



City of Chicago



SO2015-5325

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/29/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1636 N Western Ave - App No. 18446
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18446TH
INTRO DATE
JULY 29, 2015

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 5-1 in the area bounded by:

a line 192.00 feet south of West Wabansia Avenue; the alley next west of North Western Avenue; a line 216.00 feet south of West Wabansia Avenue; and North Western Avenue

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

317
DRAW
9AM

NARRATIVE

1636 North Western Avenue

TYPE I

Narrative: The subject property contains approximately 2,593 square feet and is improved with a two-story residential building. The Applicant proposes to demolish the existing improvements and construct a four-story building (49.0 Feet tall) containing 3 residential dwelling units, approximately 1,262 sq. ft. of retail space, 3 parking spaces and no loading berth.

Lot Area: 2,593 square feet

FAR: 2.43

FLOOR AREA: 6,308 sq. ft.

Residential Dwelling Units: 3

MLA: 864.33

Height: 45 feet

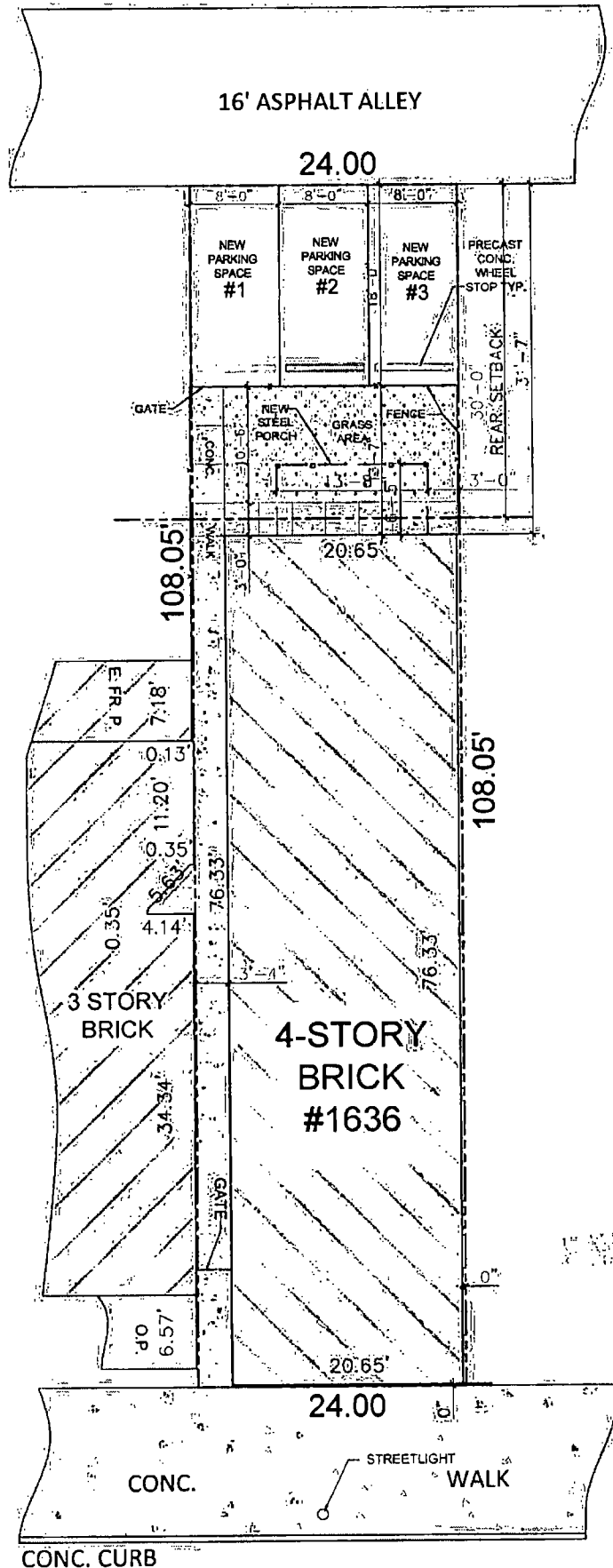
Setbacks:

West (rear) Property Line:	31 feet 7 inches
Western Avenue Property Line:	Zero
South Property Line:	3 feet
North Property Line:	Zero

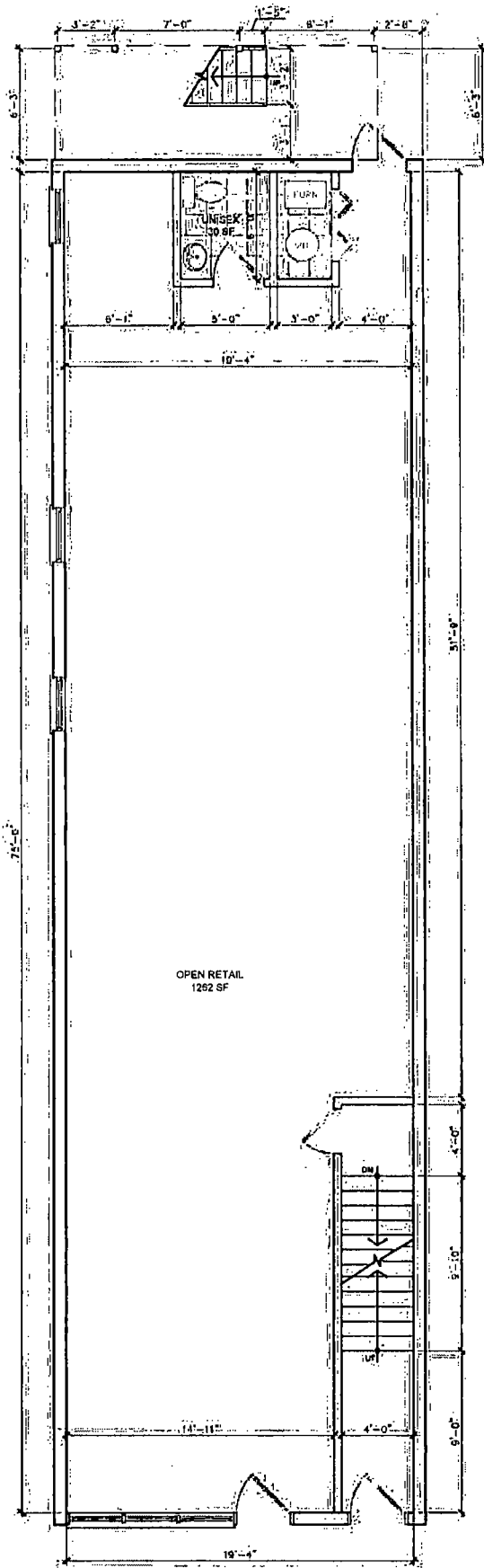
Parking Spaces: 3 spaces

Loading Berth: None

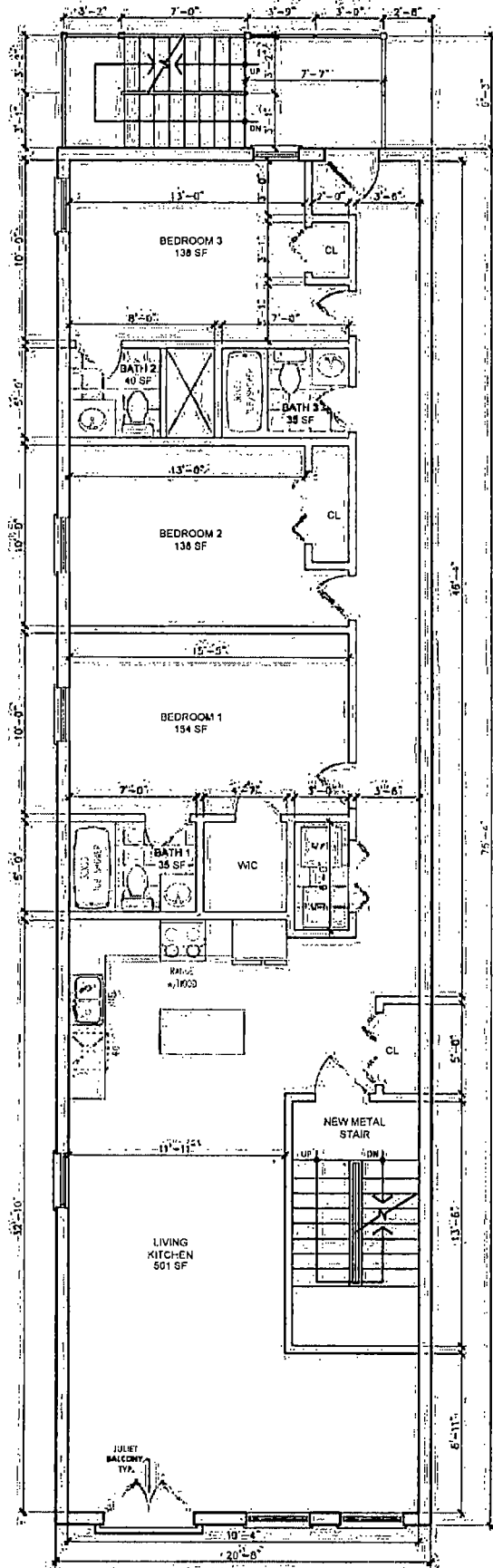
FINAL FOR PUBLICATION



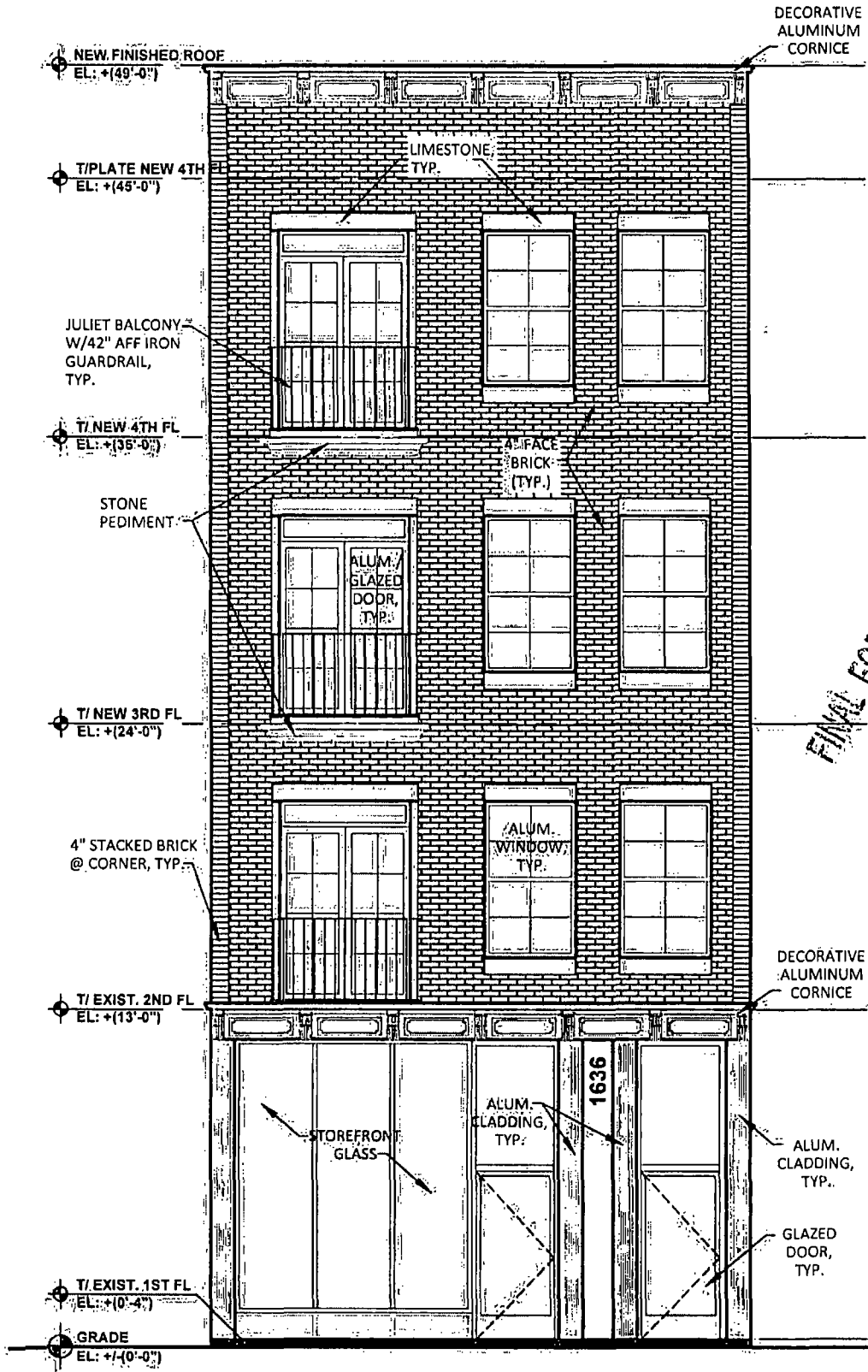
1636 N. WESTERN AVE.



FINAL FOR PUBLICATION



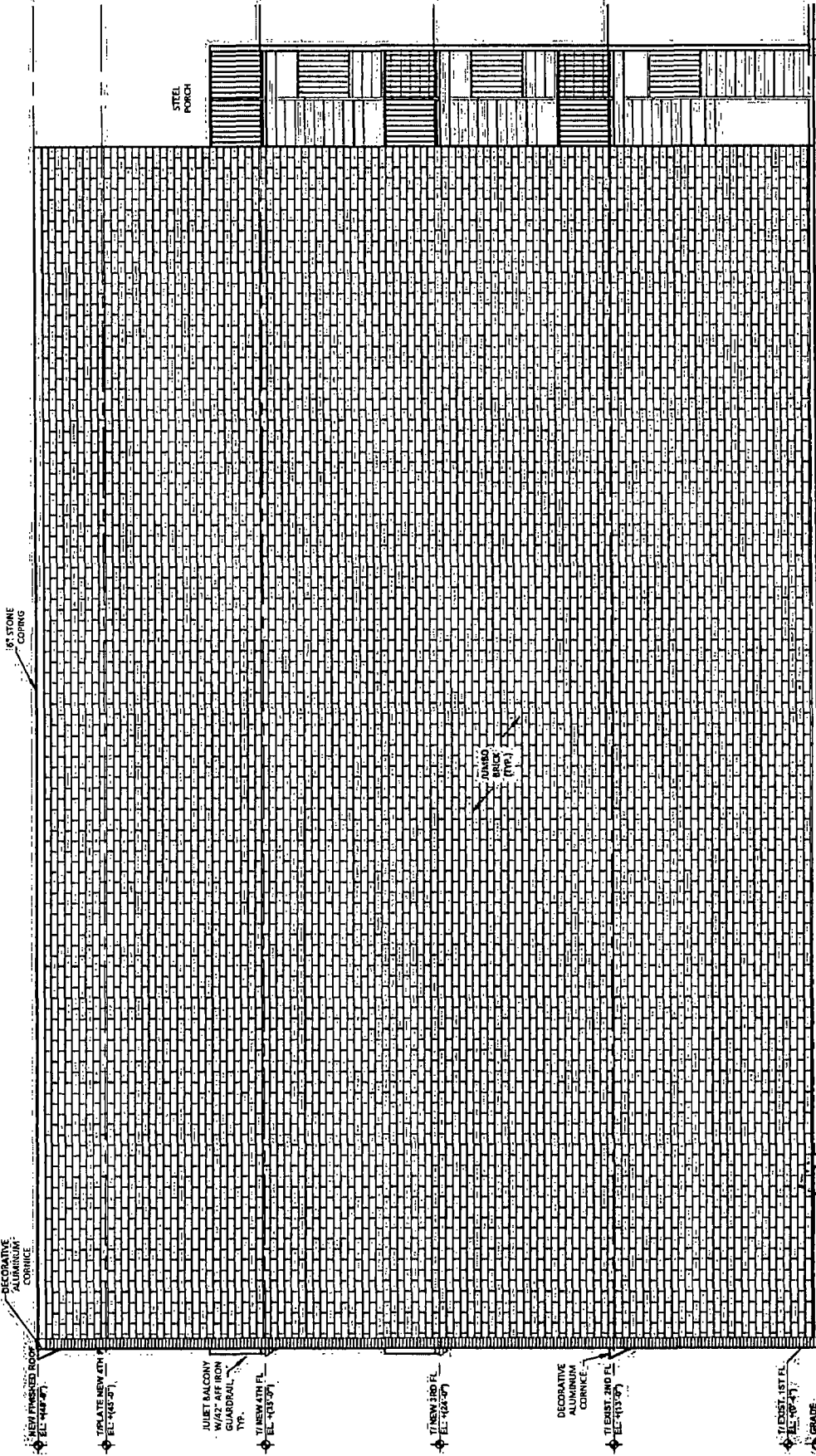
10/11/2011 10:00 AM



FINAL FOR PUBLICATION

EAST ELEVATION

1636 N. WESTERN AVE.



8" STONE
COPING

STEEL
PORCH

DUNLOP
BRICK

DECORATIVE
ARCHITECTURAL
CORNICHE

NEW FINISHED ROOF
EL: +104'07"

TI PLATE NEW CITY
EL: +103'07"

JULIET BALCONY
W/42" AFF IRON
GUARDRAIL
TY.

TI NEW 4TH FL.
EL: +103'07"

TI NEW 3RD FL.
EL: +102'07"

DECORATIVE
ARCHITECTURAL
CORNICHE

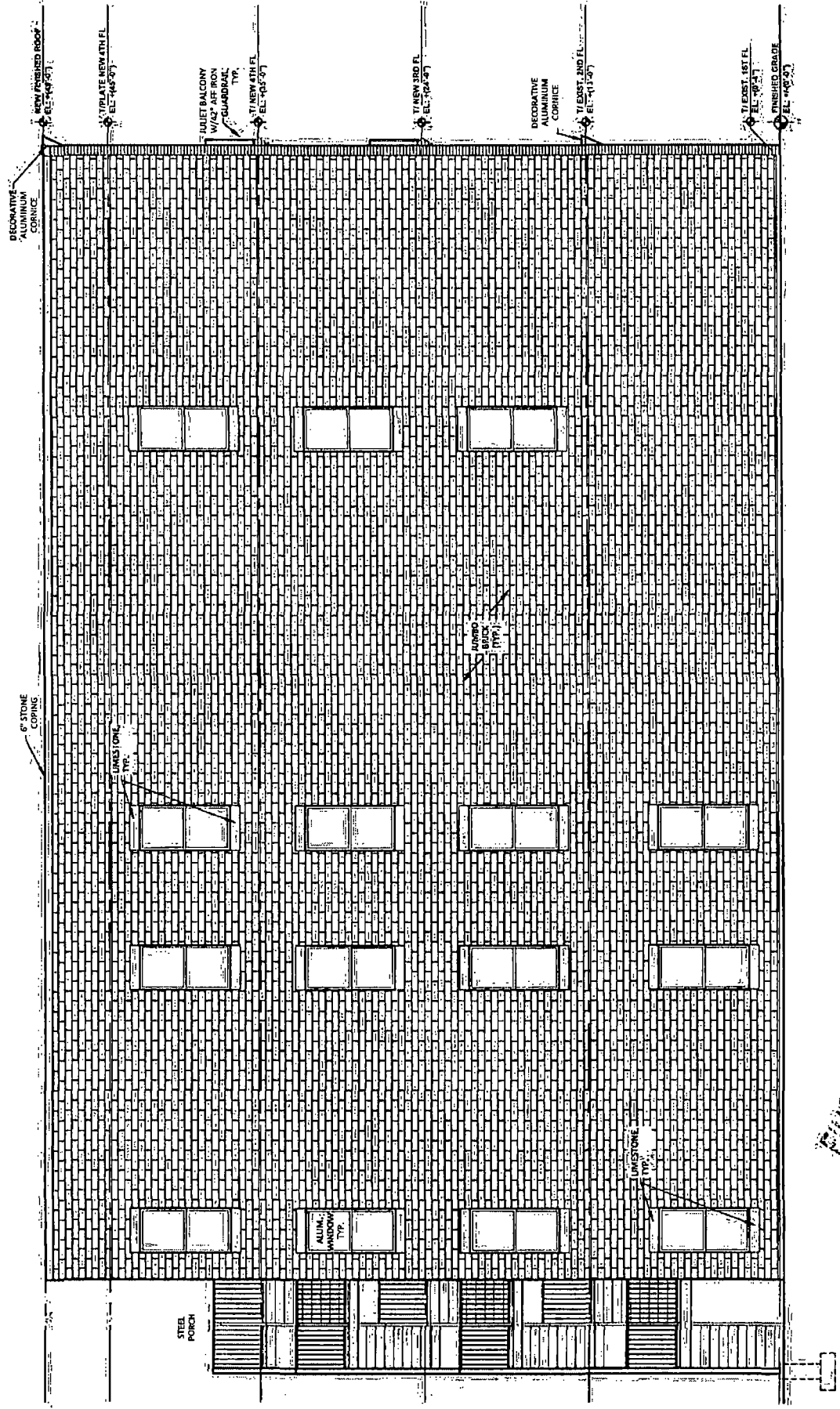
TI EAST 2ND FL.
EL: +103'07"

TI EAST 1ST FL.
EL: +102'07"

GRADE
EL: +100'07"

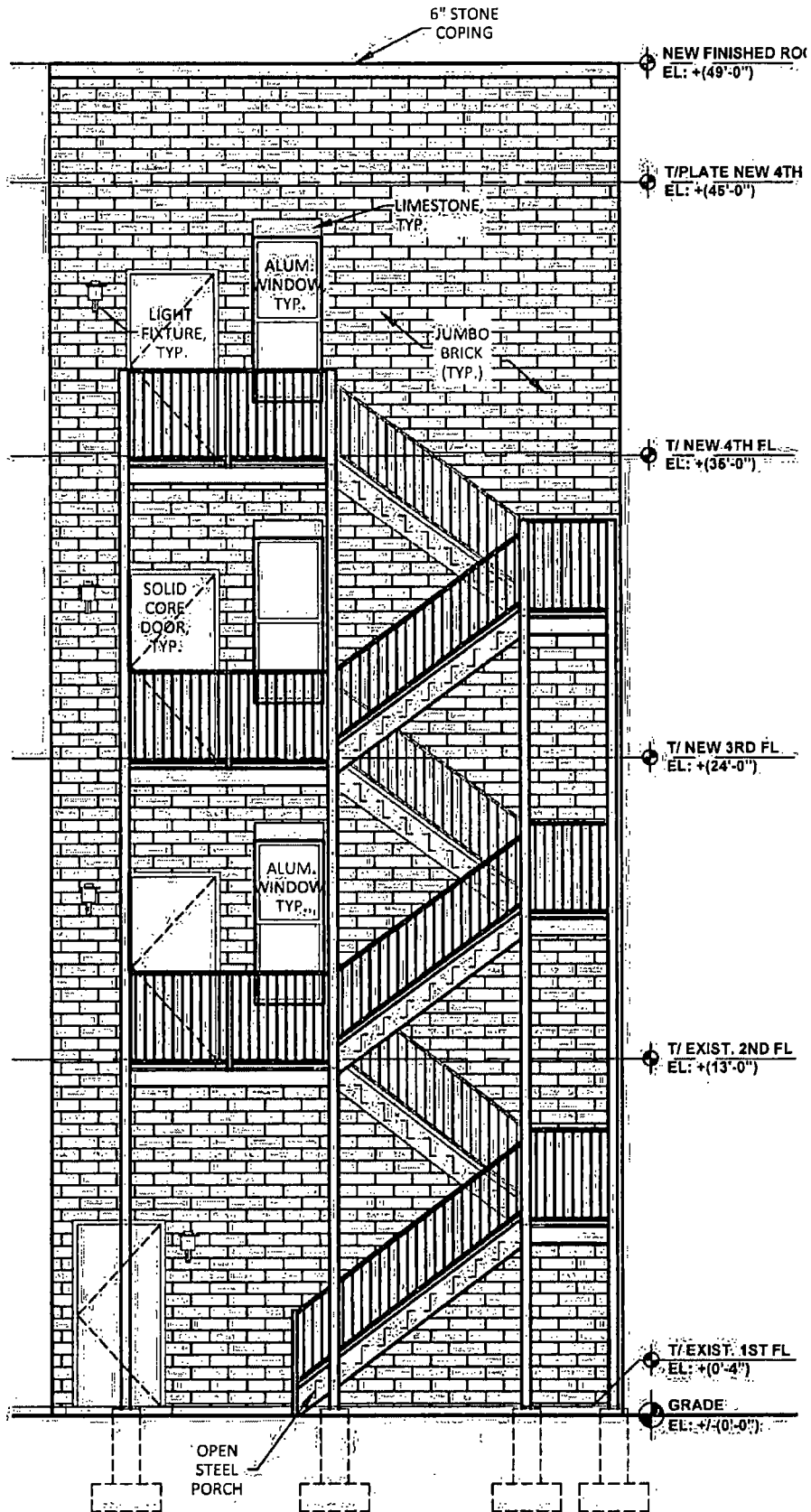
NORTH ELEVATION
1635 N. WESTERN AVE.

FINAL FOR PUBLICATION



SOUTH ELEVATION
1616 N. WESTERN AVE

FINAL FOR PUBLICATION



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WEST ELEVATION

1636 N. WESTERN AVE.