HEBERMAN DEVELOPMENT
 235 N. WASHINGTON AVE. CHICAGO, IL

PROJECT DESCRIPTION
 FIVE STORY 13 UNIT BUILDING W/
 GROUND FLOOR COMMERCIAL

SHEET DESCRIPTION
 EAST
 ELEVATION

SHEET NUMBER
 09