



City of Chicago



O2016-5551

Office of the City Clerk

Document Tracking Sheet

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| Meeting Date: | 7/20/2016 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 5-I at 1636 N Western Ave - App No. 18887T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

18887 TI
INTRO. DATE:
JULY 20, 2016

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 B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 5-I 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.

FILE #
WARD
MAP #

Property Address: 1636 North Western Avenue

NARRATIVE
1636 N. Western Avenue
TYPE I REGULATIONS

Current Zoning: B2-3 Neighborhood Mixed-Use District.
Proposed Zoning: B2-3 Neighborhood Mixed-Use District.

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 building and construct a new, four-story mixed-use building consisting of three residential dwelling units, three parking spaces, approximately 1,262 square feet of retail space and no loading berth. The height of the proposed building is 45 feet tall.

Lot Area: 2,593 square feet

FAR: 2.62

FLOOR AREA: 6,804 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

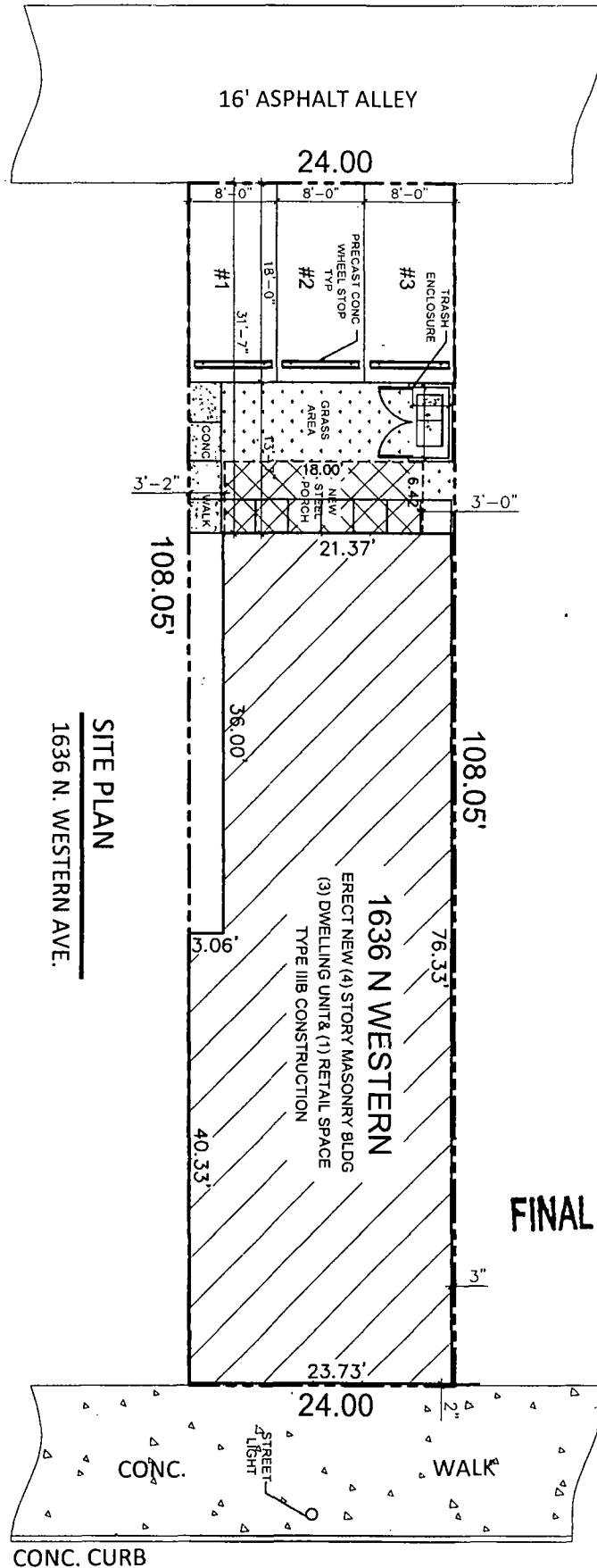
South Property Line: Zero

North Property Line: 3 inches

Parking Spaces: 3 spaces

Loading Berth: None

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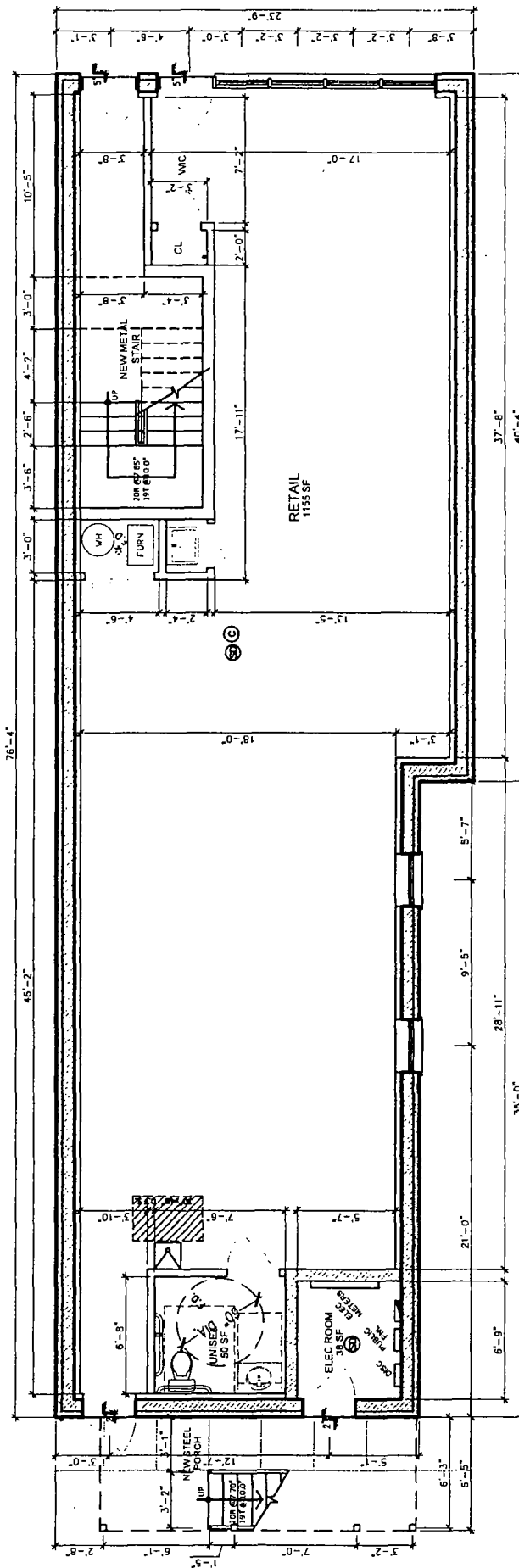


SITE PLAN
1636 N. WESTERN AVE.

FINAL FOR PUBLICATION

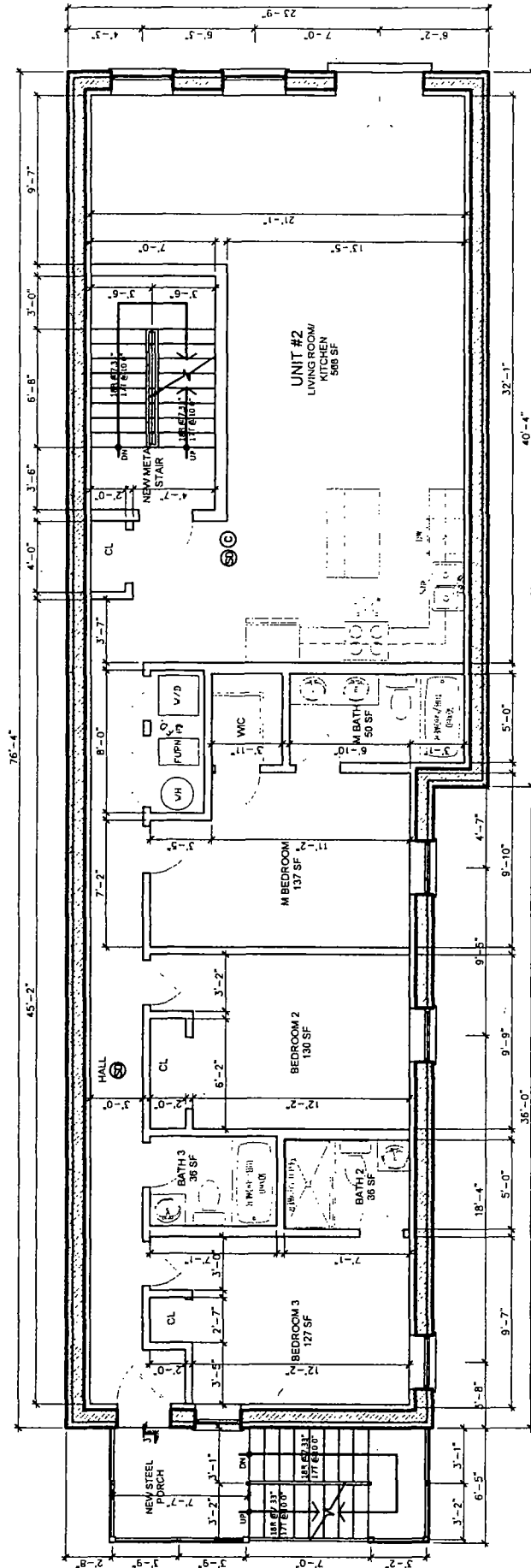
CONC. CURB

N. WESTERN AVE.



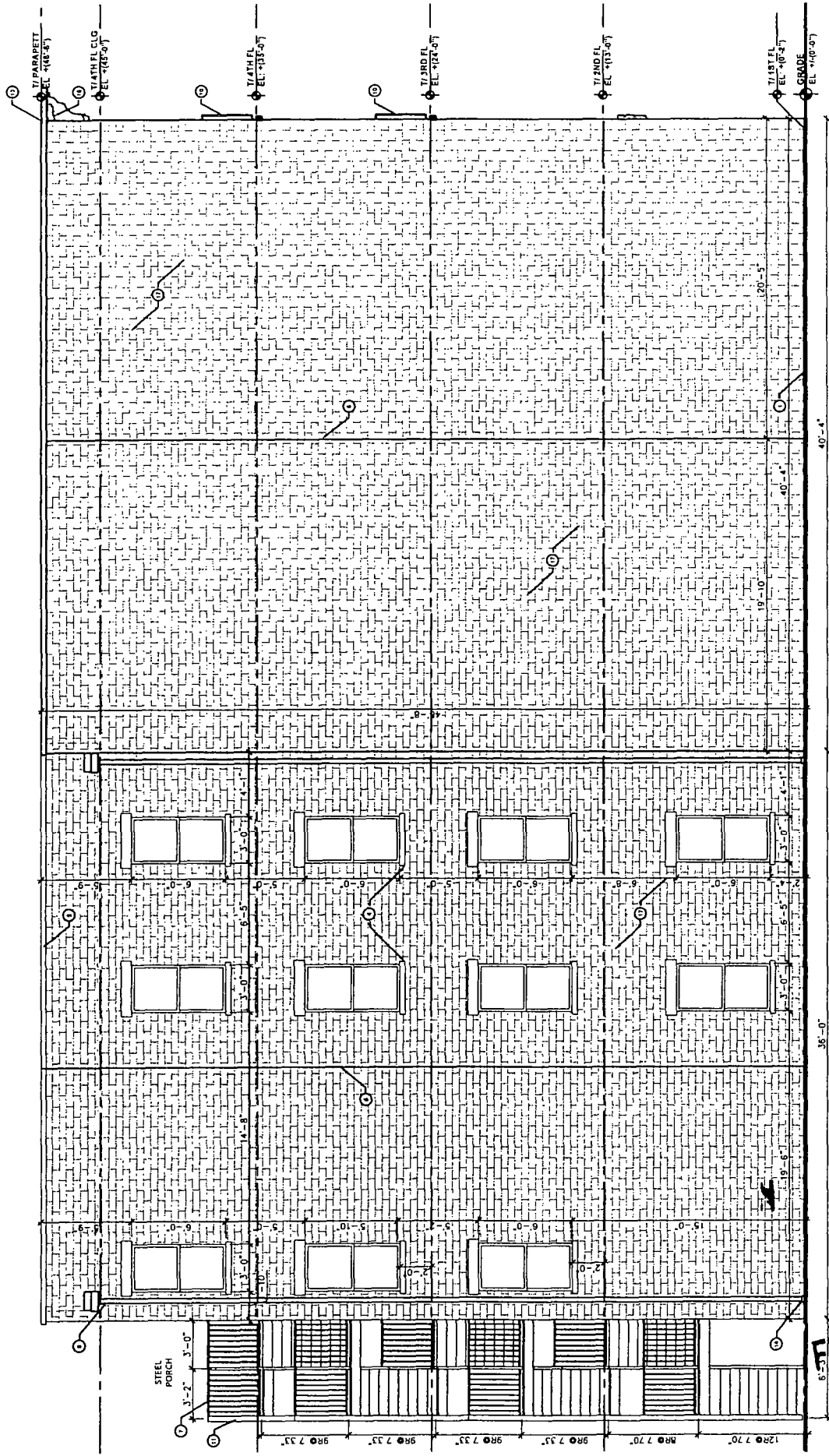
ARCH. GROUND FLOOR PLAN - RETAIL
 1636 N. WESTERN AVE.

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ARCH. THIRD FLOOR PLAN - RESIDENTIAL
 1635 N. WESTERN AVE

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SOUTH ELEVATION
1636 N. WESTERN AVE.

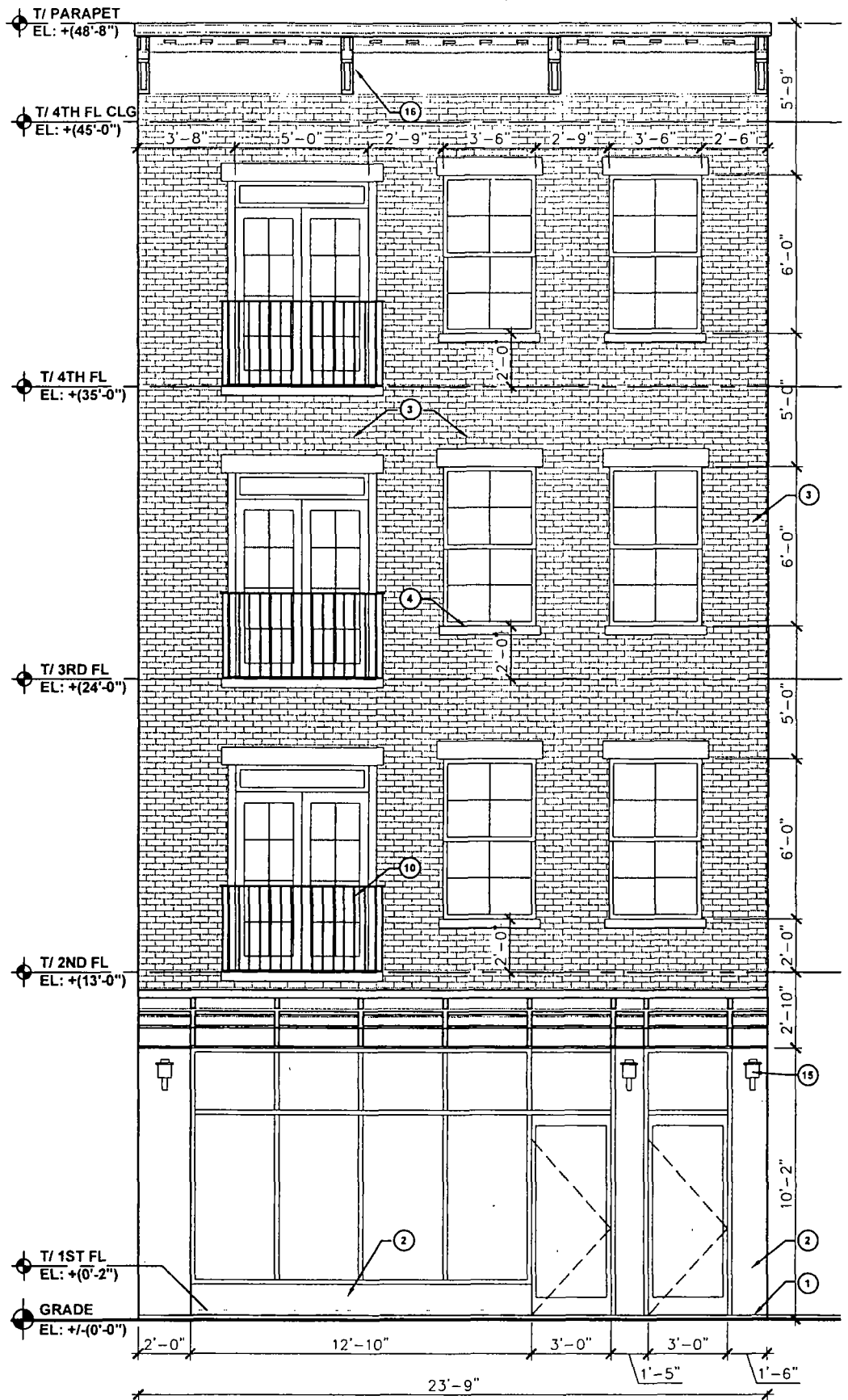
MATERIAL LEGEND

- 1. EXPOSED CONCRETE FOUNDATION
- 2. ACM METAL PANELING-COLOR BY OWNER
- 3. MODULAR BRICK-COLOR BY OWNER
- 4. STONE SILL WITH WASH & Drip
- 5. PALE FINISHED ALUMINUM COPING-COLOR BY OWNER
- 6. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT
- 7. NON-COMBUSTIBLE METAL GUARDRAIL SYSTEM @ 3'-4" A.F.F
- 8. ALUMINUM SCUPPER & DOWNSPOUT-COLOR BY OWNER
- 9. PROPOSED ELEC TICAL SERVICE DROP
- 10. NON-COMBUSTIBLE METAL BALCONY SYSTEM- PRIMED & PAINTED-COLOR BY OWNER
- 11. STEEL COLUMN- PRIMED & PAINTED- COLOR BY OWNER
- 12. ALUMINUM GUTTER & DOWNSPOUT- COLOR BY OWNER
- 13. STONE COPING
- 14. CAST IRON RIB
- 15. EXTERIOR LIGHT FIXTURE
- 16. ALUMINUM CORNICE-COLOR/ STYLE BY OWNER
- 17. ALUMINO BRICK- COLOR BY OWNER

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MATERIAL LEGEND

1. EXPOSED CONCRETE FOUNDATION
2. ACM METAL PANELING-COLOR BY OWNER
3. MODULAR BRICK- COLOR BY OWNER
4. STONE SILL WITH WASH& DRIP
5. PRE-FINISHED ALUMINUM COPING- COLOR BY OWNER
6. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT
7. NON-COMBUSTIBLE METAL GUARDRAIL SYSTEM @ 3'-6" A.F.F.
8. ALUMINUM SCUPPER & DOWNSPOUT- COLOR BY OWNER
9. PROPOSED ELECTRICAL SERVICE DROP
10. NON-COMBUSTIBLE METAL BALCONY SYSTEM- PRIMED & PAINTED- COLOR BY OWNER
11. STEEL COLUMN- PRIMED & PAINTED- COLOR BY OWNER
12. ALUMINUM GUTTER & DOWNSPOUT- COLOR BY OWNER
13. STONE COPING
14. CAST IRON HUB
15. EXTERIOR LIGHT FIXTURE
16. ALUMINUM CORNICE- COLOR/ STYLE BY OWNER.
17. JUMBO BRICK - COLOR BY OWNER



EAST ELEVATION

1636 N. WESTERN AVE.

FINAL FOR PUBLICATION

