



City of Chicago



SO2017-5520

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/26/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2417 W McLean Ave - App No. 19327T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE
ORDINANCE

19327 T1
INT NO. DATE:
JULY 26, 2017

SUB TO T1

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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 5-I in the area bounded by

West McLean Avenue; the alley next west of and parallel to North Western Avenue; the alley next south of and parallel to West McLean Avenue; and a line 27 feet west of and parallel to alley next west of and parallel to North Western Avenue (as measured along the south line of West McLean Avenue),

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding uses 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: 2417 West Mc Lean Avenue

17-13-0303-C (1) Narrative Zoning Analysis - 2417 W. McLean, Chicago, IL

Substitute Narrative and Plans

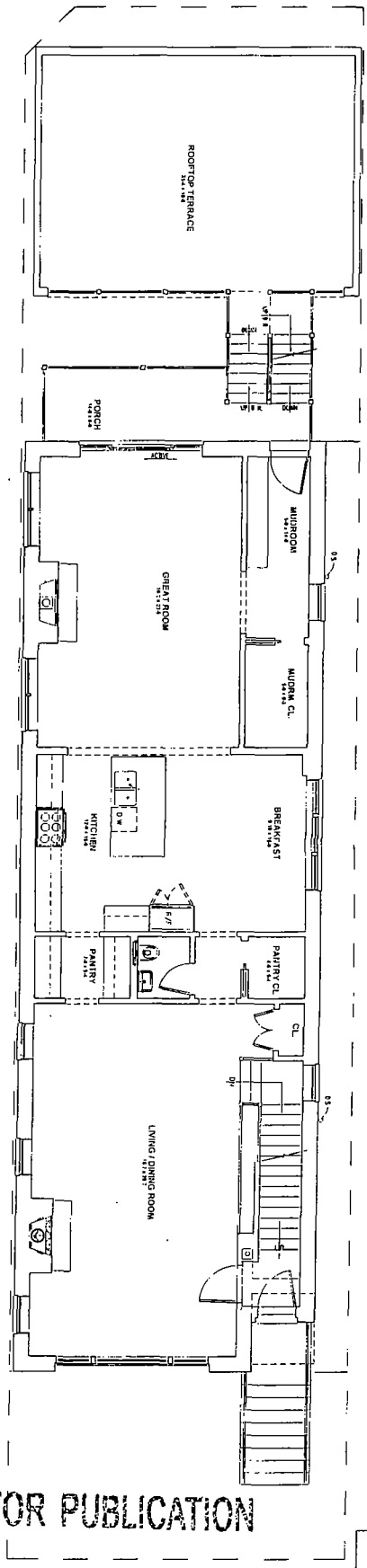
Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 3,367 square feet

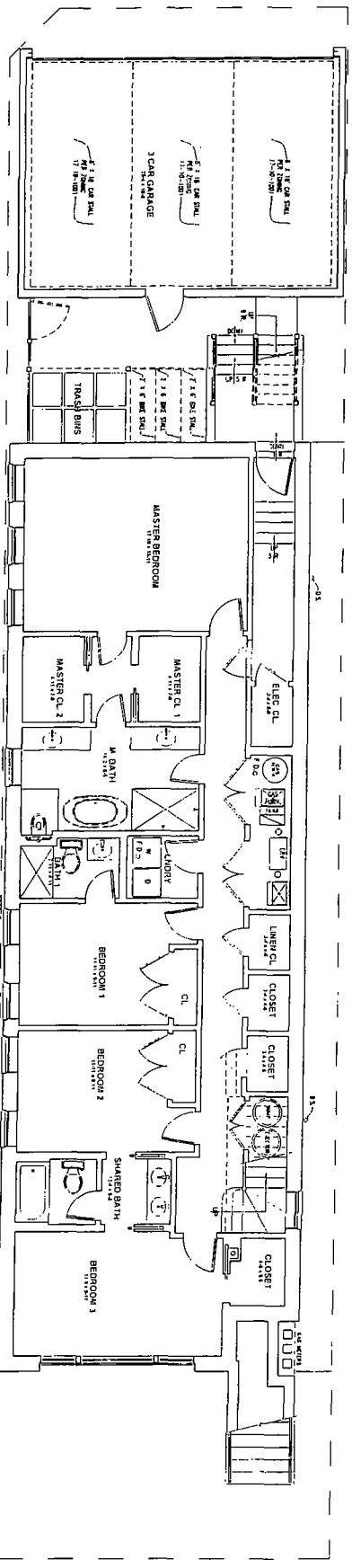
Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 40 feet 3¾ inches in height. Onsite parking for three (3) cars will be provided in a detached garage located at the rear of the subject zoning lot.

- (A) The Project's Floor Area Ratio: 5,217.2 square feet (1.55 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
3 dwelling units (1,122.33 square feet)
- (C) The amount of off-street parking: 3 parking spaces
- (D) Setbacks:
 - a. Front Setback: 15 feet
 - b. Rear Setback: 18 feet - 8 inches
*Variation required to permit the access stair to the proposed garage roof deck.
 - c. Side Setbacks:
West: 2 feet - 8 3/8 inches
East: 3 5/8 inches
- (E) Building Height:
40 feet 3¾ inches

FINAL FOR PUBLICATION



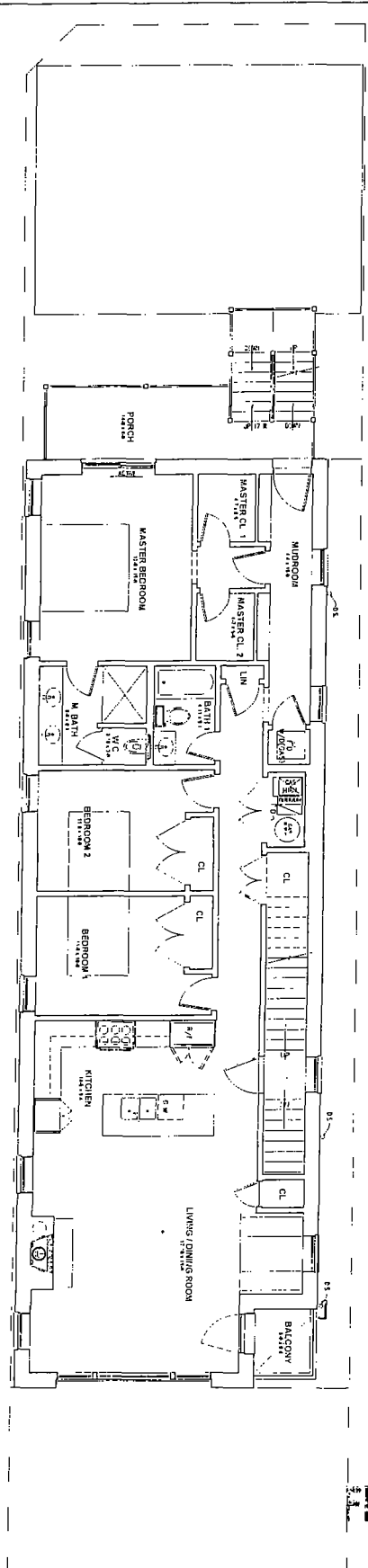
1ST FLOOR PLAN SCALE 1/4" = 1'-0"
 1228.0 SF (COMMON AREA = 70.8 SF)



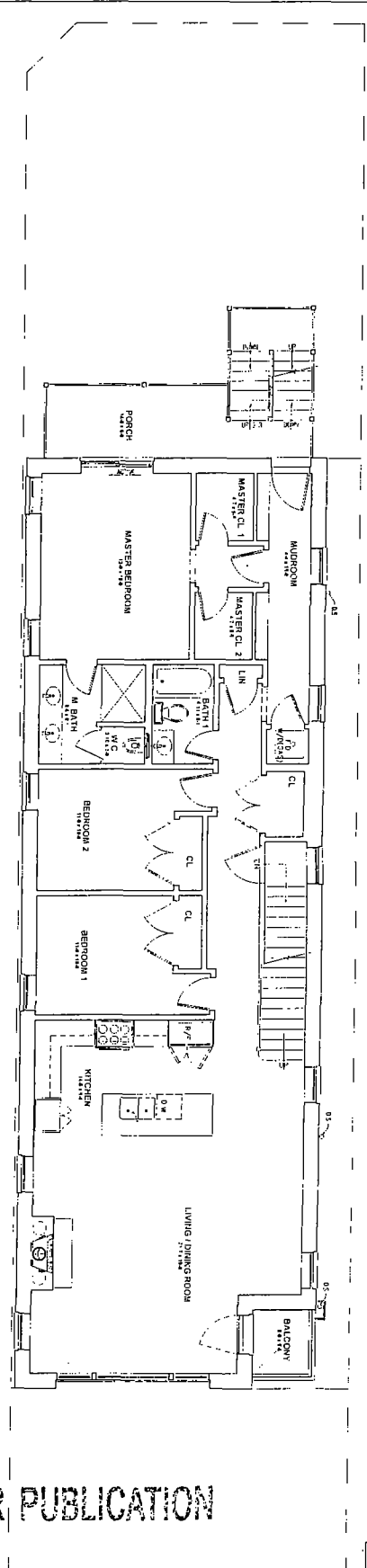
BASEMENT FLOOR PLAN SCALE 1/4" = 1'-0"
 1228.0 SF (NOT A R (COMMON AREA = 118.2 SF))

FINAL FOR PUBLICATION

A-2	<p>CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.</p>	<p>NEW THREE FAMILY RESIDENCE 2417 WEST MCLEAN AVENUE CHICAGO, ILLINOIS</p>	<p>CASAGRANDE ARCHITECTS LLC ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT 3728 N. ARLINGDALE AVENUE CHICAGO, ILLINOIS 60642 PHONE: 773.348.5550</p>
		<p>DATE: 10/15/18 DRAWN BY: J. [Name] CHECKED BY: [Name] TITLE: [Title]</p>	<p>DATE: 10/15/18 DRAWN BY: J. [Name] CHECKED BY: [Name] TITLE: [Title]</p>

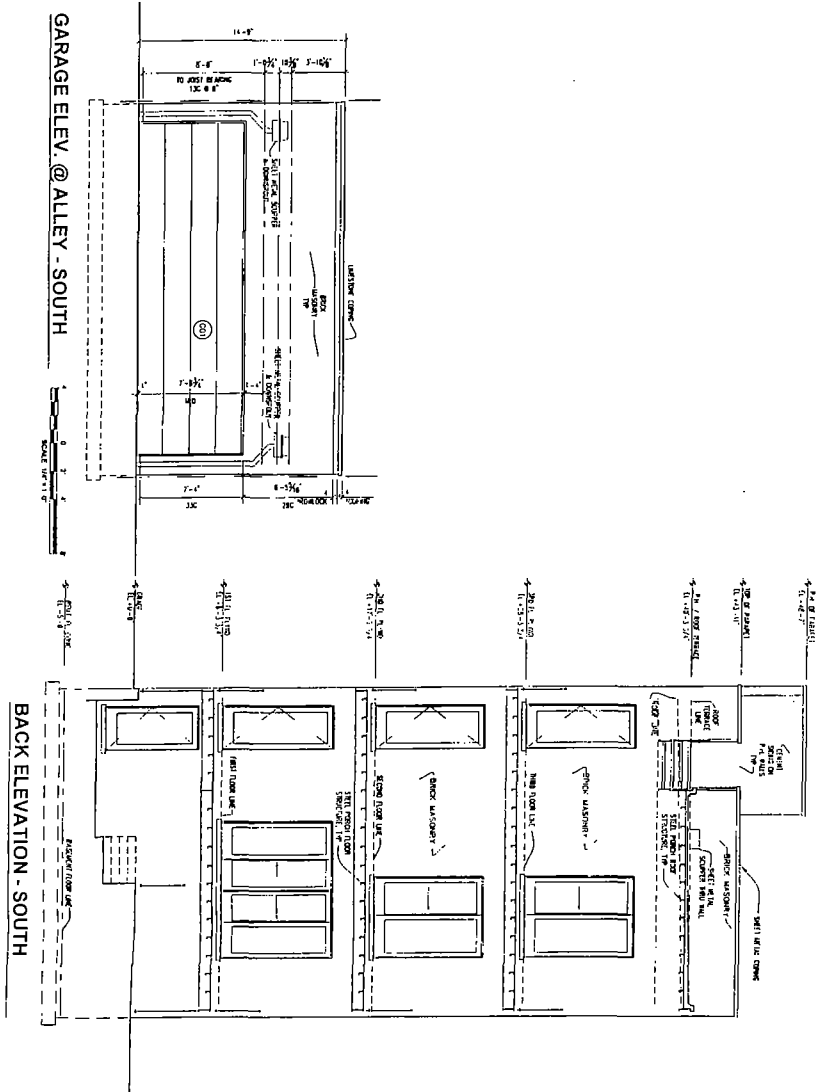


2ND FLOOR PLAN
 1800 S.F. (COMMON AREA = 483 S.F.)
 SCALE: 1/4" = 1'-0"



3RD FLOOR PLAN
 1800 S.F. (COMMON AREA = 483 S.F.)
 SCALE: 1/4" = 1'-0"

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

A-5

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 2417 WEST MCLEAN AVENUE

NEW THREE FAMILY RESIDENCE
 2417 WEST MCLEAN AVENUE
 CHICAGO, ILLINOIS

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 ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT
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