City of Chicago

SO2015-2584

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/15/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1947 W Chicago Ave - App No. 18333T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18333T1

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 and indications as shown on Map No. 1-H in area bound by

A line 119.40 feet east of and parallel to North Damen Avenue, West Chicago Avenue, a line 143.23 feet east of and parallel to North Damen Avenue, the public alley next south of and parallel to West Chicago Avenue

to those of a B3-3 Community Shopping District.

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

Common Address of Property: 1947 W Chicago Avenue

NARRATIVE-1947 W Chicago
B3-2 to B3-3

Applicant proposes to renovate the interior of the existing building and convert the first floor into a commercial space, convert the second floor into two residential dwelling units, convert the third floor into two residential dwelling units and convert the fourth floor into one residential dwelling unit for a total of 5 residential dwelling units, along with three parking spaces. The height of the building will remain as existing at 46' – 1".

	B3-3
FAR	1.95
Lot Area	2976 sq. ft
Floor Area	5796 sq. ft./1449 sq. ft. per unit
No. of Units	5 residential and 1 commercial
Bldg Height	46' - 1"
Front Setback	0' – 0"
Rear Setback	45' – 0"
West Side Setback	0' – 0"
East Side Setback	0' – 0"
Parking	3 parking spaces

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WEST CHICAGO AVENUE

CONC. WALK

3'-6"

FRONT SETBACK 0"

(24.00')

3-STORY BRICK & STONE BUILDING #1945

(123.00')

SIDE SETBACK 0"

4-STORY BRICK & FRAME BUILDING W/ BASEMENT #1947

(123.00')

3-STORY BRICK & STONE BUILDING #1949

SIDE SETBACK 3"

CONC. WALK

NEW STEEL PORCH

SOD

SOD

TRASH ENCLOSURE

CONC. AREA

7'-0"

18'-0"

8'-0"

8'-0"

8'-0"

3

2

1

(24.00')

16' PUBLIC ALLEY

18'-4⅛"

8'-8⅜"

18'-0"

26'-8⅜"

45'-0½"

51'-5½"

NOTE.
REMOVE EXISTING
2 CAR GARAGE

NORTH

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

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

SURVEY INFORMATION	KEYNOTES
NOTE: SURVEY INFORMATION TAKEN FROM PLAT OF SURVEY PREPARED BY CHICAGOLAND SURVEY COMPANY INC. 6301 W 66TH STREET ST. CHICAGO, ILLINOIS 60638 P 773-571-6442 F N/A DATED 10-8-2013	1 PROPERTY LINE TYPICAL 2 EXISTING SIDEWALK REPAIR - PROTECT DURING CASE INSPECTION 3 NEW STEEL DECK STAIRS

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MGA ARCHITECTS
DESIGN • PLANNING • CONSULTING
204 W. OHIO ST. STE. 200
CHICAGO, ILLINOIS 60654
PH: 312-661-1570
FAX: 312-467-0120

ISSUED SETS

ZONING REVIEW SET	06.01.2015
REVISED 90% CLIENT REVIEW SET	06.04.2015
90% CLIENT REVIEW SET	04.27.2015
90% CLIENT REVIEW SET	03.13.2015
REVIEW SET	02.17.2015
REVIEW SET	02.02.2015

DRAWN BY: WJM
CHECKED BY: AJM

PROJECT NO. 1401910

1947 W. CHICAGO AVE

DESCRIPTION
RENOVATION OF EXISTING BUILDING

ADDRESS
1947 W. CHICAGO AVE
CHICAGO, IL 60622

CLIENT
BARNETT CAPITAL, LTD

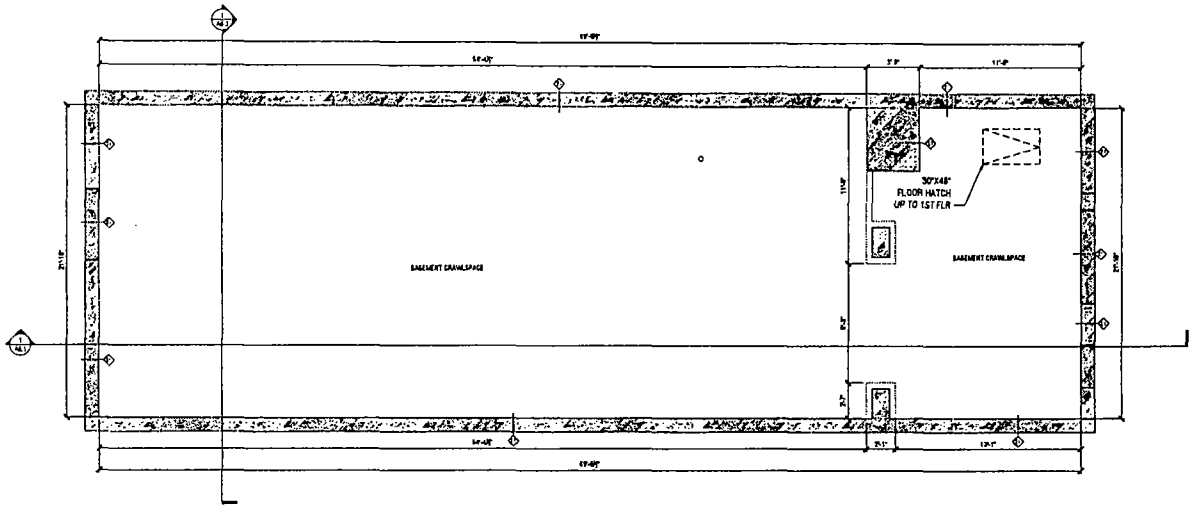
ARCHITECT'S SEAL

LICENSED ARCHITECT
WILLIAM J. HOTLEY
001-018130
STATE OF ILLINOIS

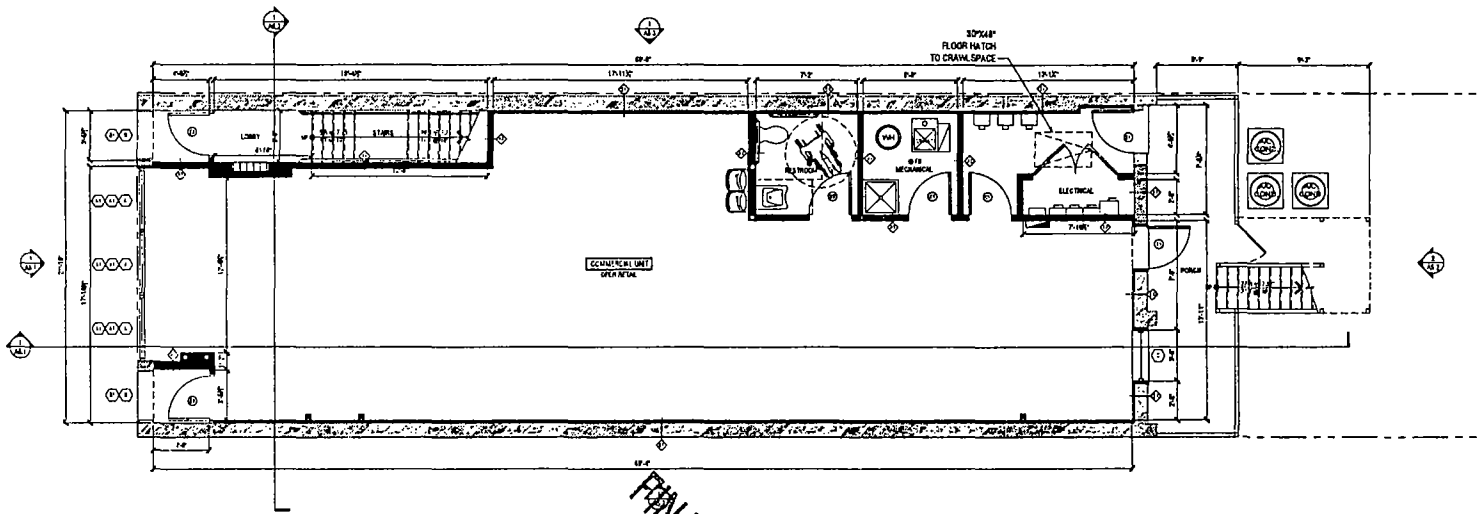
SITE PLAN & SPECIFICATIONS

A1.1

PAGE 1 OF 5



1 PROPOSED BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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OWNER RELEASE

MG+A ARCHITECTS
DESIGN • PLANNING • CONSULTING

ISSUED SETS

PROJECT #140190

1947 W. CHICAGO AVE

DESCRIPTION
RENOVATION OF EXISTING BUILDING

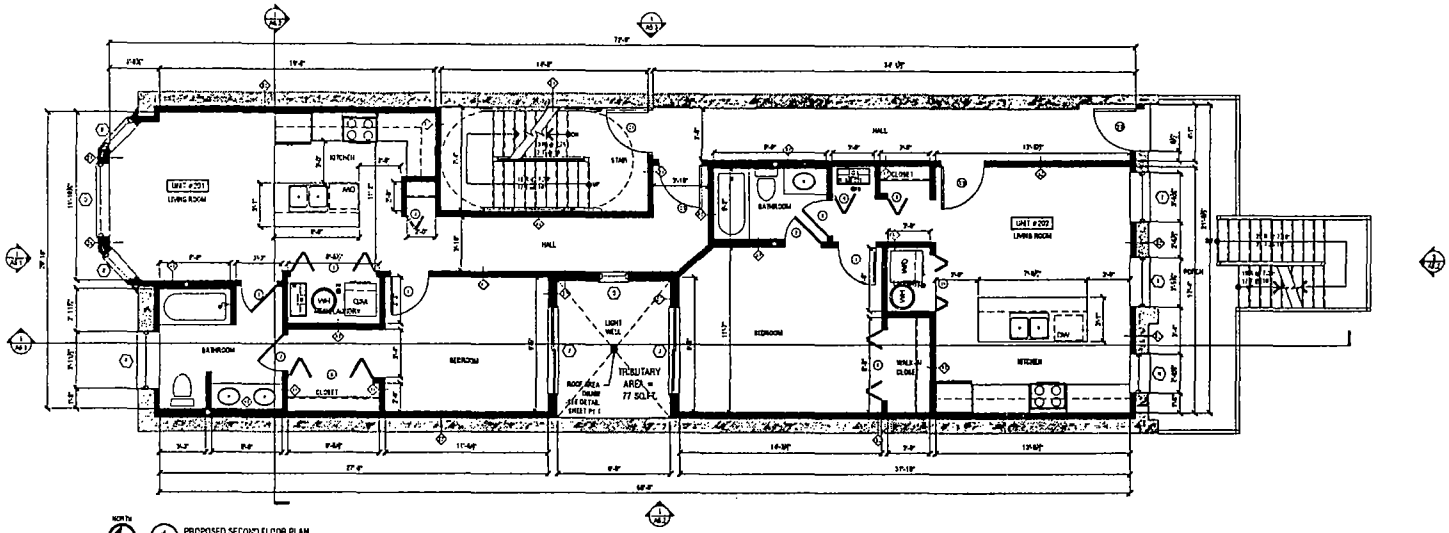
ADDRESS
1947 W. CHICAGO AVE
CHICAGO, IL 60622

CLIENT
BARNETT CAPITAL, LTD

ARCHITECTS SEAL

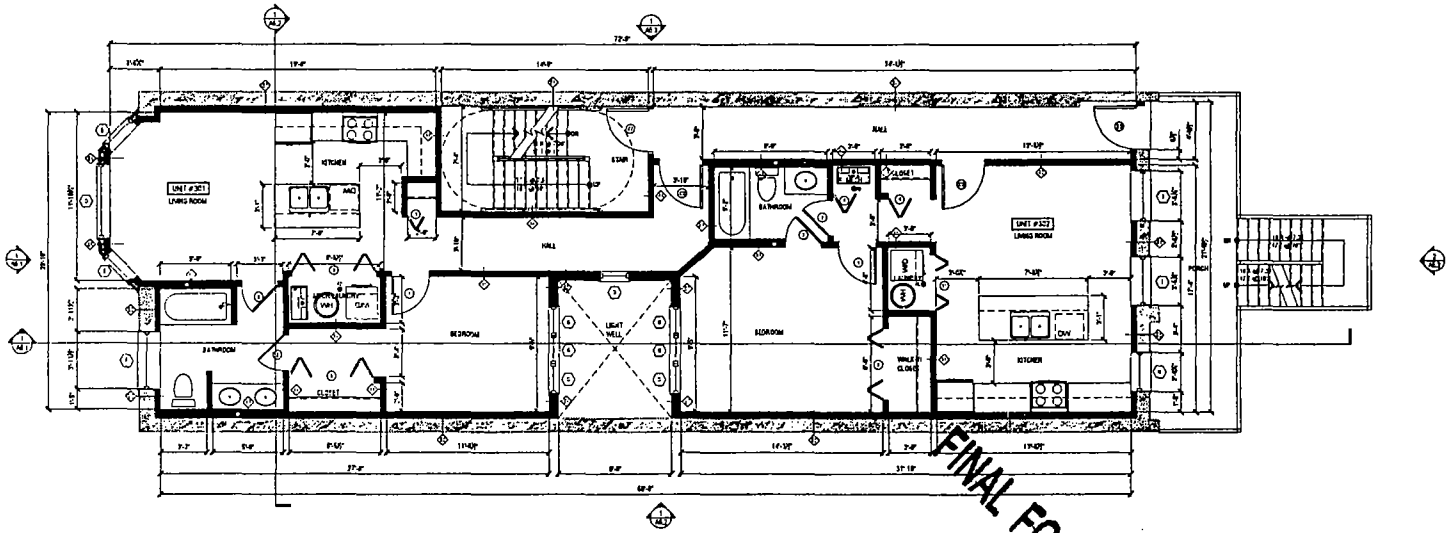
FLOOR PLANS

A2.1



NORTH

1 PROPOSED SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



NORTH

2 PROPOSED THIRD FLOOR PLAN
SCALE 1/4"=1'-0"

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ISSUED SETS

PROJECT 14019.0

1947 W. CHICAGO AVE

DESCRIPTION
RENOVATION OF EXISTING BUILDING

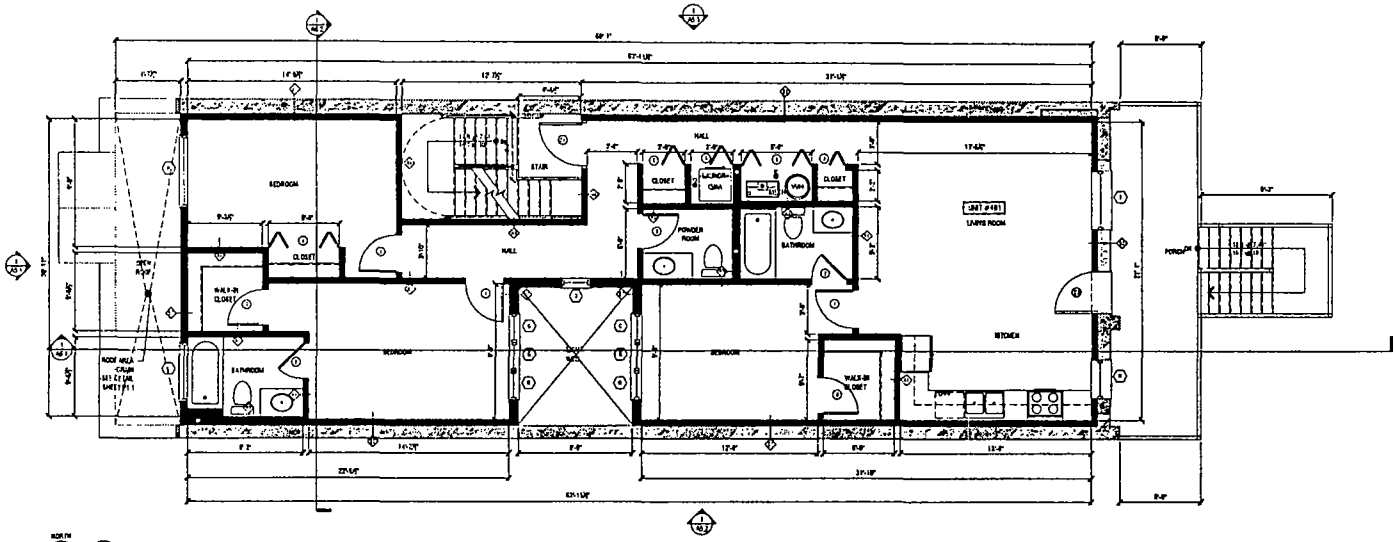
ADDRESS
1947 W. CHICAGO AVE
CHICAGO, IL 60622

CLIENT
BARNETT CAPITAL, LTD

ARCHITECT'S SEAL

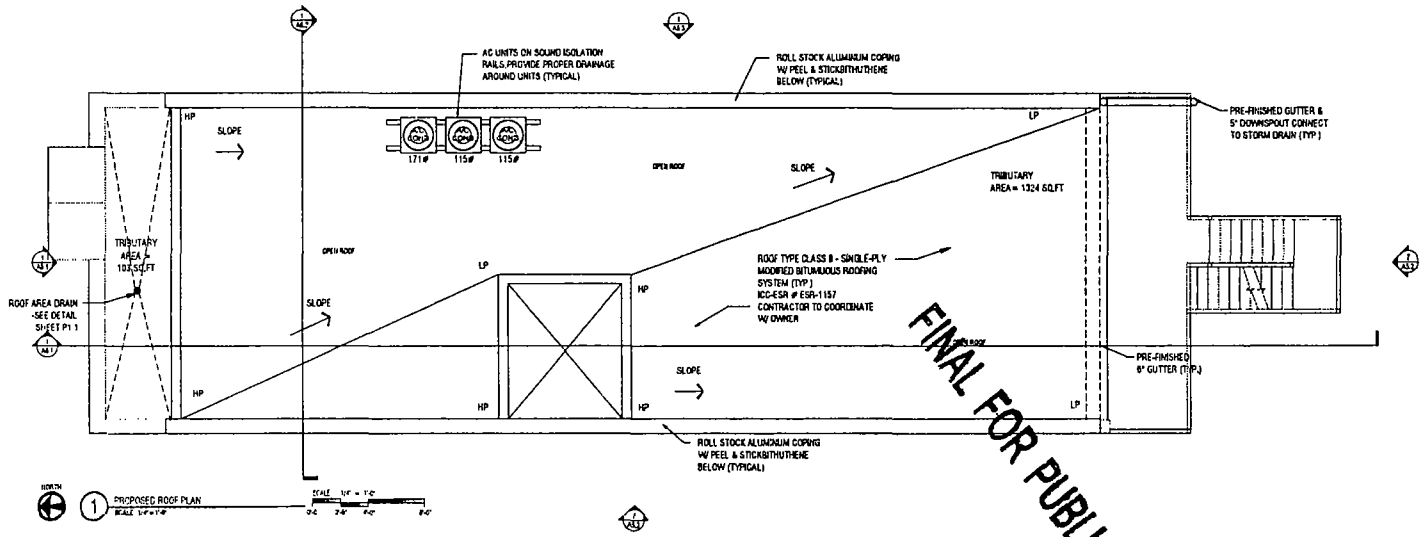
FLOOR PLANS

A2.2



NORTH

1 PROPOSED FOURTH FLOOR PLAN
SCALE 1/4" = 1'-0"



NORTH

1 PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

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MG+A ARCHITECTS
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ISSUED SETS

90% CLIENT REVIEW SET	04.24.2014
50% CLIENT REVIEW SET	01.15.2014
REVIEW SET	04.17.2014
REVIEW SET	07.02.2014
TITLE	DATE
MUNI	MUS

CHECKED BY

PROJECT #14019.0

1947 W. CHICAGO AVE

DESCRIPTION
RENOVATION OF EXISTING BUILDING

ADDRESS
1947 W. CHICAGO AVE
CHICAGO, IL 60622

CLIENT
BARNETT CAPITAL, LTD

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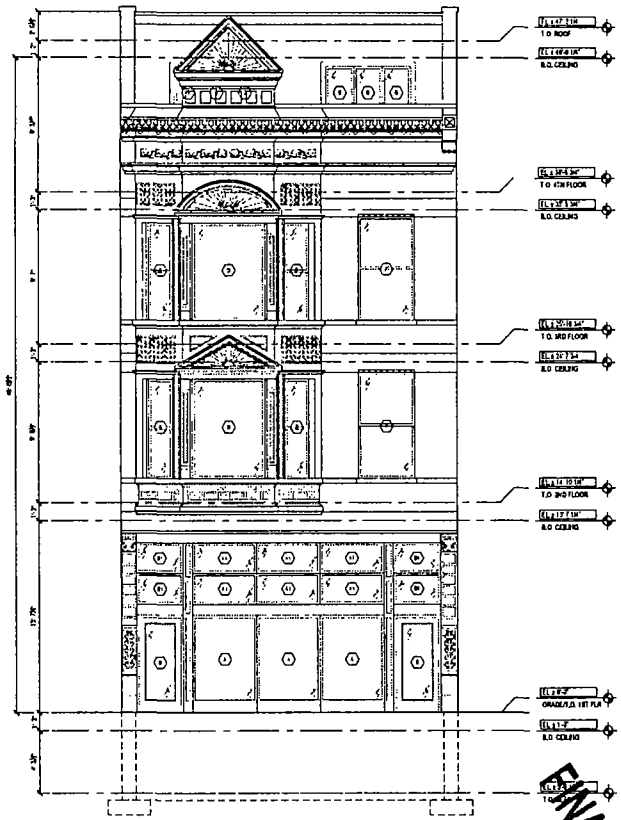
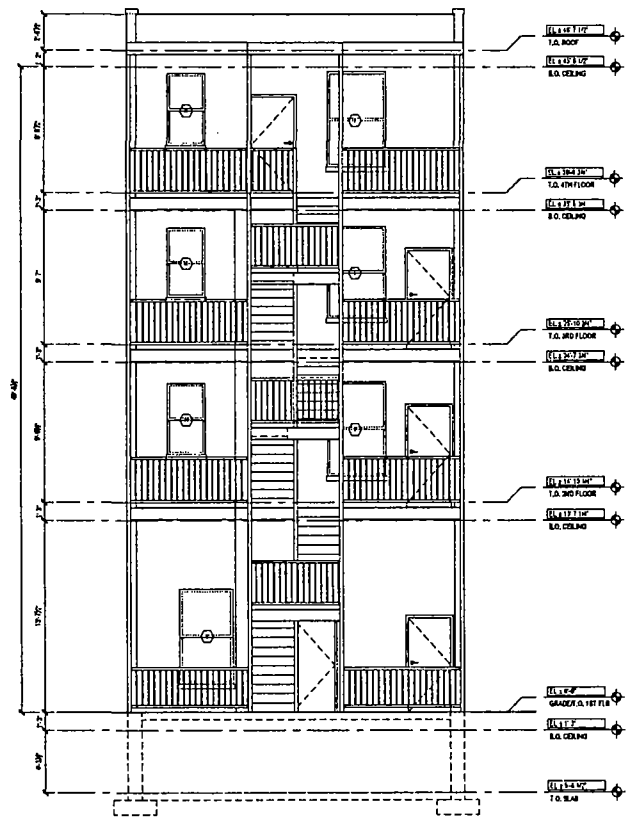
ARCHITECT'S SEAL

FLOOR PLANS

A2.3



1 NORTH ELEVATION
SCALE 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE 1/8"=1'-0"

FINAL FOR PUBLICATION

MG+A ARCHITECTS
DESIGN - PLANNING - CONSULTING

ISSUED SETS

TITLE	DATE
ZONING REVIEW SET	04.01.2015
REVISED 30% CLIENT REVIEW SET	07.04.2015
30% CLIENT REVIEW SET	04.27.2015
60% CLIENT REVIEW SET	05.15.2015
REVIEW SET	07.17.2014
REVIEW SET	07.03.2014

PROJECT #14019.0

1947 W. CHICAGO AVE

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RENOVATION OF EXISTING BUILDING

ADDRESS
1947 W. CHICAGO AVE
CHICAGO, IL 60622

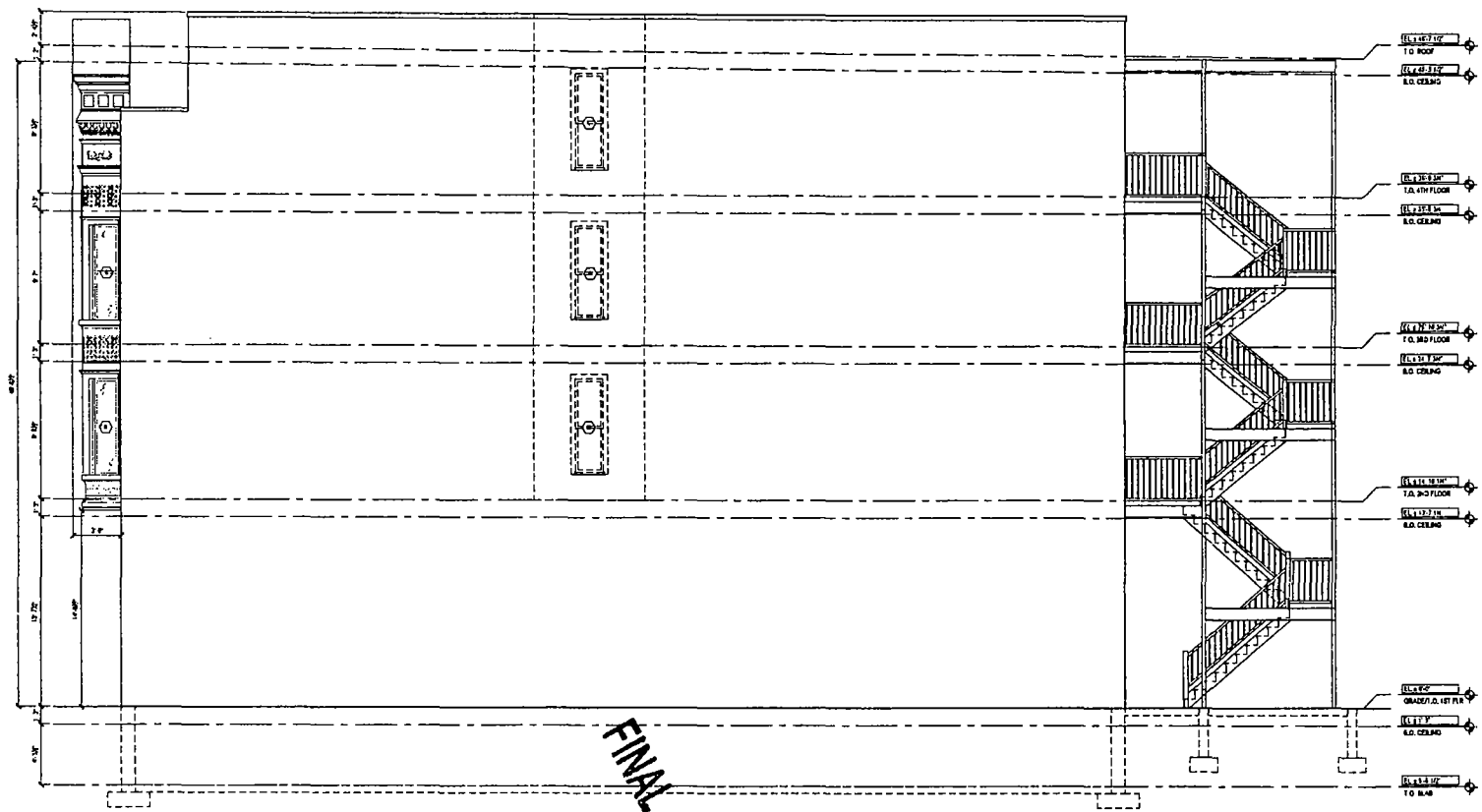
CLIENT
BARNETT CAPITAL, LTD

ARCHITECT'S SEAL

LICENSED ARCHITECT
WILLIAM J. MOTLEY
001 019130
STATE OF ILLINOIS

BUILDING ELEVATION

A5.1



1 WEST ELEVATION
SCALE 1/8"=1'-0"

FINAL FOR PUBLICATION

MS+A ARCHITECTS

DESIGN · PLANNING · CONSULTING

ISSUED SETS

PROJECT #14013.0

1947 W. CHICAGO AVE

DESCRIPTION
RENOVATION OF EXISTING BUILDING

ADDRESS
1947 W. CHICAGO AVE
CHICAGO, IL 60622

CLIENT
BARNETT CAPITAL, LTD

ARCHITECT'S SEAL

LICENSED ARCHITECT
WILLIAM J. MOTLEY
001-018183
STATE OF ILLINOIS

BUILDING ELEVATION

A5.2

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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MGA ARCHITECTS
DESIGN - PLANNING - CONSULTING

ISSUED SETS

ZONING REVIEW SET	01.01.2015
REVISED 30% CLIENT REVIEW SET	03.04.2015
30% CLIENT REVIEW SET	04.27.2015
60% CLIENT REVIEW SET	07.13.2015
REVIEW SET	07.17.2014
REVIEW SET	07.01.2014
TITLE	DATE
CHECKED BY WJM	DRAWN BY ADM

PROJECT #14019.0

1947 W CHICAGO AVE

DESCRIPTION
RENOVATION OF EXISTING BUILDING

ADDRESS
1947 W CHICAGO AVE
CHICAGO, IL 60622

CLIENT
BARNETT CAPITAL, LTD

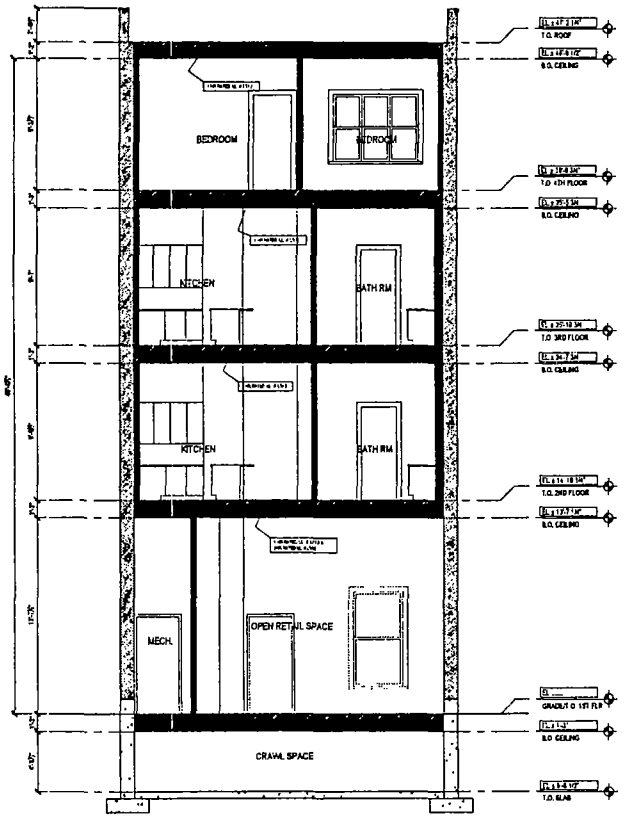
THESE DRAWINGS ARE NOT TO BE SCALED. REFER TO ALL STATED DIMENSIONS. ALL STATED DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ALL WORK. ALL WORK MUST BE COORDINATED WITH ARCHITECT'S DRAWINGS. ARCHITECT'S DRAWINGS ARE NOT TO BE SCALED. ARCHITECT'S DRAWINGS ARE NOT COMPLETE.

ARCHITECT'S SEAL

LICENSED ARCHITECT
WILLIAM J. MOTLEY
001-019136
STATE OF ILLINOIS

BUILDING ELEVATION

A5.3



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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OWNER RELEASE

ARCHITECTS

ISSUED SETS

PROJECT #140190

1947 W. CHICAGO AVE

RENOVATION OF EXISTING BUILDING

BARNETT CAPITAL, LTD

ARCHITECTS SEAL

BUILDING SECTION

A6.2