



City of Chicago



SO2017-5185

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/28/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-1 at 2438 N Western Ave - App No. 19294T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19294T1
INTRO. DATE:
JUNE 28, 2017

SUB
TO T-1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

~~SECTION 1 That the City Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 7-I in area bound by~~

A LINE 174.92 FEET SOUTH OF AND PARALLEL TO WEST ALTGELD STREET; NORTH WESTERN AVENUE; A LINE 200 FEET SOUTH OF AND PARALLEL TO WEST ALTGELD STREET; AND, THE PUBLIC ALLEY NEXT WEST OF NORTH WESTERN AVENUE

To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

**ZONING AND DEVELOPMENT NARRATIVE
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 2438 NORTH WESTERN AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current C1-2 District to that of a B2-3 District for the property commonly known as 2438 North Western Avenue. The total lot area of the subject site is 2,724 square feet. Applicant seeks to improve the site with a new construction 3 story, 3 residential dwelling unit building.

Density:	3 residential dwelling units
Lot Area Per Unit:	908
Off Street Parking:	3 spaces
Height:	37 feet 4 inches
Floor Area:	4,724 square feet
Floor Area Ratio:	3.0
Open Space:	207.37
Front (East) Setback:	0 feet
Rear (West) Setback:	30 feet
North Side Setback:	0 feet
South Side Setback:	3 feet

FINAL FOR PUBLICATION

Stairs/landing are 3.5' wide by 16.5' long

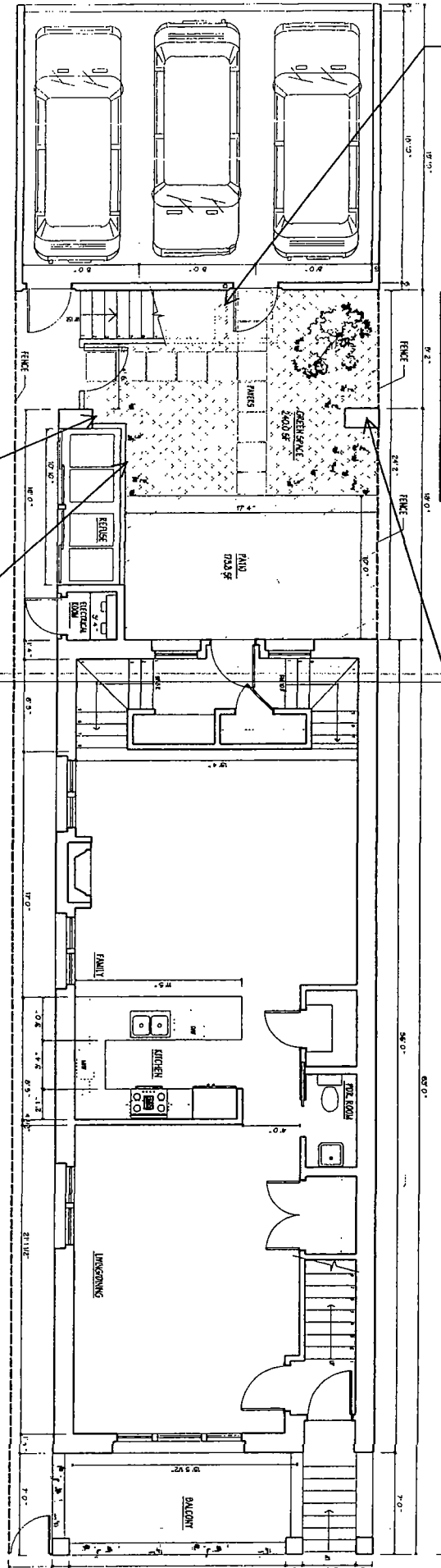
depth of backyard is 14'

upper column is 1.5' x 3'

Green Space
Gross Green space: (17'4" + 3') x 14' = 284.62 SF
less stairs (3.5'x16.5')=57.75'
less upper column (1.5'x3')=4.5'
less trash area in green space (3'x4.5')=15'
Net Green Space: 207.37

3' deep along green space

4.5' wide along green space



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



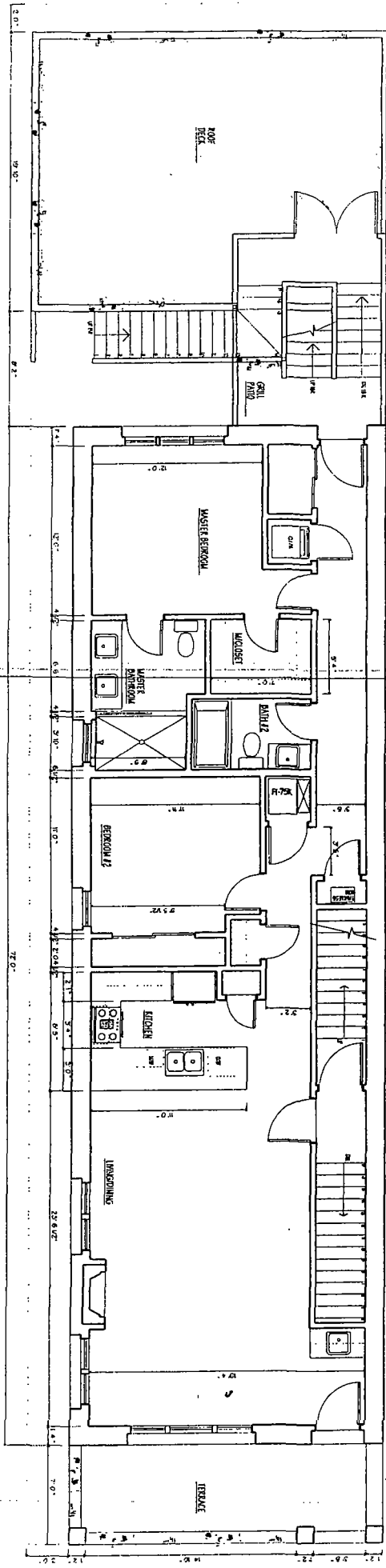
2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS

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2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS

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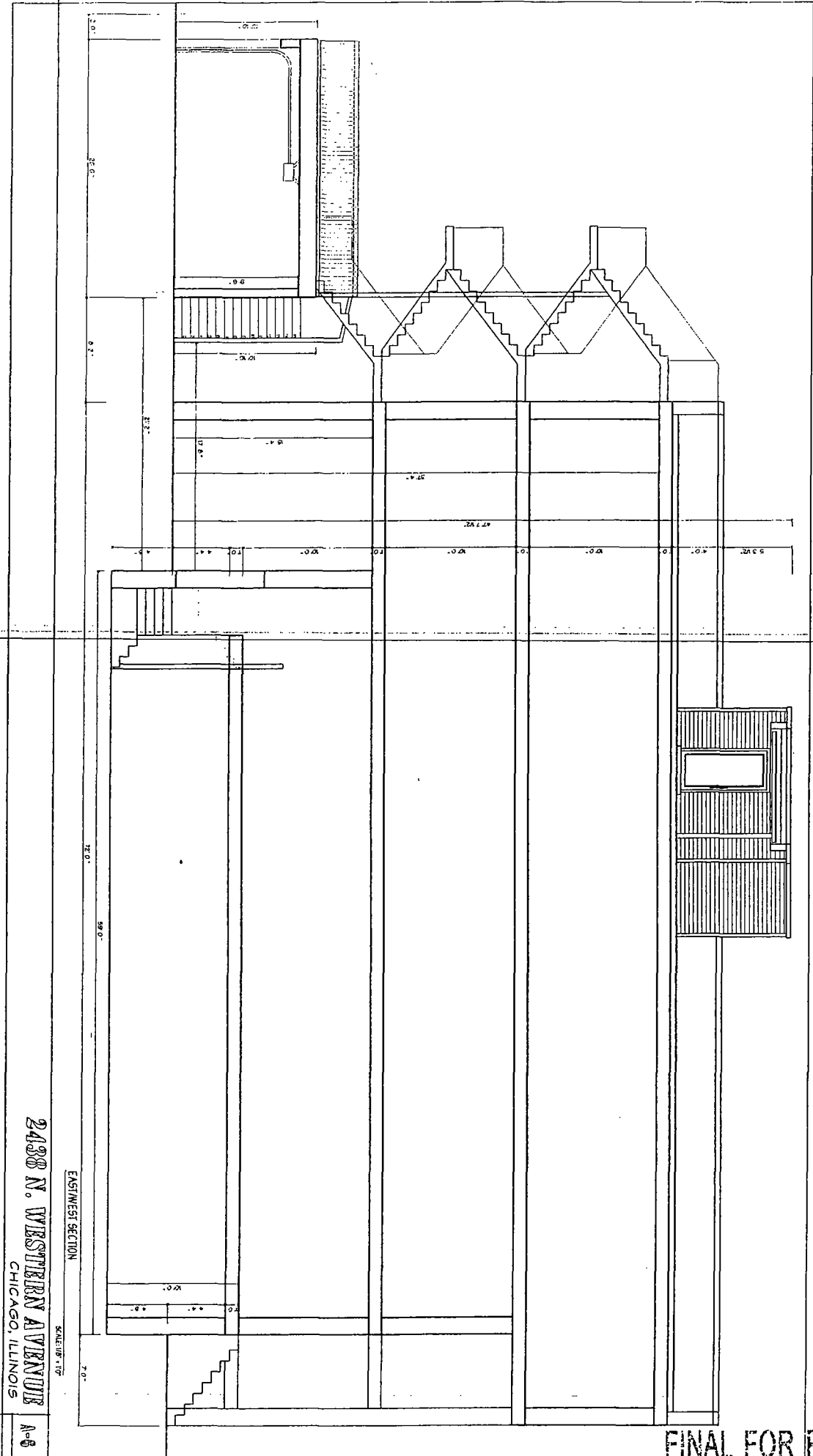


SECOND FLOOR PLAN

UNITS IN 1/8" AND 1/16" ARE SHOWN
UNLESS OTHERWISE NOTED
SCALE 1/8" = 1'-0"



FINAL FOR PUBLICATION

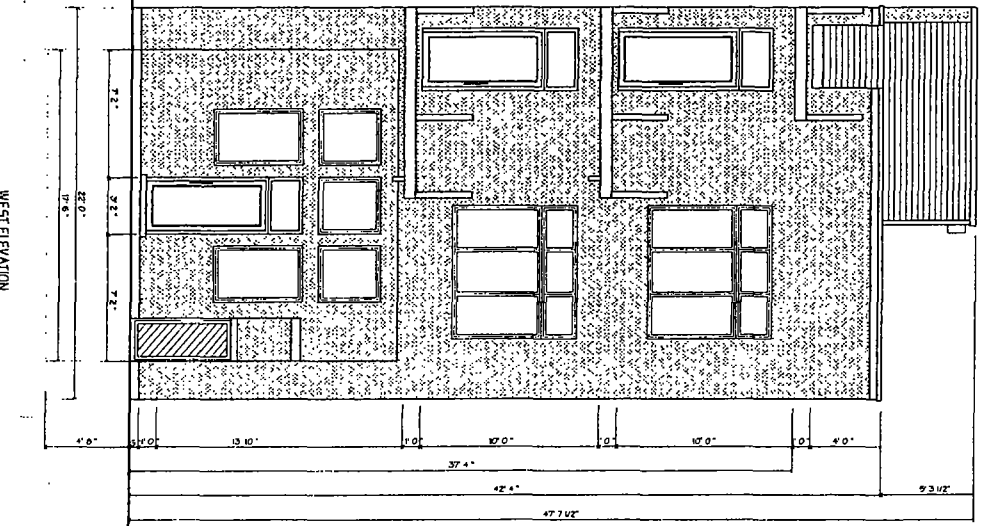
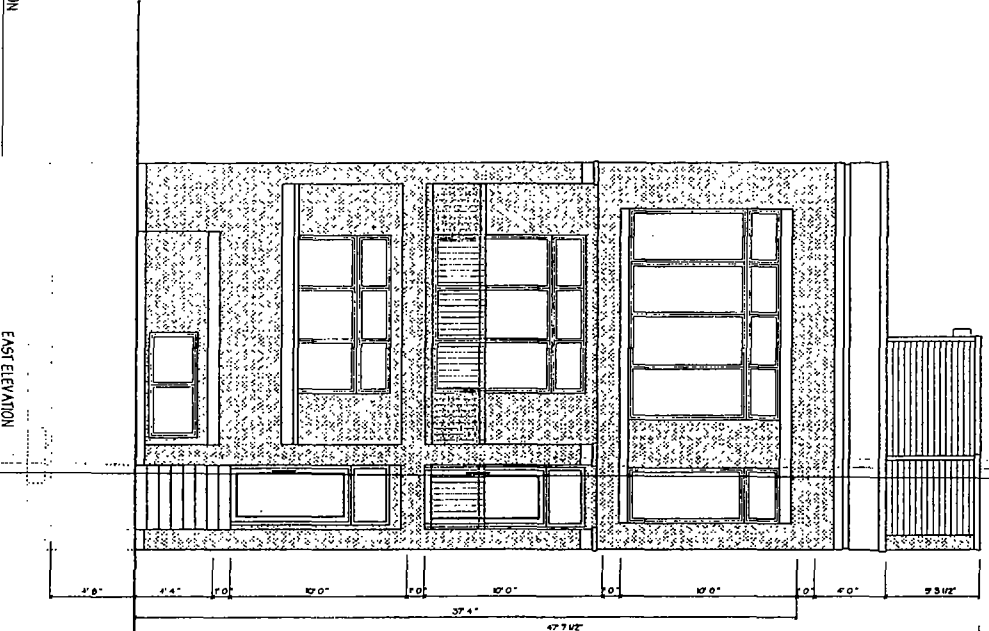
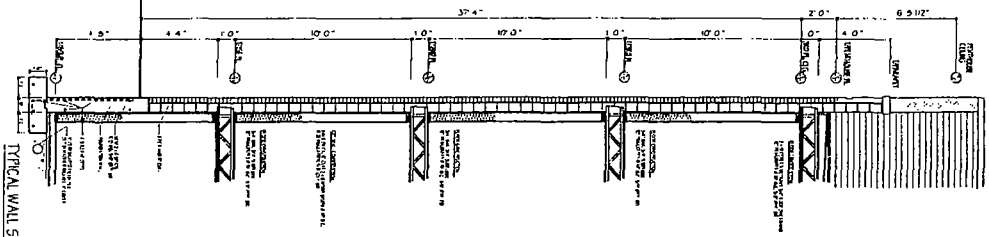


2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS

EAST/WEST SECTION
SCALE: 1/8" = 1'-0"

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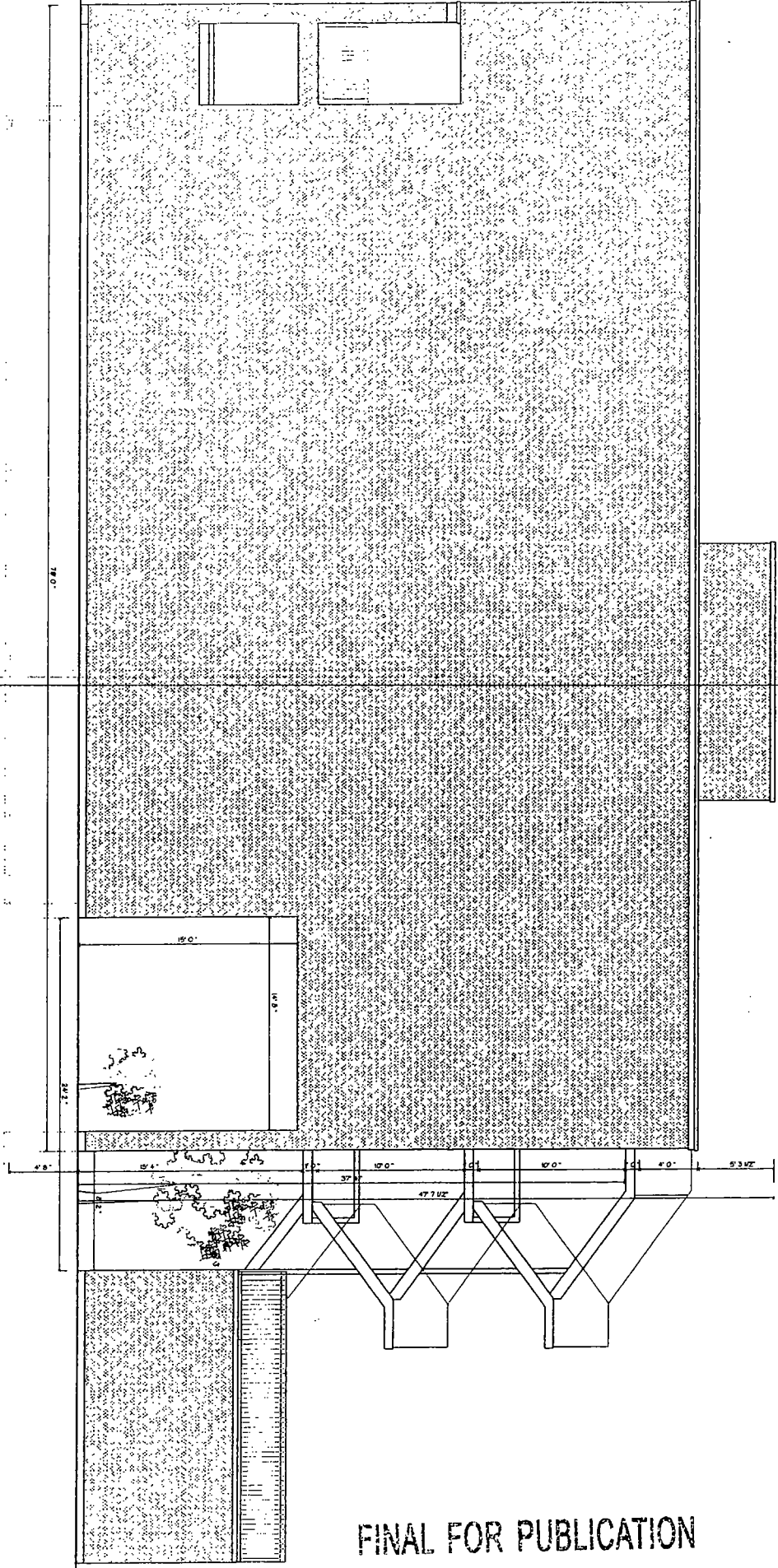


2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS

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2438 N. WESTERN AVENUE
CHICAGO, ILLINOIS
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NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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