



City of Chicago



SO2017-4847

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/28/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-I at 4318 N Western Ave - App No. 19283T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 the B3-1.5 Community Shopping District symbols and indications as shown on Map No.11-I in the area bounded by

a line 58 feet south of and parallel to West Pensacola Avenue;
North Western Avenue; a line 83 feet south of West Pensacola
Avenue; and the alley next west of and parallel to North Western
Avenue

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses 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: 4318 North Western Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis
4318 North Western Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 2,700 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The existing and vacant one-story commercial building will be razed. The new proposed building will contain a total of three dwelling units, with concrete-slab parking for three (3) vehicles, located at the rear of the lot. The proposed new building will be masonry in construction and measure approximately 34 feet-4 inches in height.

- (A) The Project's Floor Area Ratio: 4,032 square feet (1.49 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
3 dwelling units (900 square feet)
- (C) The amount of off-street parking: 3 parking spaces
- (D) Setbacks:
 - a. Front Setback: 5 feet-0 inches
 - b. Rear Setback: 39 feet-0 inches
 - c. Side Setbacks:
 - North: 3 feet-0 inches
 - South: 1 feet-0 inches
- (E) Building Height:
34 feet-4 inches

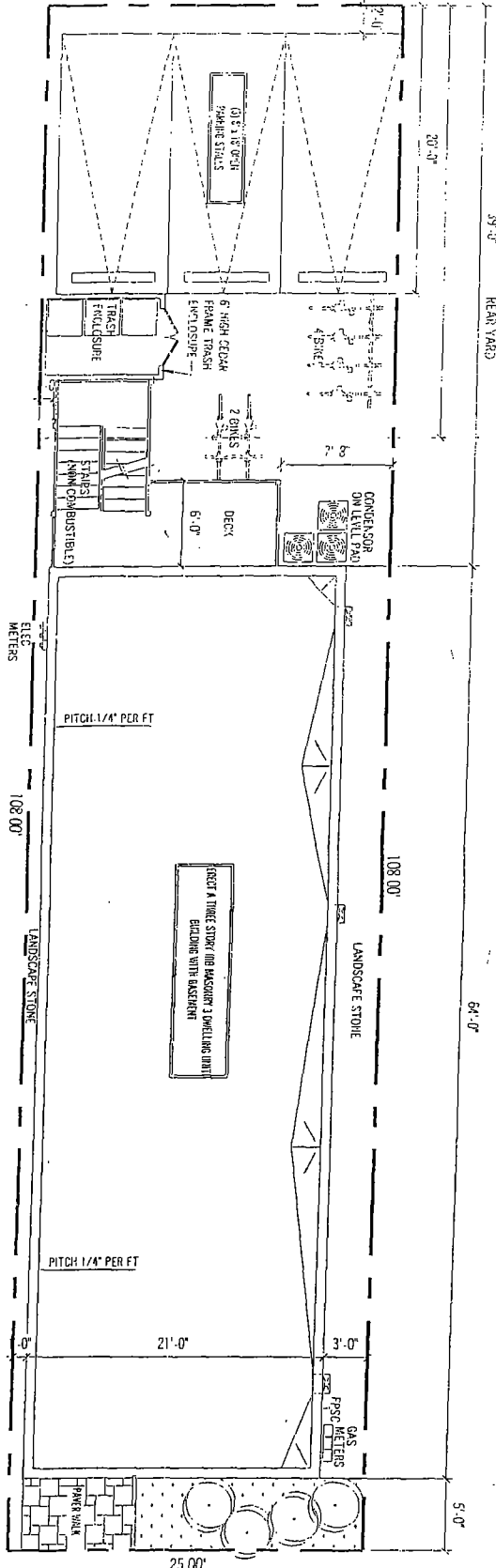
FINAL FOR PUBLICATION

PAGE 13 OF 24
44-0000000000

6'-0" PUBLIC ALLEY

25'-00"

SITE PLAN
1/8" = 1'-0"



39'-0" MEAN YARD

64'-0"

ELEC METERS

108'-00"

LANDSCAPE STONE

108'-00"

PITCH 1/4" PER FT

21'-0"

3'-0"

5'-0"

LANDSCAPE STONE

GAS METER

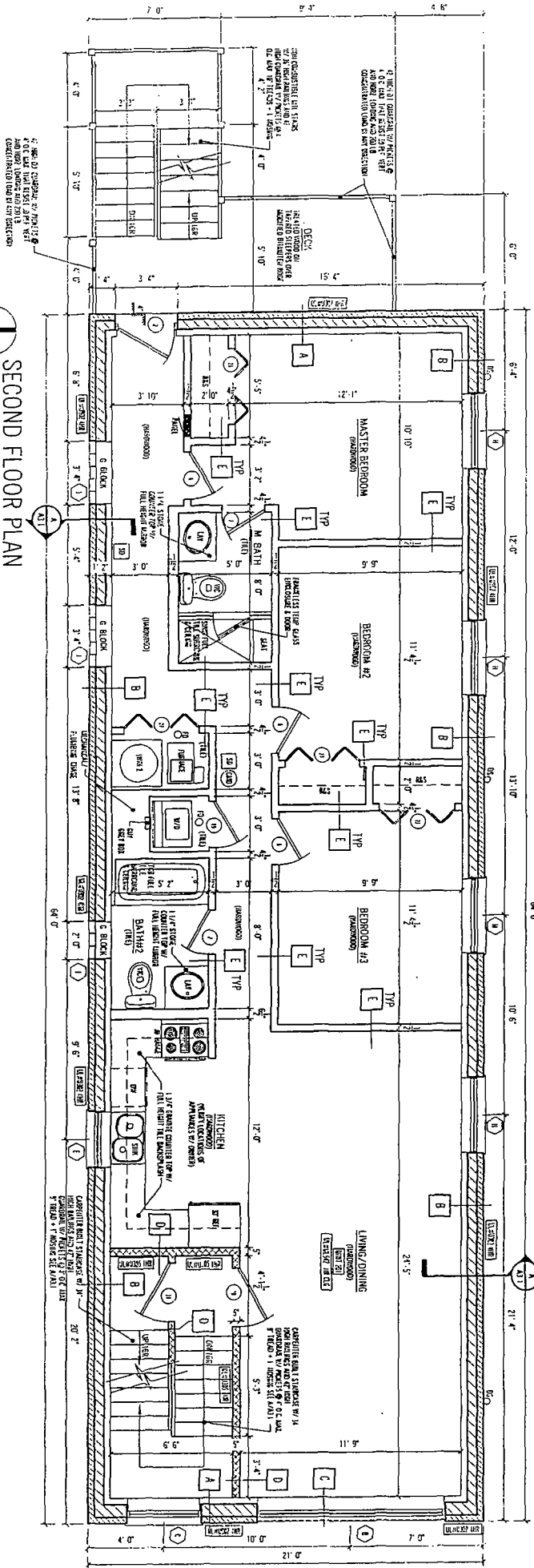
EXISTING CONC WALK REPAIR AS REQ'D

INAL FOR PUBLICATIO

NORTH WESTERN AVE

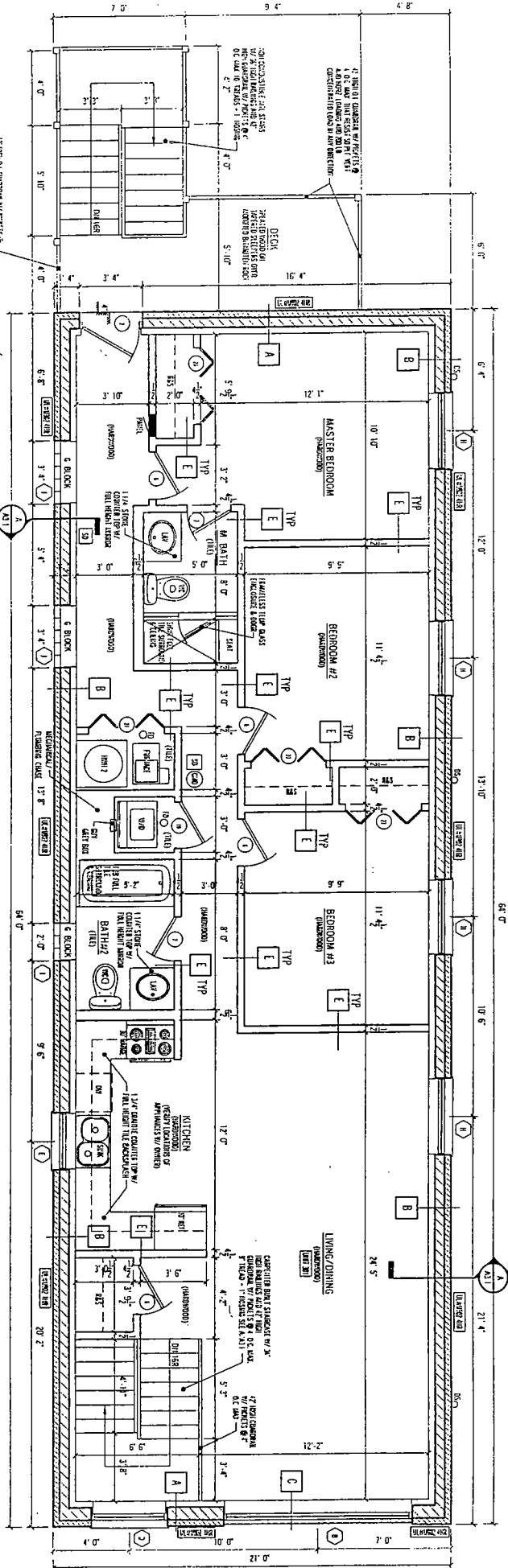
TWO WAY TRAFFIC

SECOND FLOOR PLAN



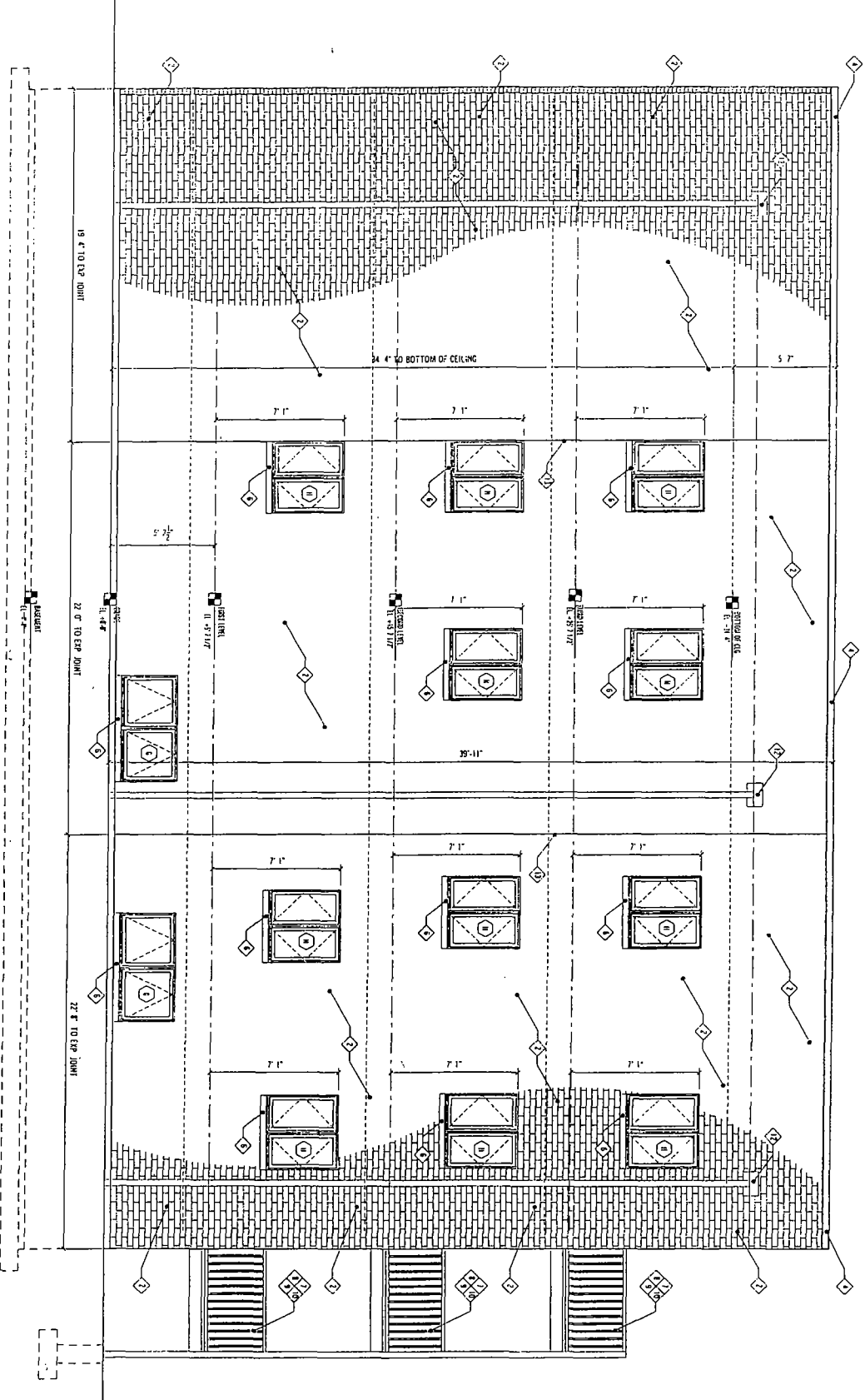
INAL FOR PUBLICATION

THIRD FLOOR PLAN



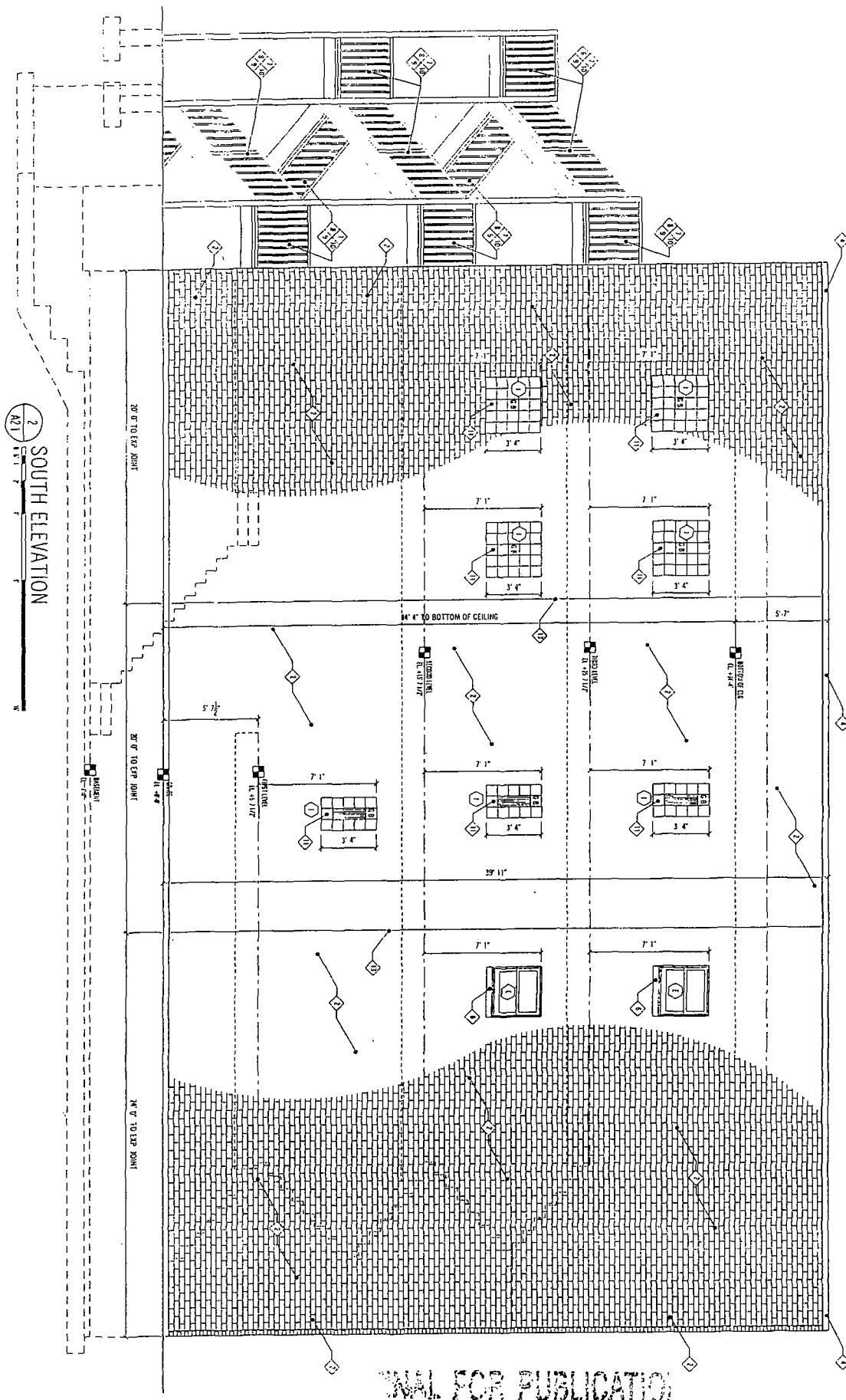
NOT FOR PUBLICATION

2
NORTH ELEVATION



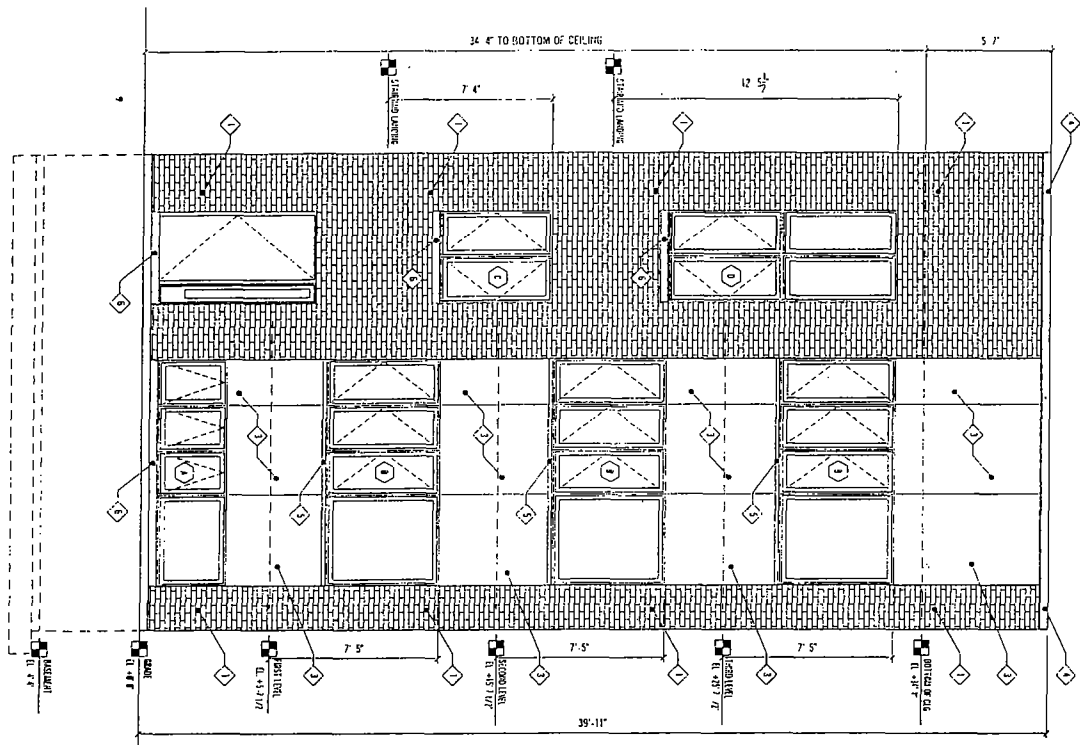
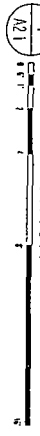
INAL FOR PUBLICATION

2 SOUTH ELEVATION

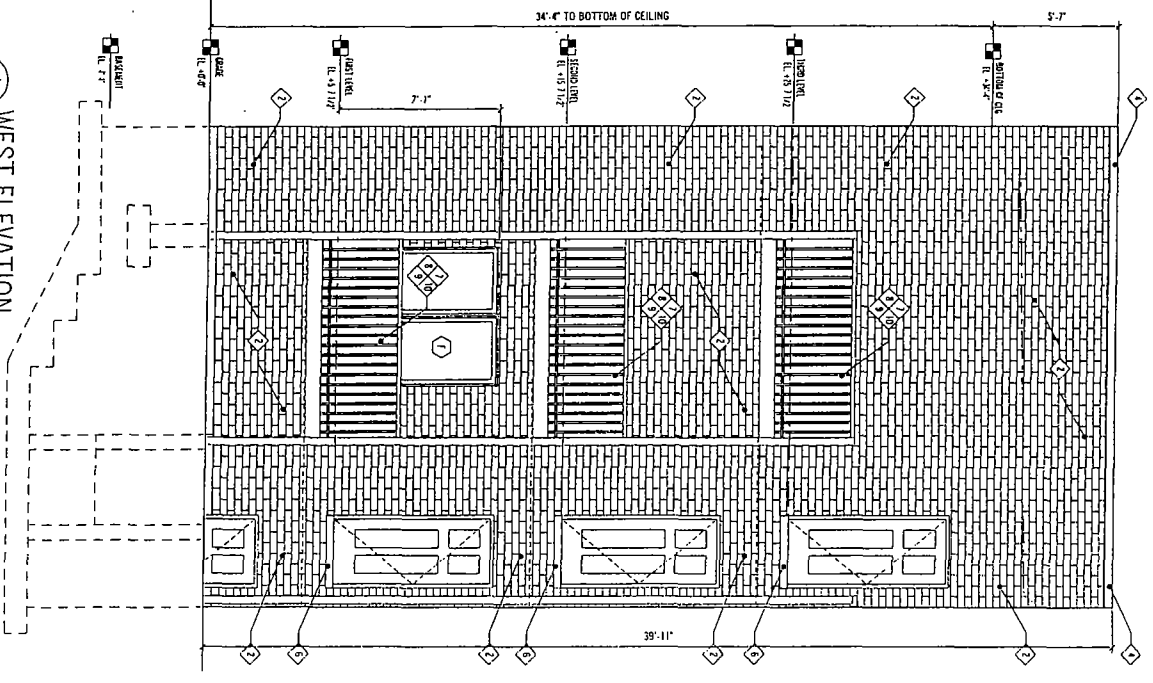
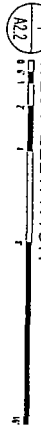


DRAWING FOR PUBLICATION

1 EAST ELEVATION



1 WEST ELEVATION



DRAWING FOR PUBLICATION