



City of Chicago



SO2017-3206

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/19/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1830-1836 N Western Ave - App No. 19196T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

1919671
INTRO DATE
APRIL 19, 2017

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 C1-2 Neighborhood Commercial District, as shown on Map 5-I in the area bounded by:

A line 50 feet north and parallel to North Western Avenue, West Moffat Street and the public alley next west of and parallel to North Western Avenue

To those of **B2-3 Neighborhood Mixed-Use District**

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1830-1836 North Western Avenue, Chicago, IL

**SUBSTITUTE
NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
1830-1836 NORTH WESTERN AVENUE**

The Application is to change zoning for 1830-1836 North Western Avenue from C1-2, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District. The Applicant intends to construct a four-story, seven (7) dwelling unit building with one commercial space on the ground floor. The footprint of the building will be 46 feet 4 inches by 86 feet in size. The building height shall be 48 feet 6 inches high, as defined by Code.

LOT AREA: 4,450 SQUARE FEET

FLOOR AREA RATIO: 3.0

BUILDING AREA: 13,350 SQUARE FEET

DENSITY, per DWELLING UNIT: 635.71 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE FIVE OFF-STREET PARKING SPACES PROVIDED. THE PROPERTY IS APPROXIMATELY 398.58 FEET FROM THE WESTERN CTA BLUE LINE STATION. (The Property is considered a Transit Oriented Development Ordinance under 17-10-0102-B).

FRONT SETBACK: 3 FEET 8 INCHES

REAR SETBACK: ZERO *


SIDE SETBACK: ZERO (East) 3 FEET (West)

REAR YARD OPEN SPACE: Zero*

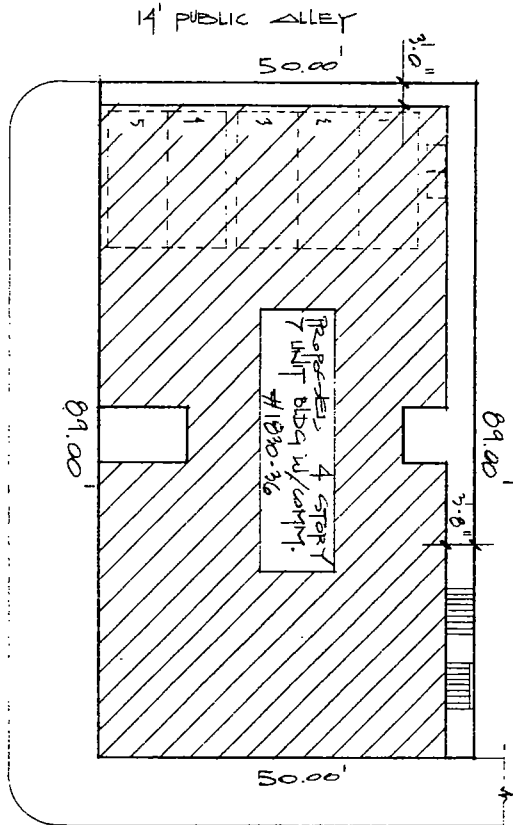
BUILDING HEIGHT: 48 FEET 6 INCHES

*These requirements will be part of an Application to the Zoning Board of Appeals.

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 SITE PLAN

W. MARKET STREET



7. WESTERN AVE.

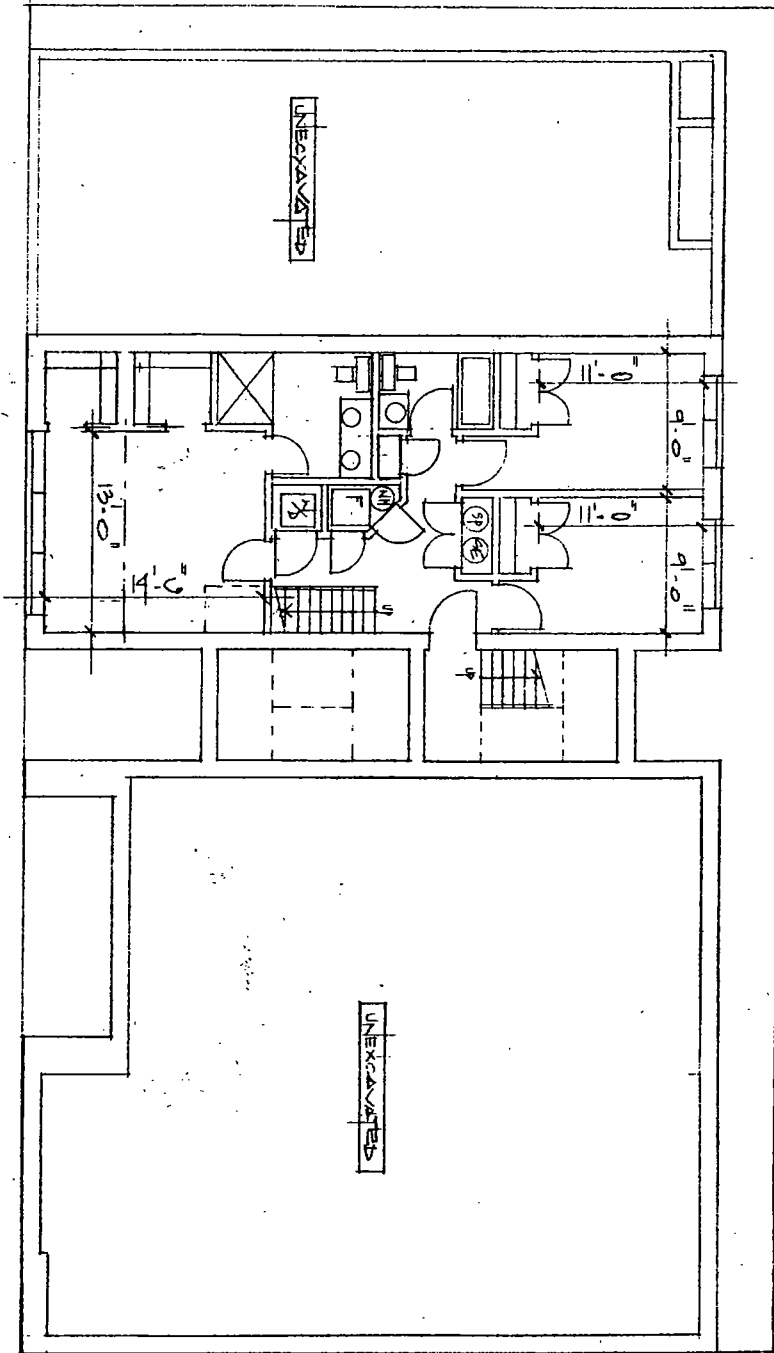
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Basement Floor Plan
8-1-0



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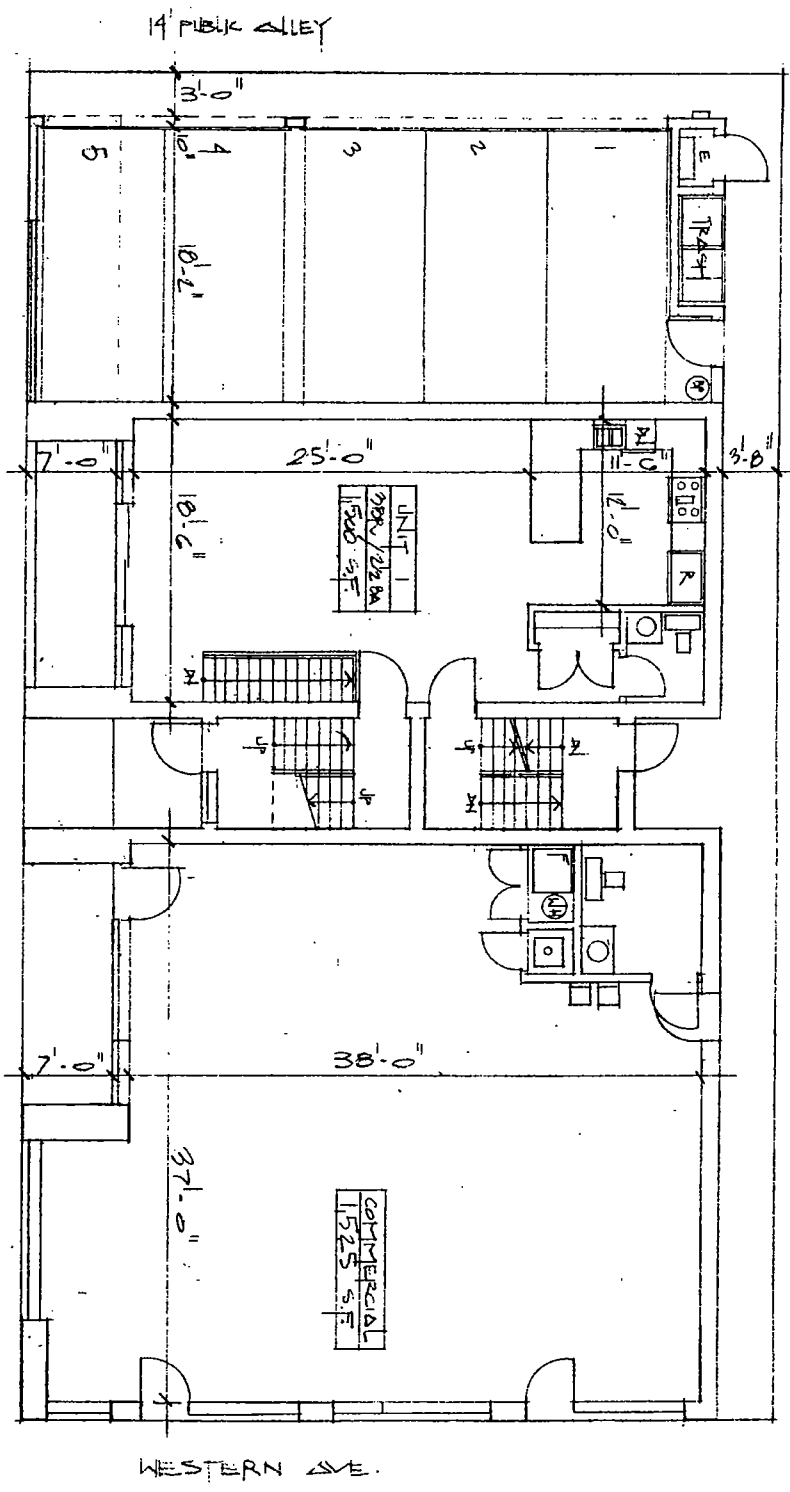
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1st Floor Plan
 1/8" = 1'-0"

2700 SF

Moffat Street

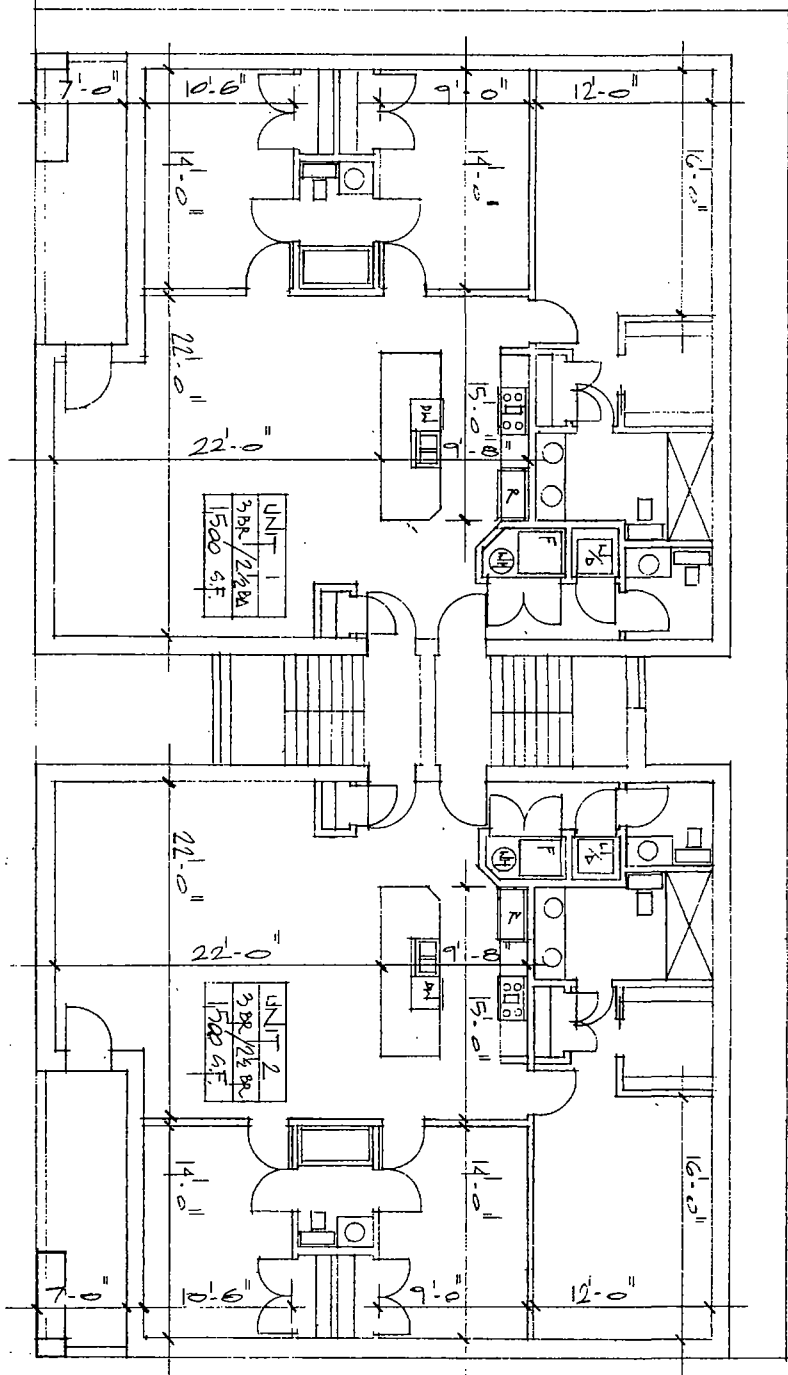


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7'6" 3' 8" Floor = 11' 0" 3550 sq ft

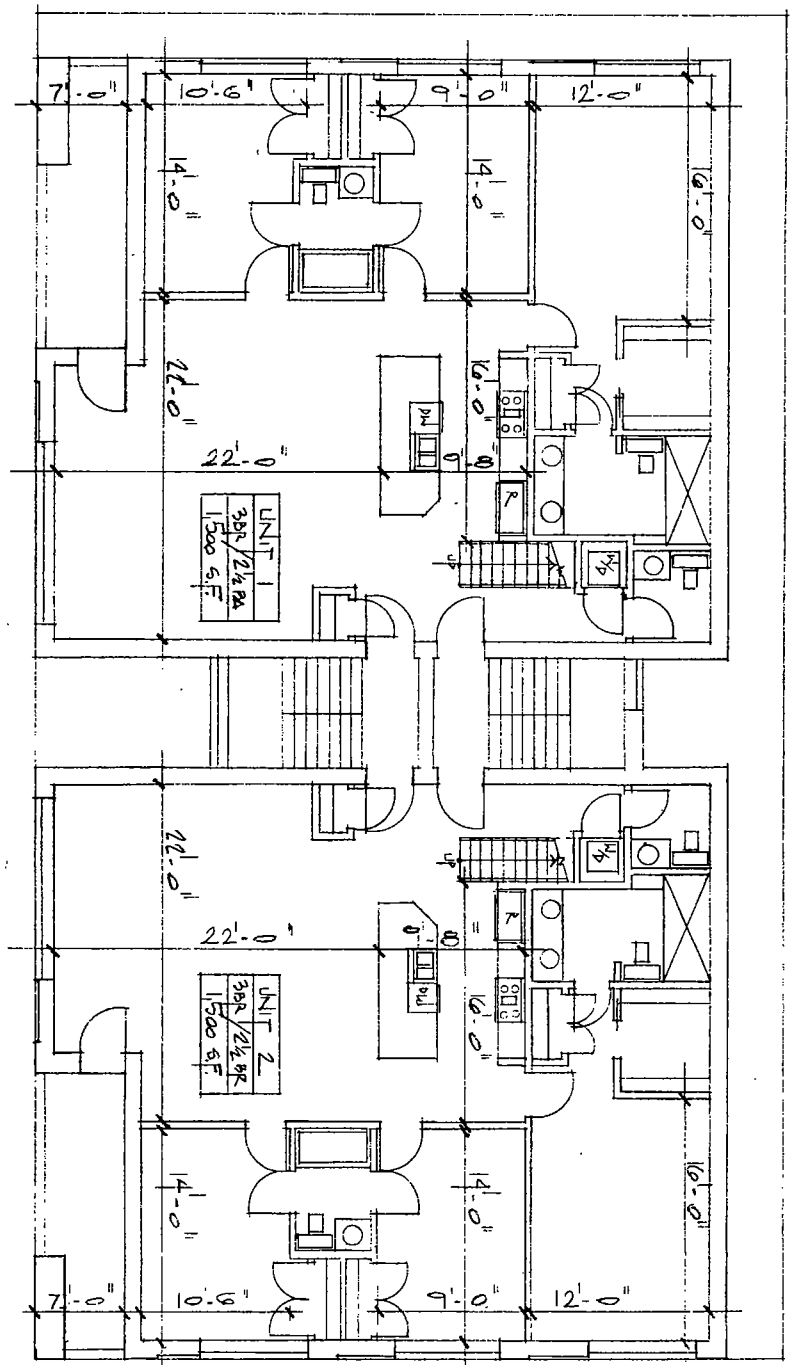
MOFFAT STREET

WESTERN AVE. FINAL FOR PUBLICATION

4TH FLOOR PLAN
 1/8" = 1'-0"

1/2 550 SF

Moffett Building



215 S. MICHIGAN AVE.

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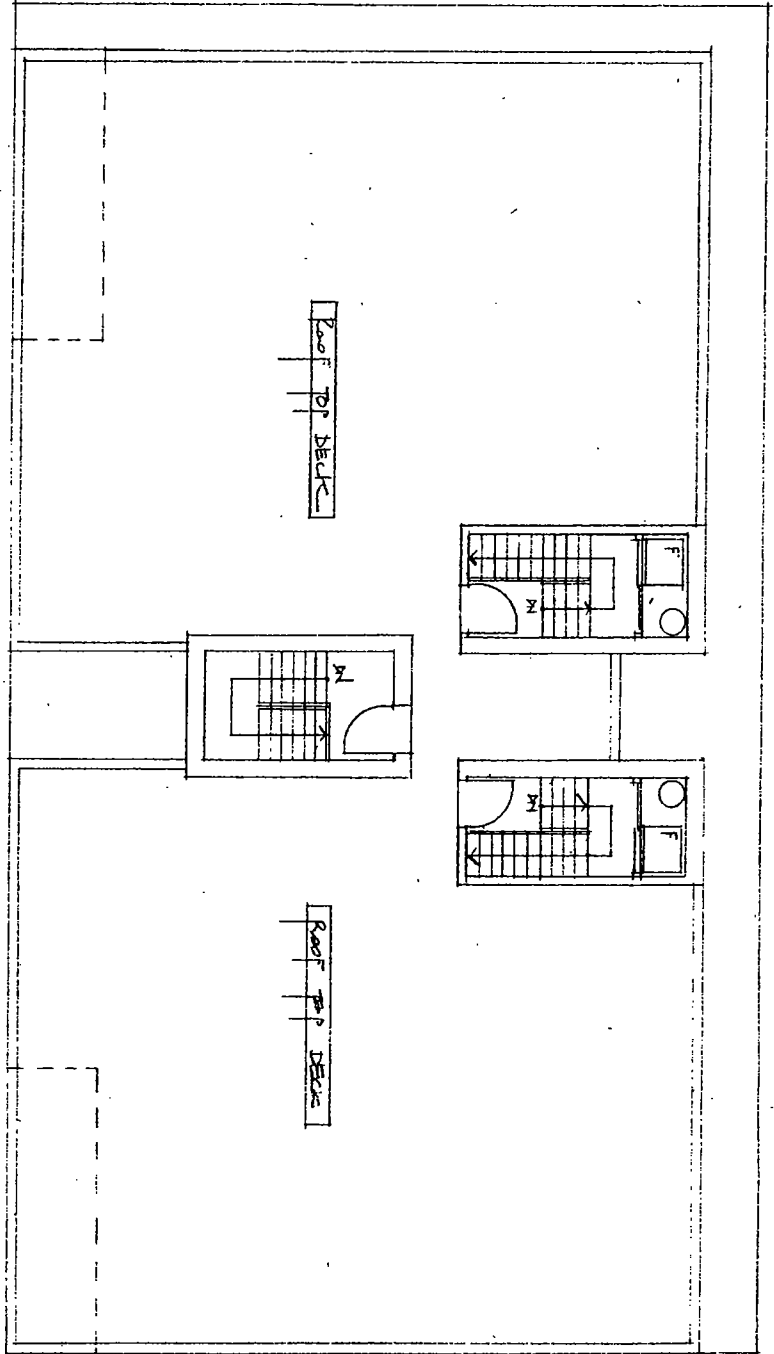


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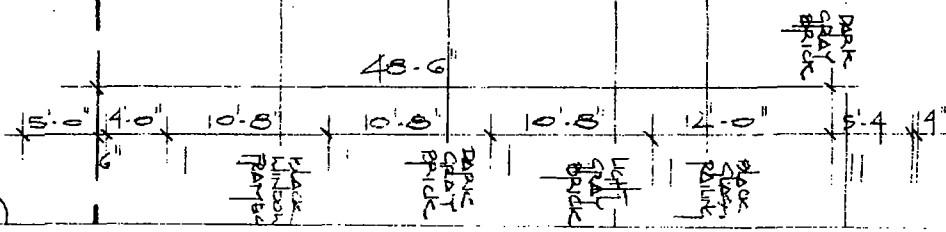
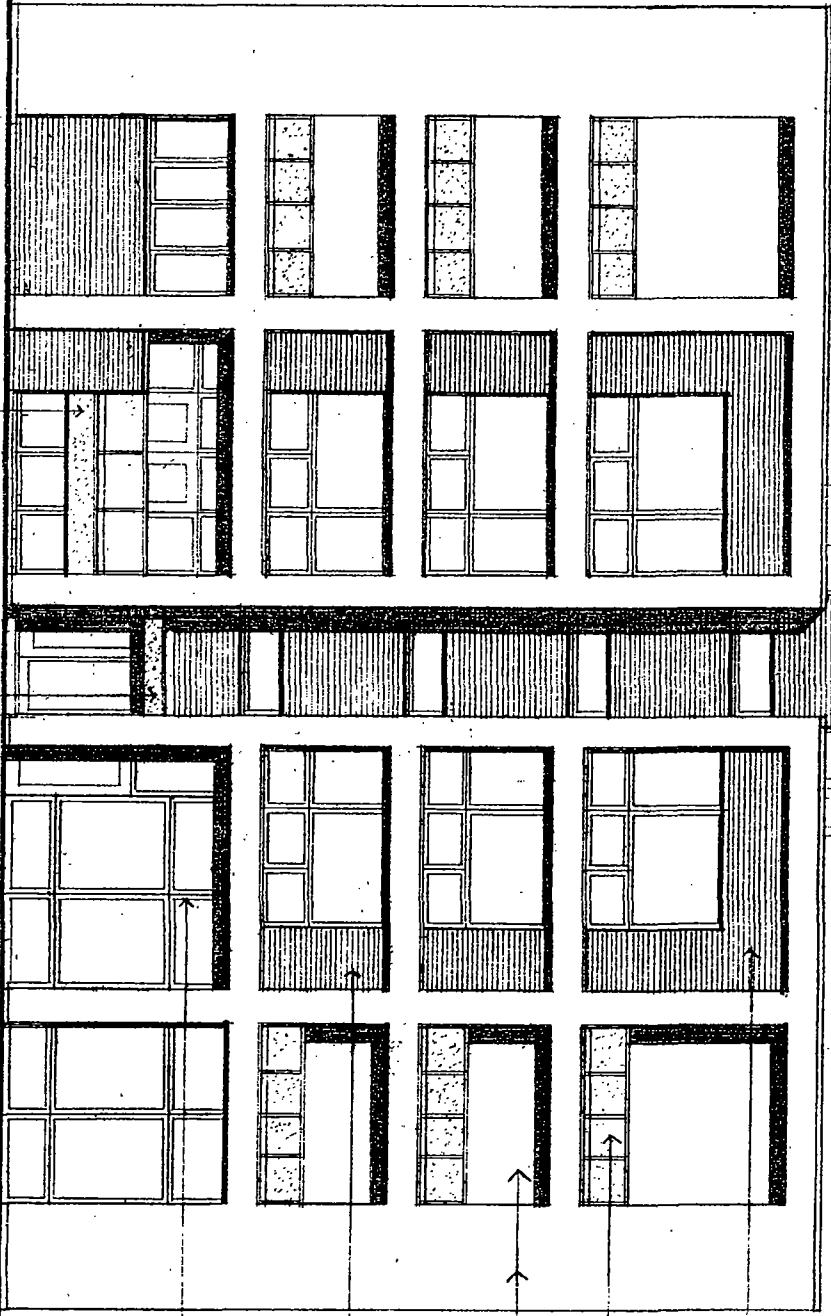


Roof Plan
1/8" = 1'-0"

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MOFFAT STREET ELEVATION

Black slip cladding



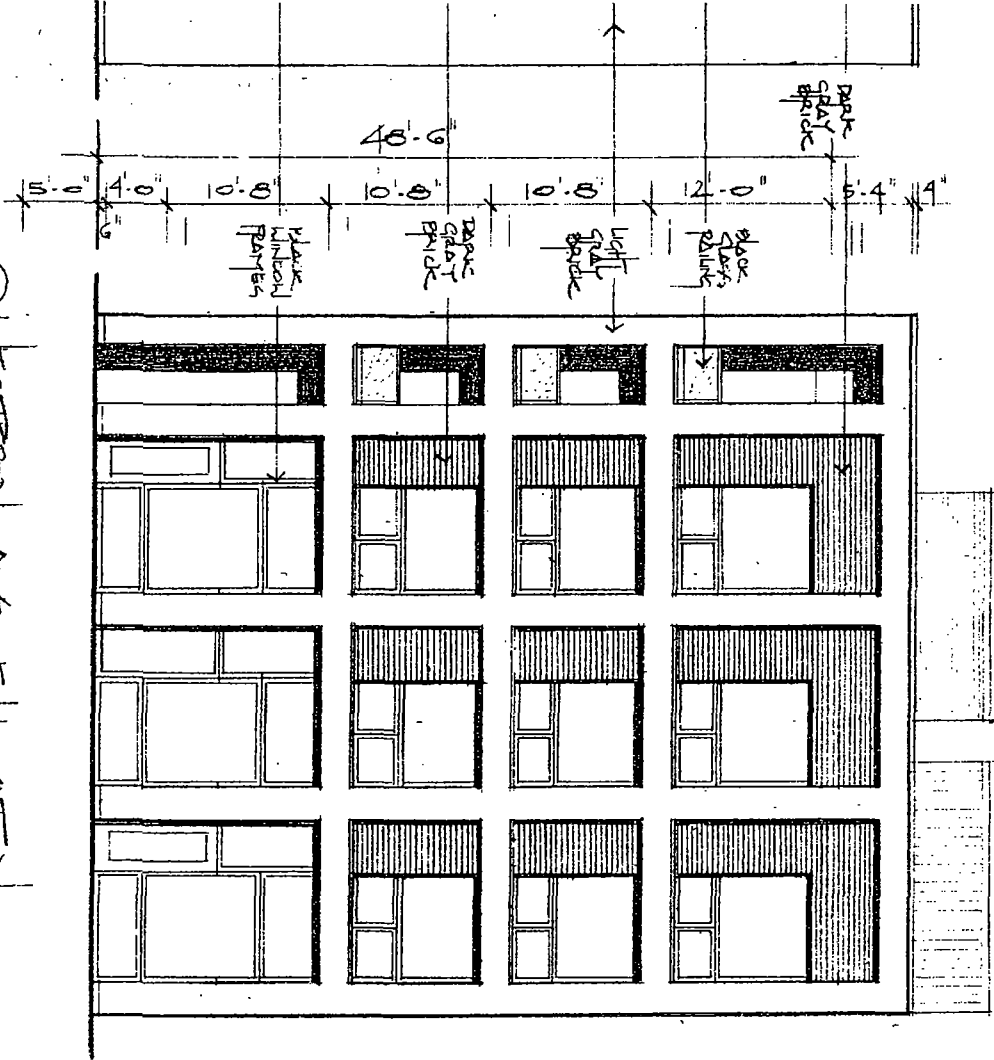
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WESTERN AVE ELEVATION



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