



City of Chicago



SO2019-6812

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/18/2019
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 13-I at 5100-5108 N
Western Ave - App No. 20148T1
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

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 of the B3-2, Community Shopping District symbols as shown on Map No. 13-I in the area bounded by:

A line 100 feet north of and parallel to West Carmen Avenue; North Western Avenue; West Carmen Avenue; and the public alley next west of and parallel to North Western Avenue.

To those of a B2-3, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

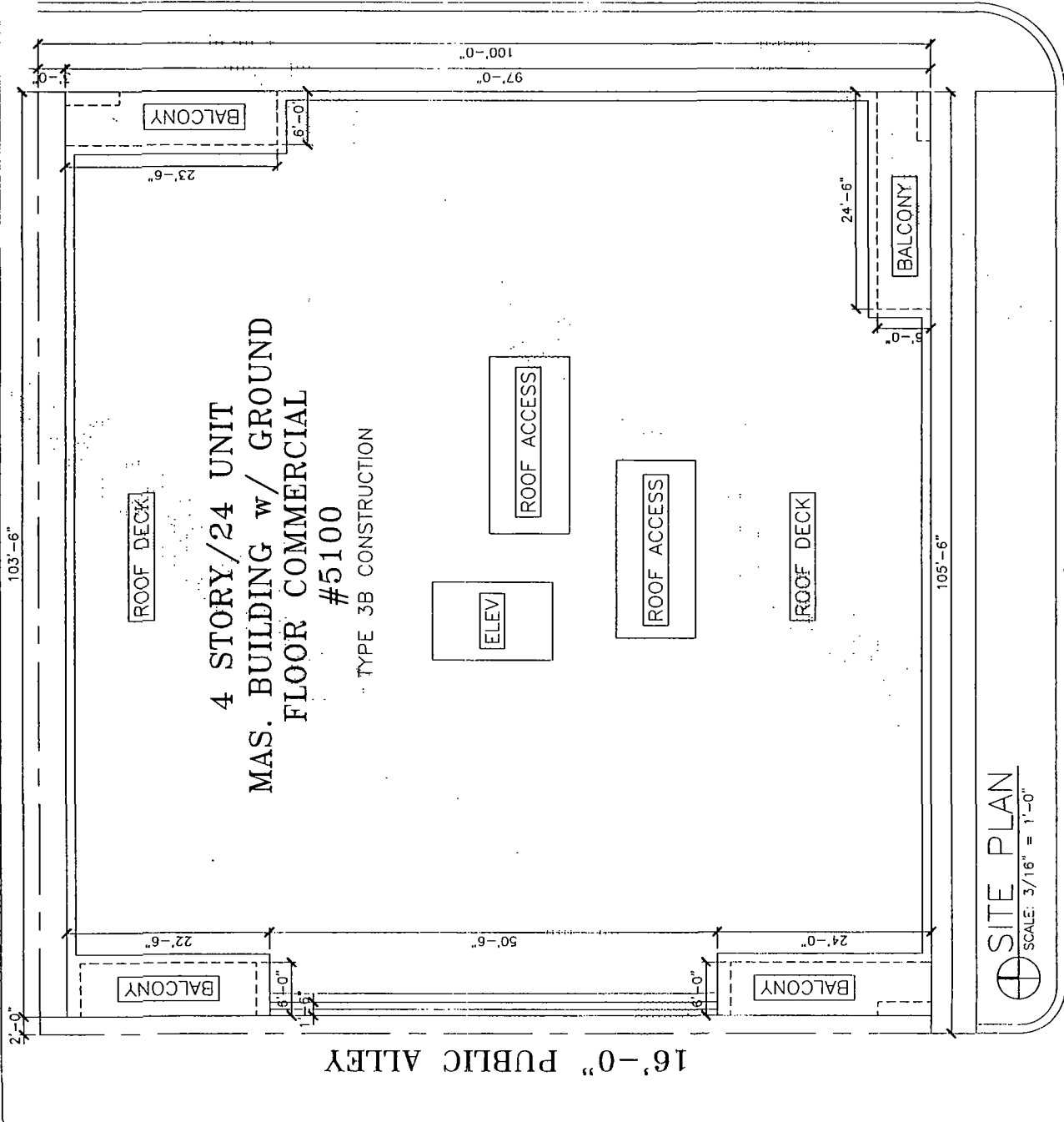
Common address of property: 5100-08 North Western Avenue, Chicago

**AMENDED TO BE A TYPE 1 REZONING
A NARRATIVE AND PLANS FOR
5100-08 NORTH WESTERN AVENUE, CHICAGO, IL**

The subject property is currently improved with 1-story and 2-story commercial buildings. The Applicant intends to demolish the existing buildings and build a four-story mixed-use building with commercial units on the ground floor and 24 dwelling units on the upper floors. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District
Use:	4-story mixed-use building with commercial units on the ground floor and 24 dwelling units on the upper floors
Floor Area Ratio:	3.0
Lot Area:	10,550 Square Feet
Building Floor Area:	31,645 Square Feet
Density:	439 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 24
Set Backs:	Front: 0 Feet North Side: 3 Feet / South Side: 0 Feet Rear: 2 Feet *
Building height:	49 Feet 3 Inches

* will apply for a variation if needed



ZONING DATA:

LOT AREA.	10,550 SQ FT
F.A.R.	3.0
MAX BUILDDABLE	31,650 SQ FT
BUILDING SQUARE FOOTAGE:	
FIRST FLOOR	3,370 SQ FT
SECOND FLOOR	9,425 SQ FT
THIRD FLOOR	9,425 SQ FT
FOURTH FLOOR	9,425 SQ FT
TOTAL:	31,645 SQ FT

N. WESTERN AVE.

4 STORY/24 UNIT
 MAS. BUILDING W/ GROUND
 FLOOR COMMERCIAL
 #5100
 TYPE 3B CONSTRUCTION

SITE PLAN
 SCALE: 3/16" = 1'-0"

W. CARMEN AVE.

HANNA ARCHITECTS
 4112 76th ST
 100 W WASHINGTON
 CHICAGO ILLINOIS 60602
 FAX (312) 506-1801
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NO. 000000184 - 001046

PROJECT: NAME & ADDRESS
 5100 N WESTERN
 4 STORY/ 24 UNIT
 BUILDING
 CHICAGO, ILLINOIS

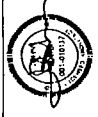
CLIENT: NAME & ADDRESS
 5100 N WESTERN
 4 STORY/ 24 UNIT
 BUILDING
 CHICAGO, ILLINOIS

DESIGNER: NAME & ADDRESS
 HANNA ARCHITECTS
 4112 76th ST
 CHICAGO, ILLINOIS 60602
 (312) 506-1801

DATE: 10/15/18

SCALE: 3/16" = 1'-0"

PROJECT NO. 18-001046



PROJECT: NAME & ADDRESS
 5100 N WESTERN
 4 STORY/ 24 UNIT
 BUILDING
 CHICAGO, ILLINOIS

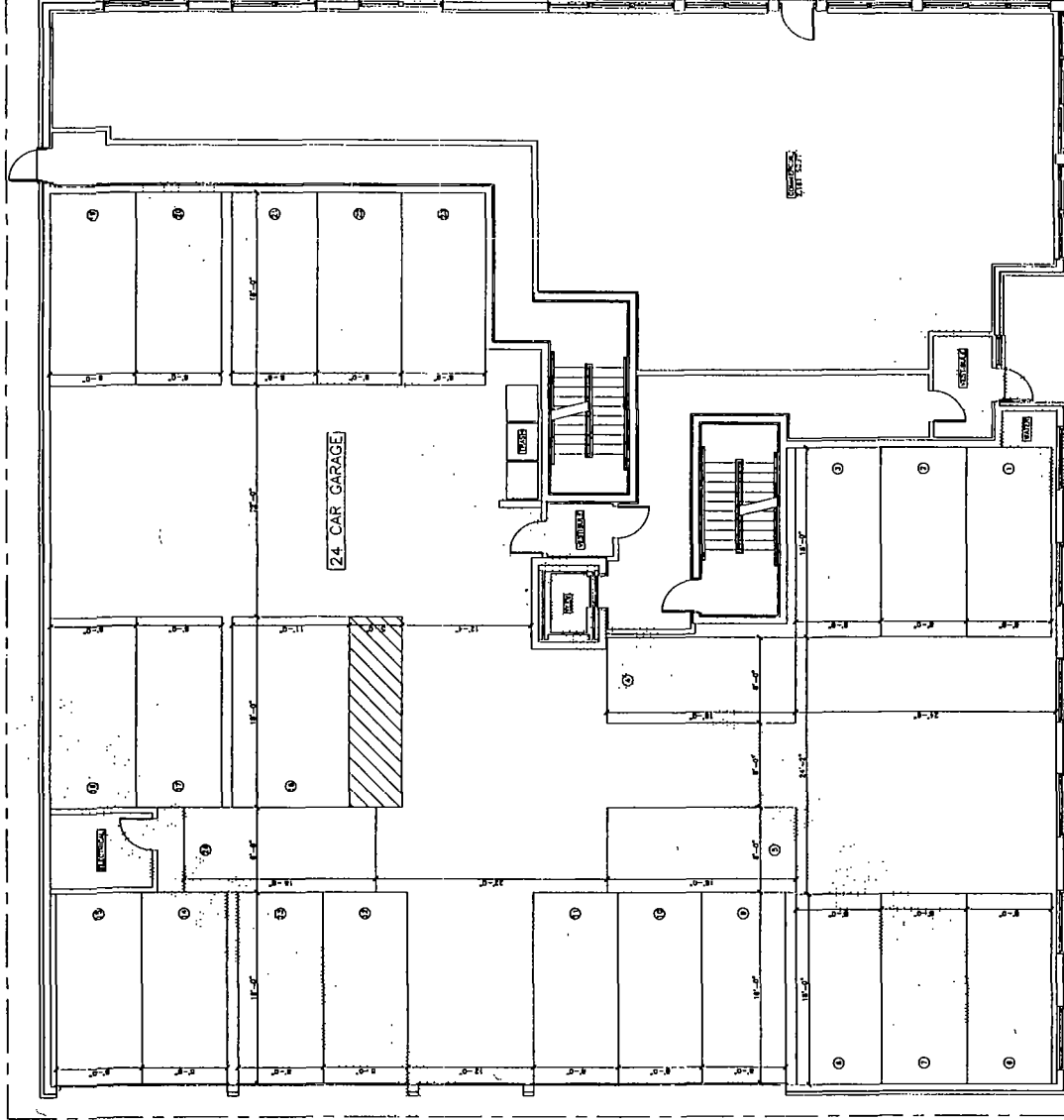
CLIENT: NAME & ADDRESS
 5100 N WESTERN
 4 STORY/ 24 UNIT
 BUILDING
 CHICAGO, ILLINOIS

DESIGNER: NAME & ADDRESS
 HANNA ARCHITECTS
 4112 76th ST
 CHICAGO, ILLINOIS 60602
 (312) 506-1801

DATE: 10/15/18

SCALE: 3/16" = 1'-0"

PROJECT NO. 18-001046

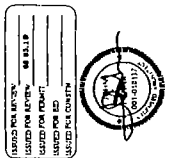


1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

HANNA ARCHITECTS
1313 N. WASHINGTON
CHICAGO, ILLINOIS 60610
TEL: (312) 321-1800
FAX: (312) 321-1801

PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER: 154-000446

DATE: 08/11/11
PROJECT: 154-000446
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO. 1 OF 1



PROJECT NAME & ADDRESS
3100 N. WESTERN
4 STORY / 24 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FIRST FLOOR PLAN

FLORIANE
SHEET NUMBER

Final for Publication

HANNA ARCHITECTS
 141 N. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX: (312) 756-1881
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 141-001485

DATE: 11/11/11
 DRAWN BY: JRD
 CHECKED BY: JRD
 PROJECT NO: 11-001485
 SHEET NO: 11-001485-01

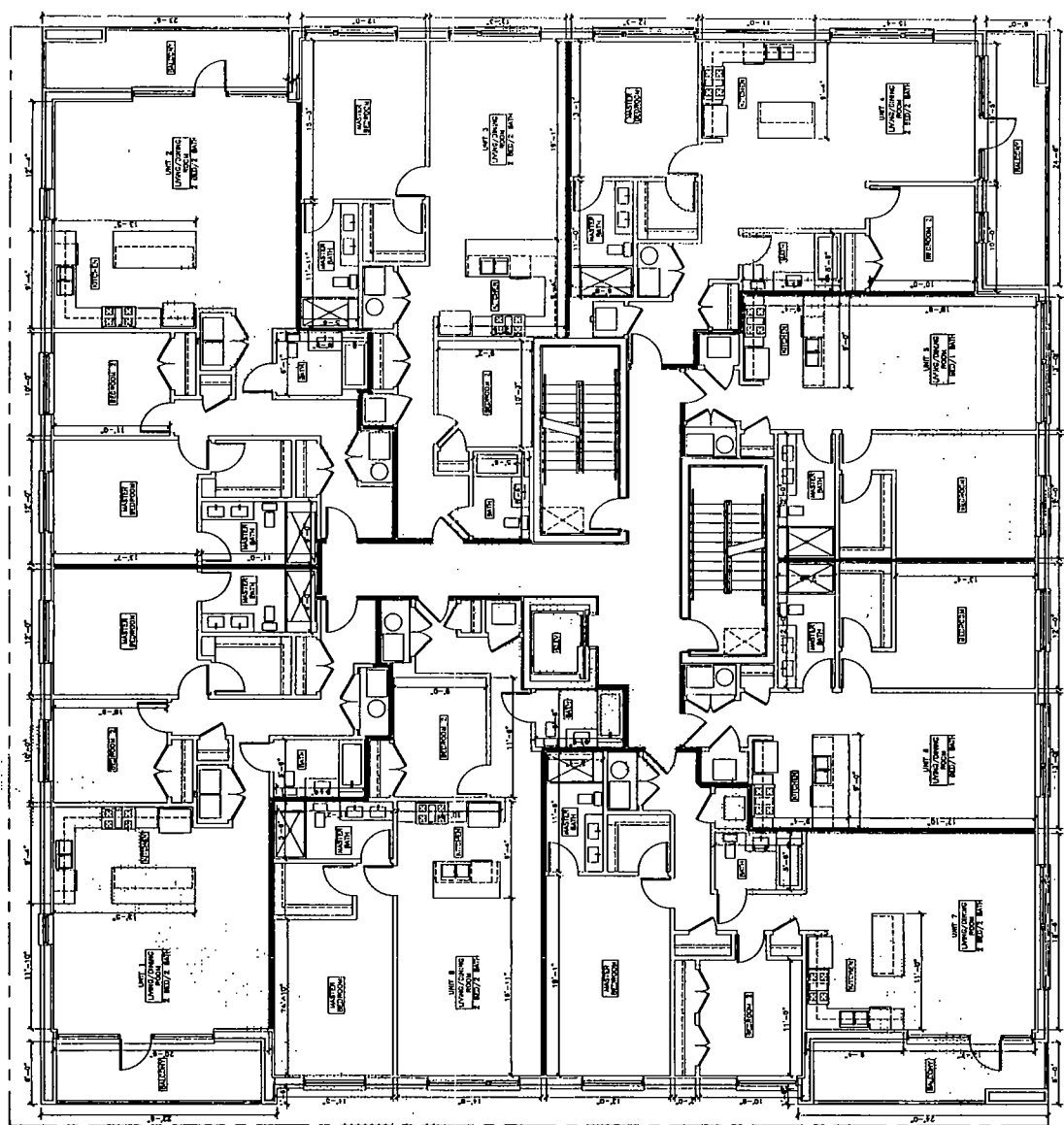
PROJECT NAME & ADDRESS
 5100 N. WESTERN
 4 STORY / 24 UNIT
 BUILDING
 CHICAGO, ILLINOIS



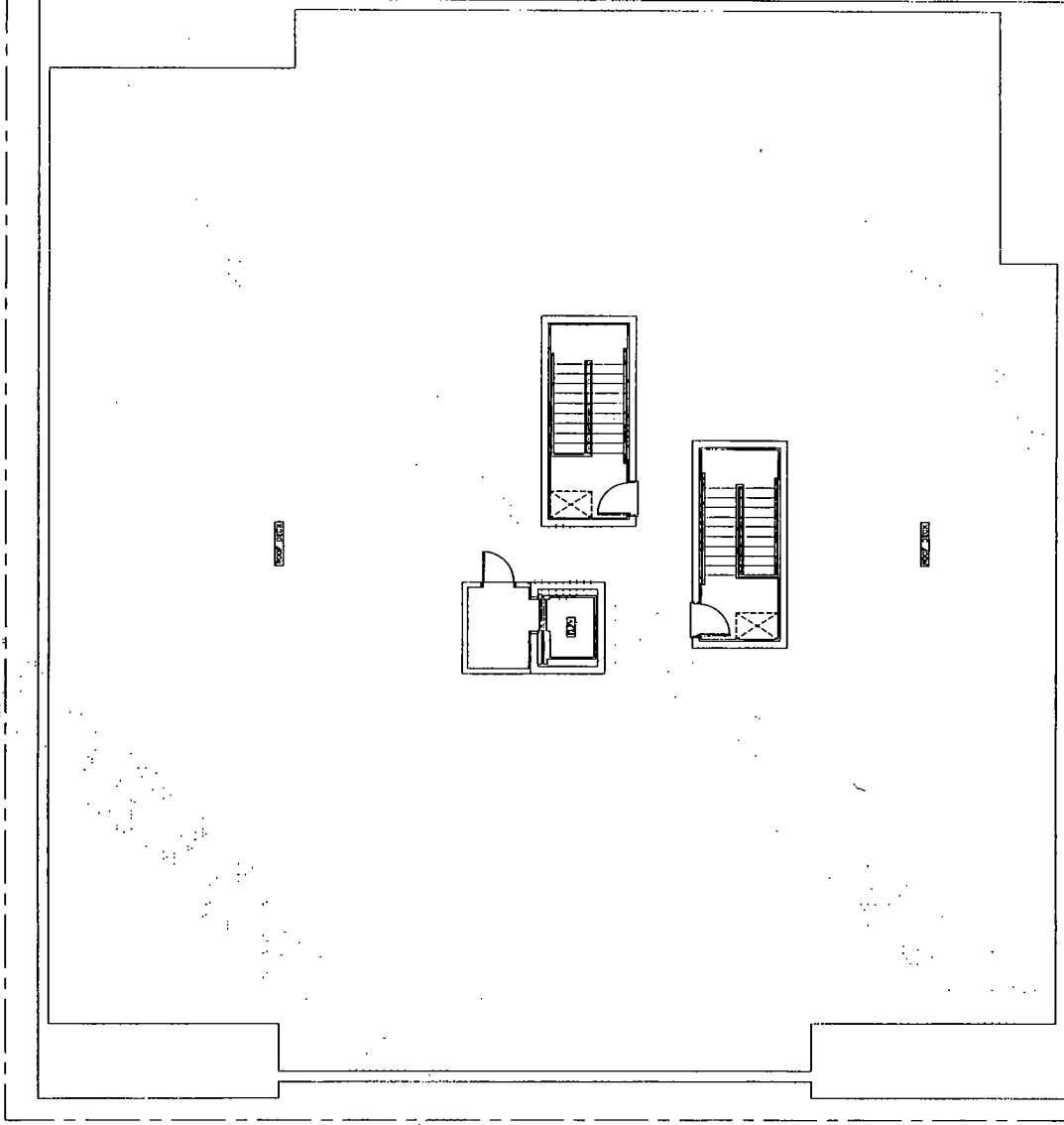
SHEET TITLE
 TYPICAL FLOOR
 PLAN

FILE NAME

SHEET NUMBER



2ND, 3RD, & 4TH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE 3/16" = 1'-0"

HANNA ARCHITECTS, INC.
1312 750-1100
1312 N. WILSON ST.
CHICAGO, ILLINOIS 60610
FAX: 312.750.1801
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 181-001645

NOTES:
1. This plan is prepared under contract for the purpose of showing the location of the roof structure only. It is not intended to be used for any other purpose.
2. The roof structure is shown in plan view only. The vertical dimensions and details are shown on the elevations and sections.
3. All dimensions are in feet and inches.
4. All work is to be in accordance with the specifications and details shown on the drawings.
5. All work is to be in accordance with the applicable building codes and regulations.
6. All work is to be in accordance with the applicable industry standards and practices.
7. All work is to be in accordance with the applicable local, state and federal laws and regulations.
8. All work is to be in accordance with the applicable contract documents and conditions of use.
9. All work is to be in accordance with the applicable project requirements and specifications.
10. All work is to be in accordance with the applicable project goals and objectives.

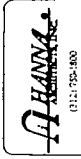
DESIGNED FOR REVIEW BY: []
CHECKED FOR PERMITS BY: []
DATE: []
ISSUED FOR PERMITS BY: []
DATE: []
ISSUED FOR CONSTRUCTION BY: []
DATE: []



PROJECT NAME & ADDRESS
5100 N. WESTERN
4 STORY / 24 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
ROOF PLAN

REVISIONS
SHEET NUMBER



100 W. WASHINGTON
 CHICAGO, ILLINOIS 60601
 TEL: (312) 752-8800
 FAX: (312) 750-1800
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 154-001445

DESIGNED BY: [Blank]
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 DATE: [Blank]

PROJECT NAME & ADDRESS
 5100 N. WESTERN
 4 STORY / 24 UNIT
 BUILDING
 CHICAGO, ILLINOIS

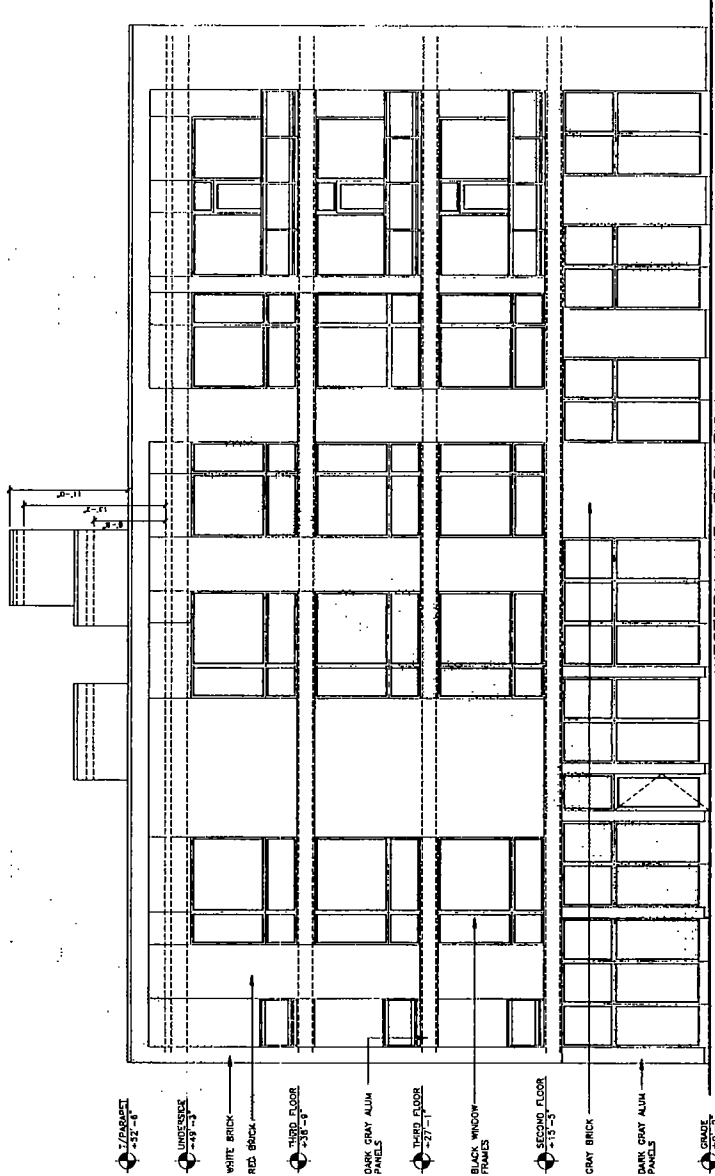


PROJECT NAME & ADDRESS
 5100 N. WESTERN
 4 STORY / 24 UNIT
 BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE
 WESTERN
 ELEVATION

FILE NAME

SHEET NUMBER



WESTERN AVE. ELEVATION
 SCALE: 3/16" = 1'-0"
 EAST ELEVATION

HANNA
 ARCHITECTS
 1111 S. WASHINGTON
 CHICAGO, ILLINOIS 60602
 TEL: (312) 552-1800
 FAX: (312) 552-1801
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 154-024442

NOTICE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AT THE SITE. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

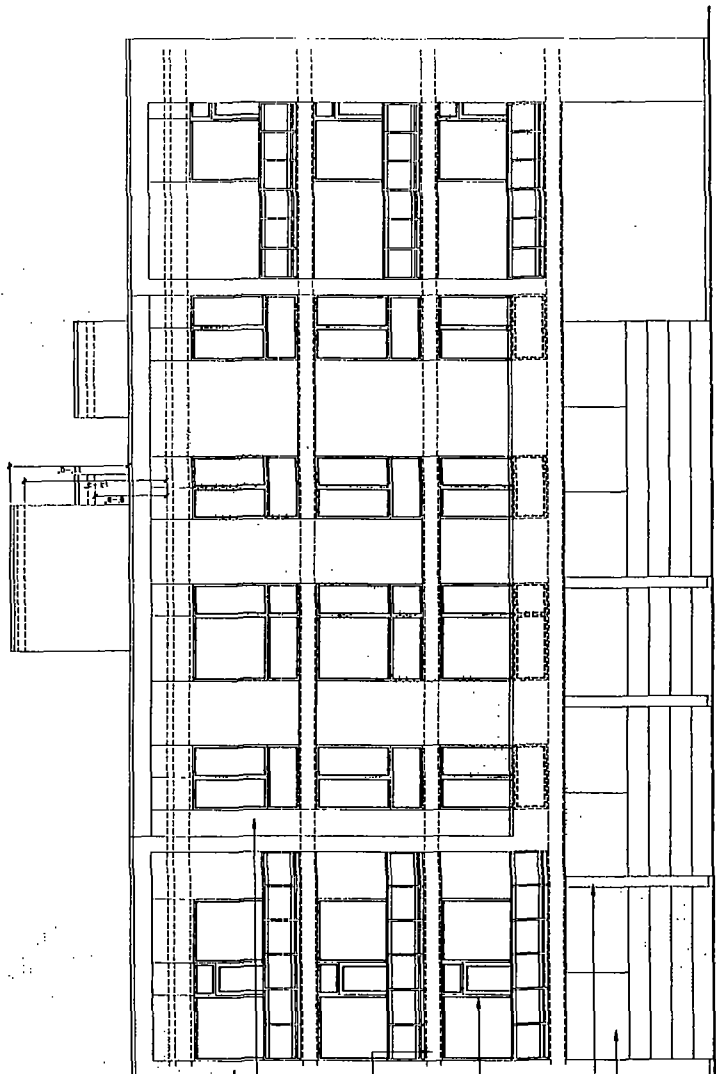
DESIGNED FOR PERMIT BY: [Signature]
 LICENSED FOR ILLINOIS: [Signature]
 LICENSED FOR ILLINOIS: [Signature]
 LICENSED FOR ILLINOIS: [Signature]



PROJECT NAME & ADDRESS
 5100 N WESTERN
 4 STORY / 24 UNIT
 BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE
 ALLEY
 ELEVATION

FILE NAME
 SHEET NUMBER



ALLEY ELEVATION
 SCALE: 3/16" = 1'-0"
 NOT TO SCALE

- 1/2 PERMET 152-4
- UNBROCK 145-3
- WHITE BRICK
- RED BRICK
- THIRD FLOOR 137-4
- DARK GRAY ALUM. PANELS
- THIRD FLOOR 127-1
- BLACK WINDOW FRAMES
- SECOND FLOOR 115-3
- GRAY BRICK
- DARK GRAY ALUM. PANELS
- GRADE 20-0

HANNA ARCHITECTS
 110 W. WASHINGTON
 CHICAGO, ILL. 60602
 FAX (312) 750-1802
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 181-001485

REGISTERED ARCHITECT
 THE STATE ARCHITECTURE BOARD OF ILLINOIS
 110 W. WASHINGTON, CHICAGO, ILLINOIS 60602
 LICENSE NUMBER 181-001485

DESIGNED FOR REVIEW BY: _____ DATE: _____
 DESIGNED FOR PERMIT BY: _____ DATE: _____
 LICENSED PROFESSIONAL ENGINEER

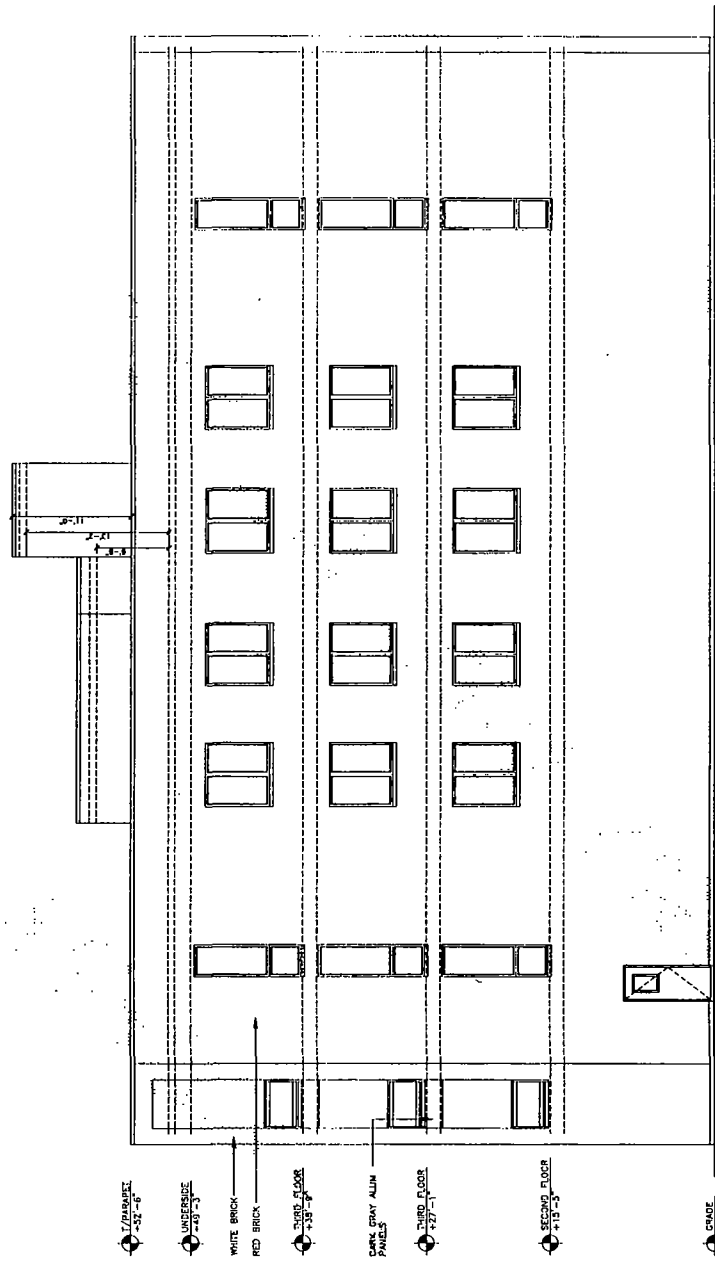


PROJECT NAME & ADDRESS
 5100 N. WESTERN
 4 STORY / 24 UNIT
 BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE
 NORTH
 ELEVATION

FLOOR NAME

SHEET NUMBER



NORTH ELEVATION
 SCALE 3/16" = 1'-0"

- 7/8" DIA. RUSTIC -45'-0"
- UNDERSIDE -40'-3"
- WHITE BRICK
- RED BRICK
- THIRD FLOOR -3'-0"
- DARK GRAY ALUMINUM PANELS
- THIRD FLOOR -2'-7"
- SECOND FLOOR -1'-0"
- GRADE -0'-0"