



# City of Chicago



SO2018-4954

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/27/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 17-L at 5306 W Devon Ave - App No. 19698T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

**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 Community Shopping District symbols and indications as shown on Map No.17-L in the area bounded by

the alley next north of and parallel to West Devon Avenue; a line 55 feet west of the intersection of North Spokane Avenue and West Devon Avenue as measured along the north right-of-way West Devon Avenue and perpendicular thereto; West Devon Avenue; and a line 80 feet west of the intersection of North Spokane Avenue and West Devon Avenue as measured along the north right-of-way line of West Devon Avenue and perpendicular thereto,

to those of a B2-2 Neighborhood Mixed-Use 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:            5306 West Devon Avenue

**NARRATIVE –SUBSTITUTE  
FOR THE PROPOSED REZONING  
AT  
5306 W Devon, Chicago, IL  
41<sup>st</sup> Ward**

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The Applicant intends to change the zoning from the existing B3-1 to B2-2 to construct a 3 story, 3 unit residential building with no commercial space.

**ZONING:** B2-2

**LOT AREA:** 3,000 square feet

**MINIMUM LOT AREA PER DWELLING UNIT:** 1000 square feet

**FLOOR AREA RATIO:** 1.3

**BUILDING AREA:** 3,900.00 square feet

**OFF-STREET PARKING:** 3 parking spots

**FRONT SETBACK:** 1 feet 0 inches

**REAR SETBACK:** 50 feet -9 inches

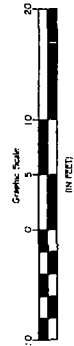
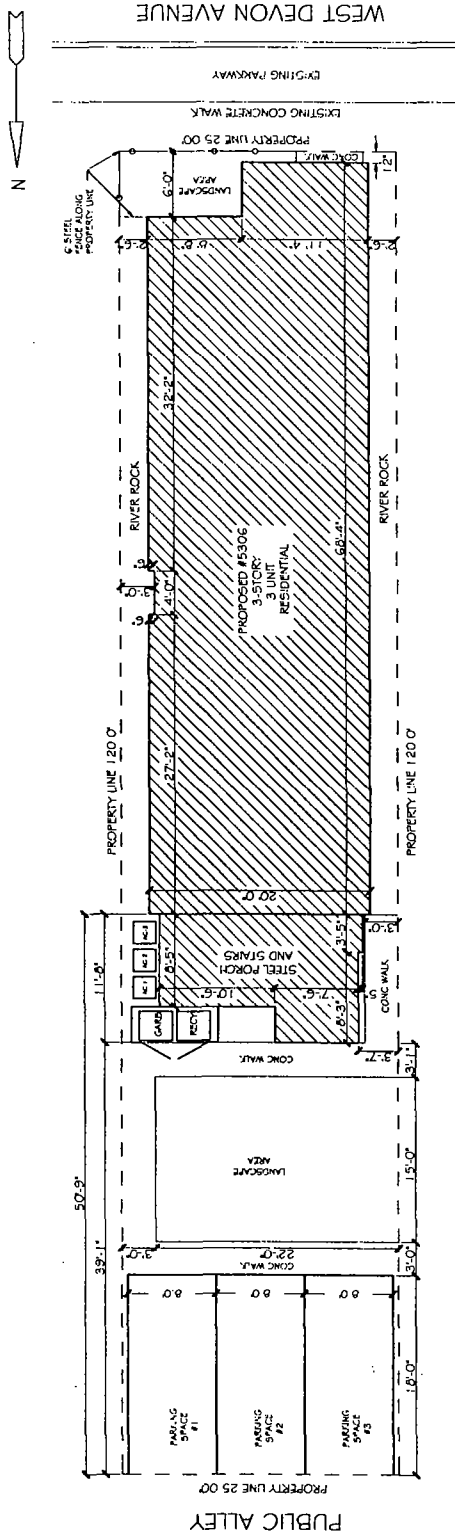
**SIDE SETBACK:** 2 feet 6 inches on each side

**BUILDING HEIGHT:** 33 feet 0 inches

Frame building

Set of plans are attached.

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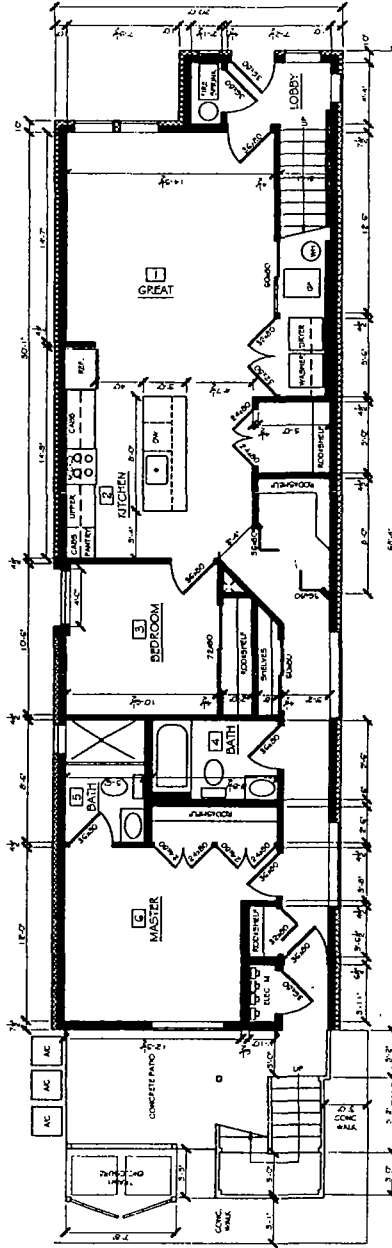
SITE PLAN  
DWG #5306

5306 W. DEVON AVE.  
CHICAGO, IL, 60646

PROPOSED NEW CONSTRUCTION  
3 UNIT RESIDENTIAL BUILDING WITH  
PARKING FOR 6 CARS

A-2

SHEET



5<sup>th</sup> FLOOR = 1,322  
FIRST FLOOR = 1,322  
SECOND FLOOR = 1,289  
THIRD FLOOR = 1,289  
TOTAL SF = 3,900



UNITS: 300 SF = 1,200 SF  
TOTAL: 3,900 SF = 3,900 SF

FIRST FLOOR

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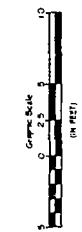
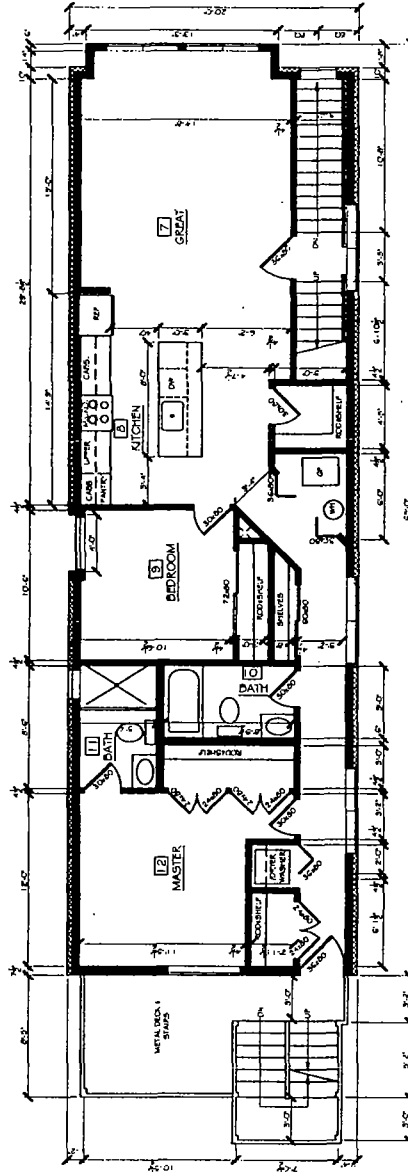
5306 W. DEVON AVE.

CHICAGO, IL, 60646

PROPOSED NEW CONSTRUCTION  
3 UNIT RESIDENTIAL BUILDING WITH  
PARKING FOR 6 CARS

A-3

SHEET



UNIT 12 AREA = 1,184 SF  
SHARED GARAGE = 295 SF

SECOND FLOOR

1/8" = 1'-0"

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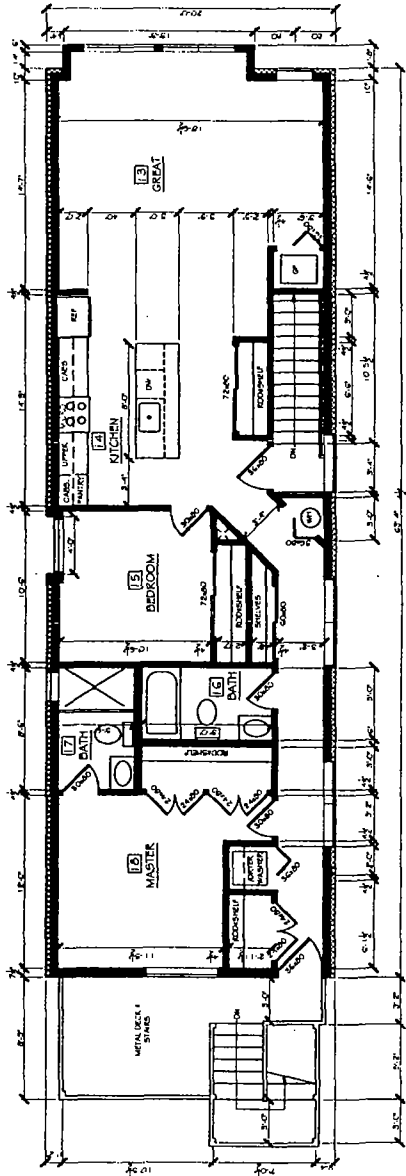
5306 W. DEVON AVE.

CHICAGO, IL, 60646

PROPOSED NEW CONSTRUCTION  
3 UNIT RESIDENTIAL BUILDING WITH  
PARKING FOR 6 CARS

A-4

SHEET



THIRD FLOOR

1/4" = 1'-0"

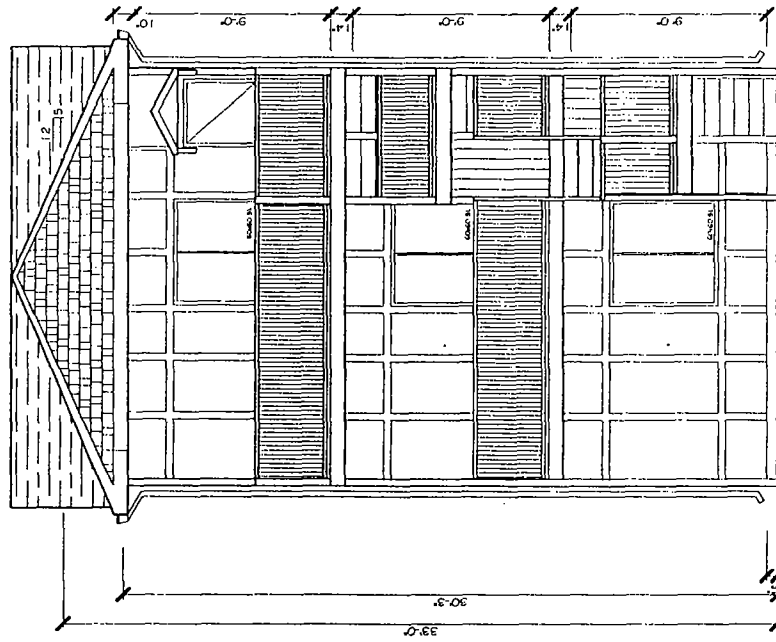
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5306 W. DEVON AVE.  
CHICAGO, IL, 60646

PROPOSED NEW CONSTRUCTION  
3 UNIT RESIDENTIAL BUILDING WITH  
PARKING FOR 6 CARS

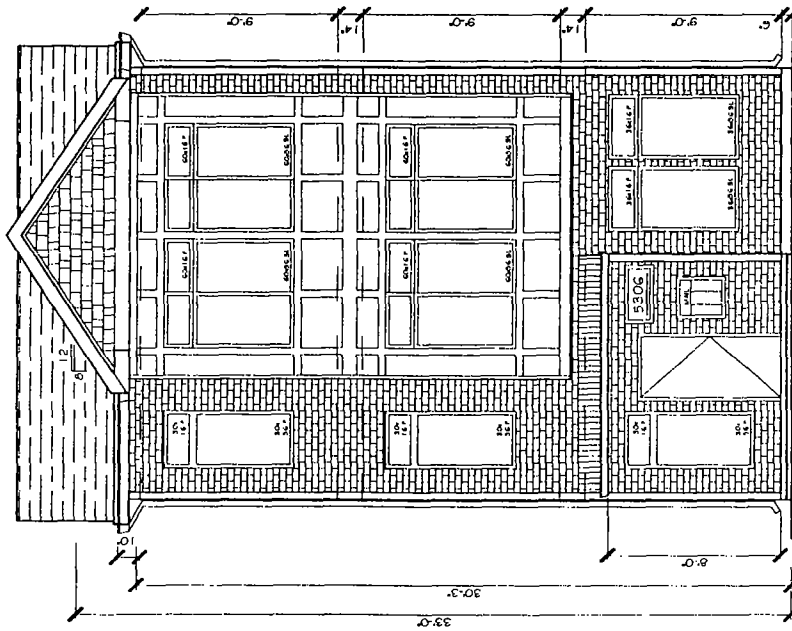
A-5

SHEET



NORTH ELEVATION

SCALE: 1/8" = 1'-0"  
**FINAL FOR PUBLICATION**



SOUTH ELEVATION

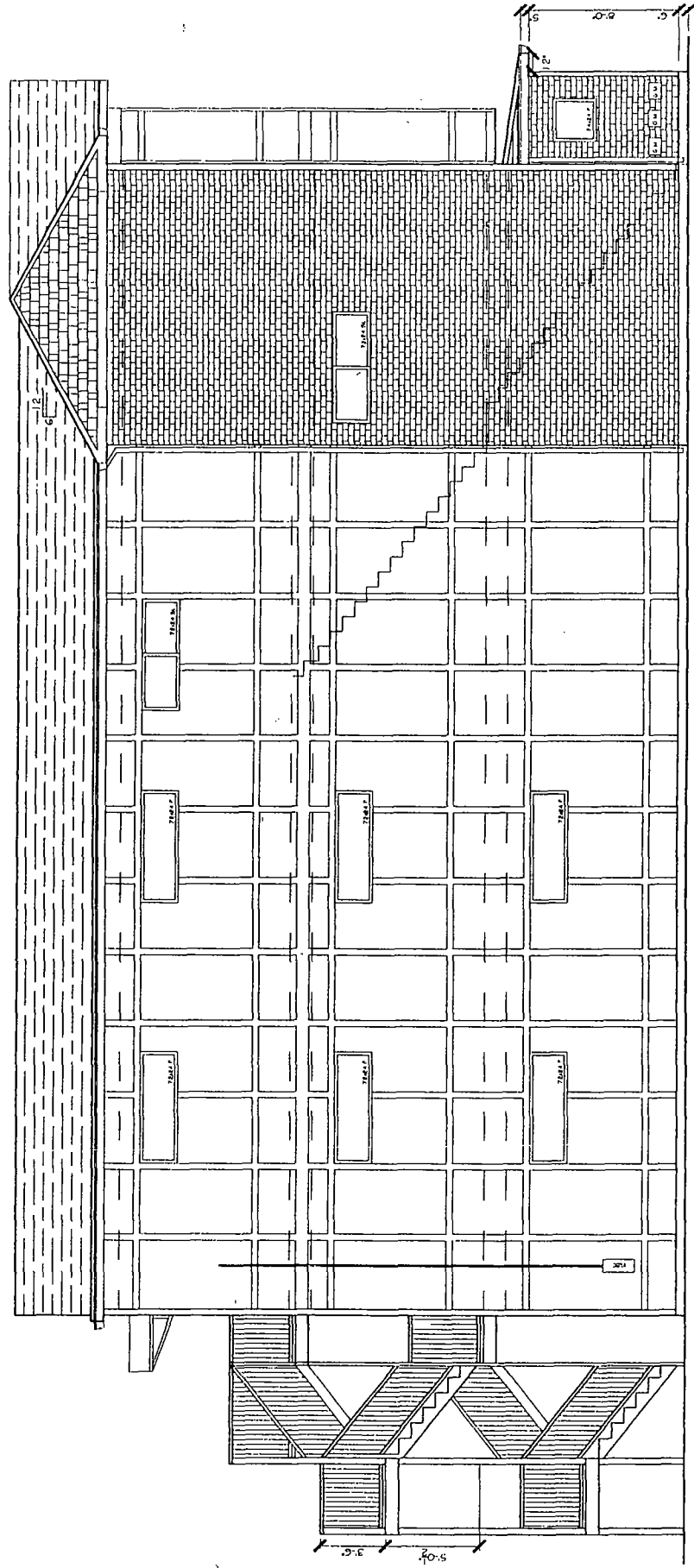


5306 W. DEVON AVE.  
CHICAGO, IL, 60646

PROPOSED NEW CONSTRUCTION  
3 UNIT RESIDENTIAL BUILDING WITH  
PARKING FOR 6 CARS

A-6

SHEET



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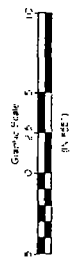
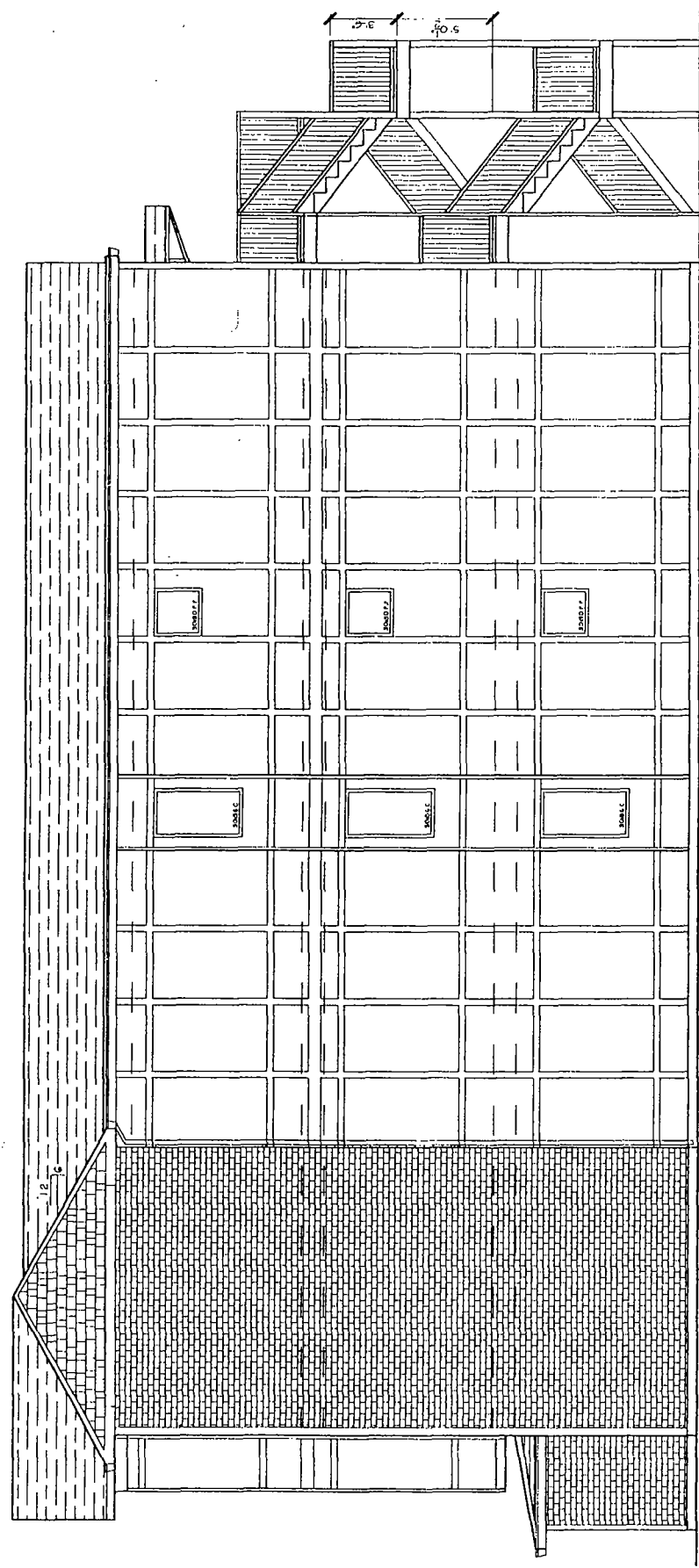
EAST ELEVATION  
3000 - C

5306 W. DEVON AVE.  
CHICAGO, IL, 60646

PROPOSED NEW CONSTRUCTION  
3 UNIT RESIDENTIAL BUILDING WITH  
PARKING FOR 6 CARS

A-7

SHEET



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WEST ELEVATION

Dec. 11, 1972

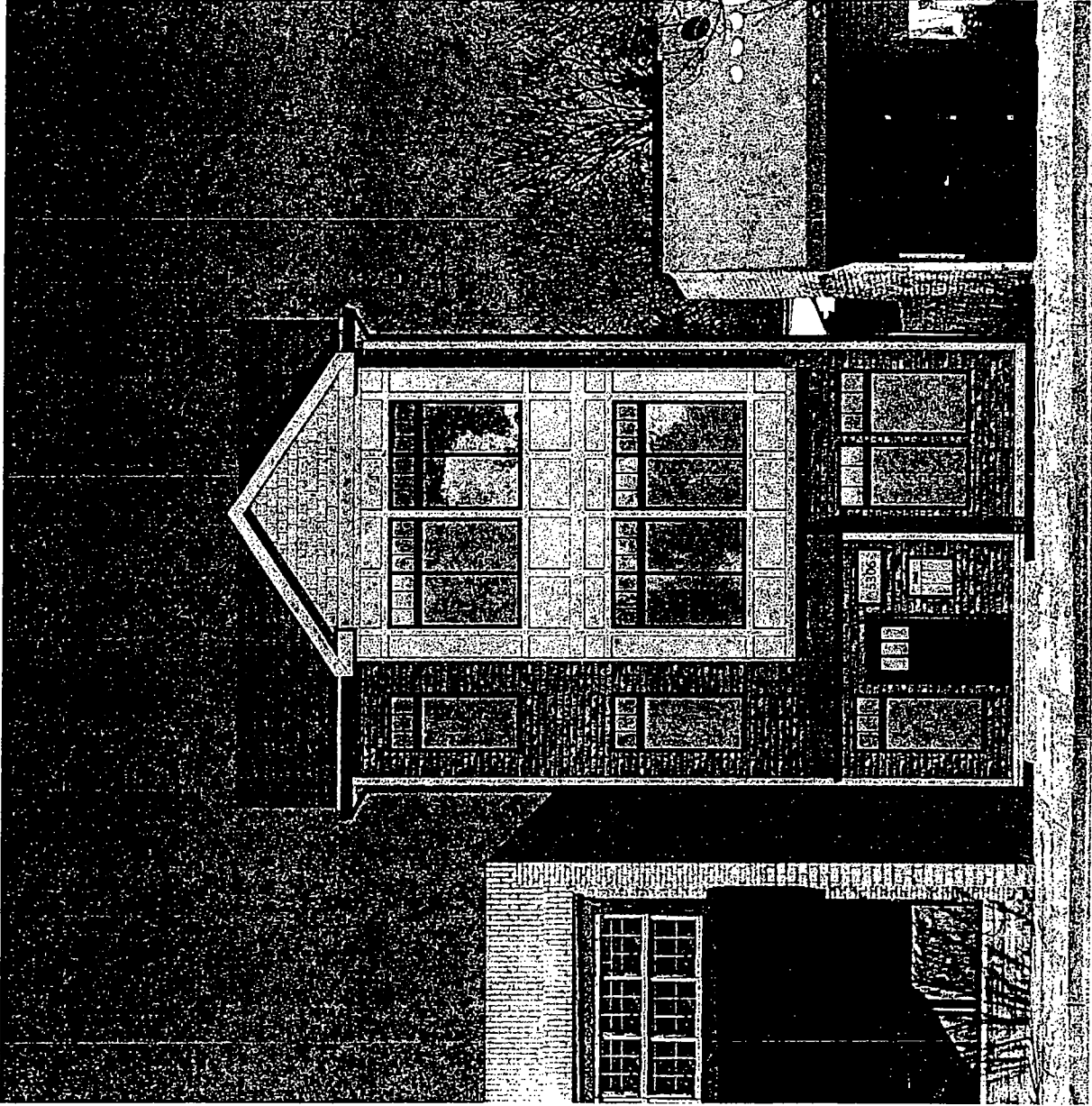
5306 W. DEVON AVE.  
CHICAGO, IL, 60646

PROPOSED NEW CONSTRUCTION 3  
UNIT RESIDENTIAL BUILDING

A-8

SHEET

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RENDERED VIEW  
FROM WEST DEVON

NOT TO SCALE