



City of Chicago



SO2017-6179

Office of the City Clerk

Document Tracking Sheet

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|---------------------------------|---|
| Meeting Date: | 9/6/2017 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 5-I at 1838-1844 N Western Ave - App No. 19348T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#1934871

INTRO. DATE:

SEP. 6, 2017

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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 5-I in the area bounded by:

the public alley next north of West Moffat Street; North Western Avenue; a line 50 feet north of West Moffat Street; a line 11.83 feet west of North Western Avenue; a line 50.625 feet north of West Moffat Street; a line 56.10 feet west of North Western Avenue; a line 50 feet north of West Moffat Street; and the public alley next west of 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.

Property Address: 1838-44 North Western Avenue

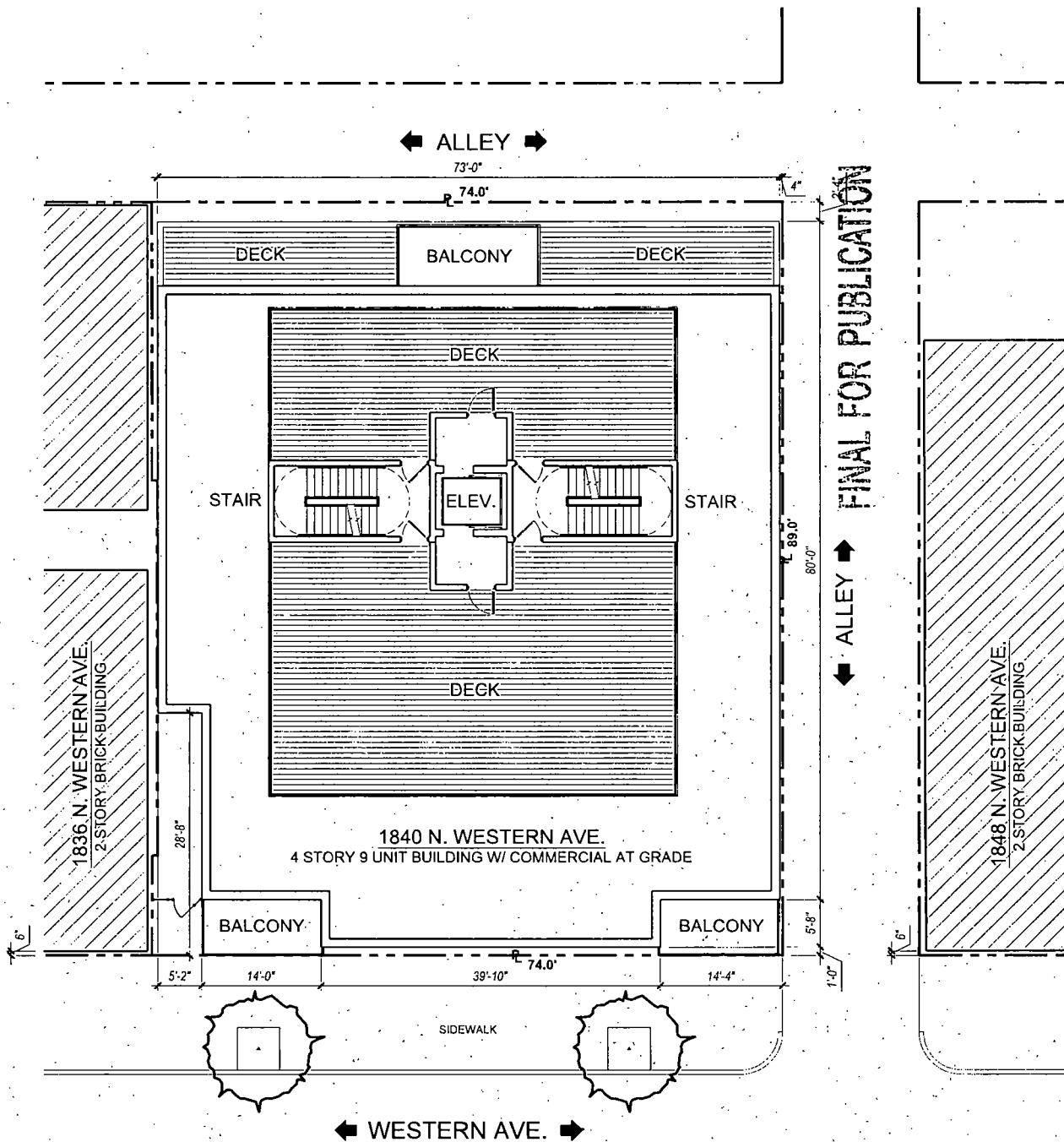
SUBSTITUTE NARRATIVE
1838-44 North Western Avenue
Type 1 Narrative

The subject Property contains 6558 square feet of land, and is improved with a commercial building. The Applicant proposes to rezone the property to B2-3 to allow the construction of a new mixed-use building, with a 3.13 Floor Area Ratio pursuant to the Transit-Served Location provisions of the Chicago Zoning Ordinance, as the Property is approximately 290 feet from the entrance of the CTA Station. The proposed building consists of approximately 2,030 square feet of ground floor commercial space, 9 residential dwelling units, 10 automobile parking spaces, 11 bicycle parking spaces and no loading berth. The proposed height of the building is 57 feet.

| | |
|-----------------------------|--|
| FAR: | 3.13 |
| MLA: | 728.66 |
| Floor Area: | 20,520 square feet |
| Residential Dwelling Units: | 9 |
| Height: | 57 feet |
| Setbacks: | |
| Front (Western Avenue): | 0 feet |
| Rear (public alley): | 2 feet 4 inches at ground and 10 feet at residential floors* |
| North (public alley): | 4 inches |
| South Property Line: | 0 feet |
| Automobile Parking Spaces: | 10 |
| Bicycle Parking Spaces: | 11 |
| Loading Berth: | None |

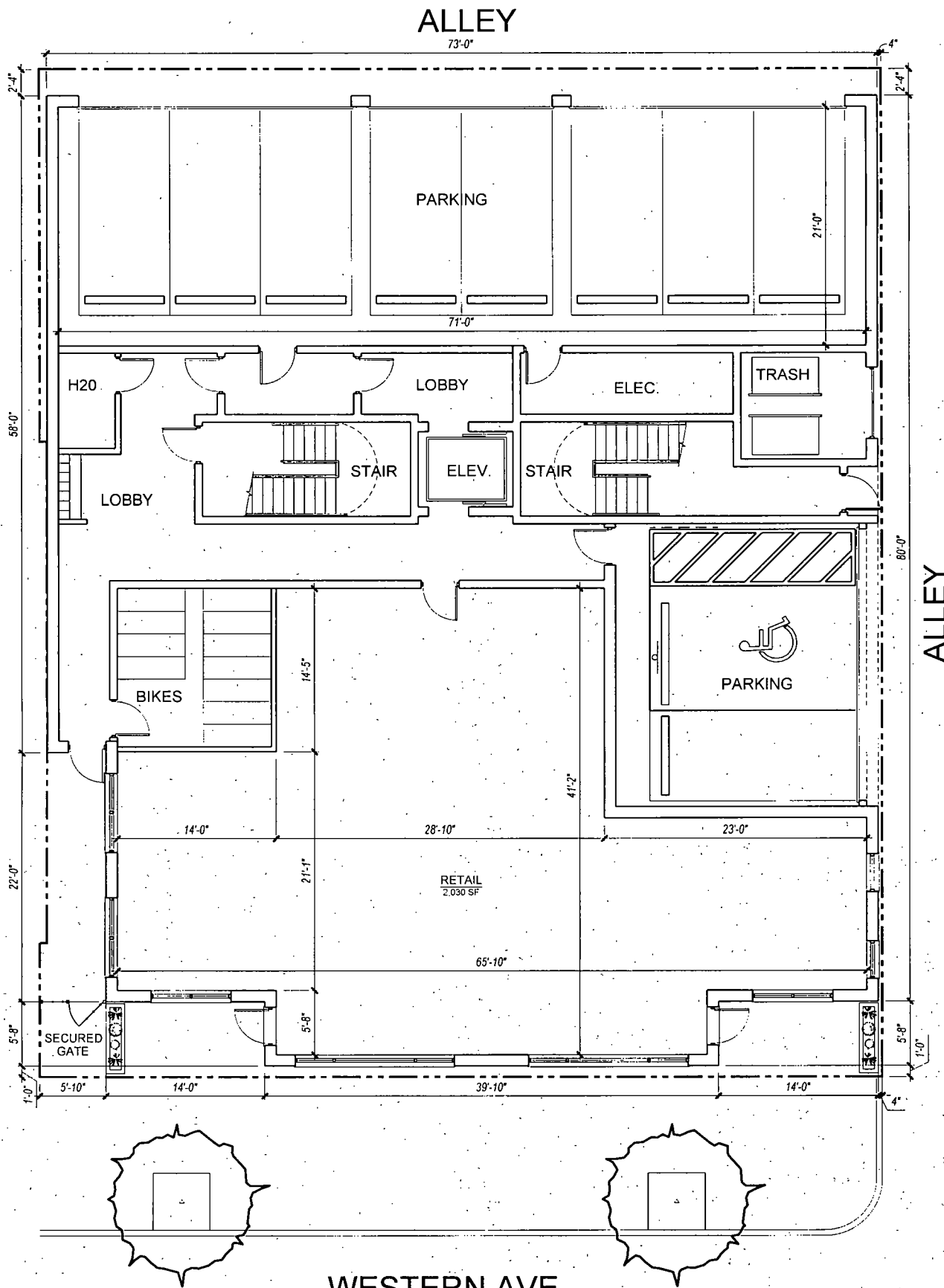
* Applicant will seek a variation

FINAL FOR PUBLICATION



1 SITE PLAN
1" = 12'-0"

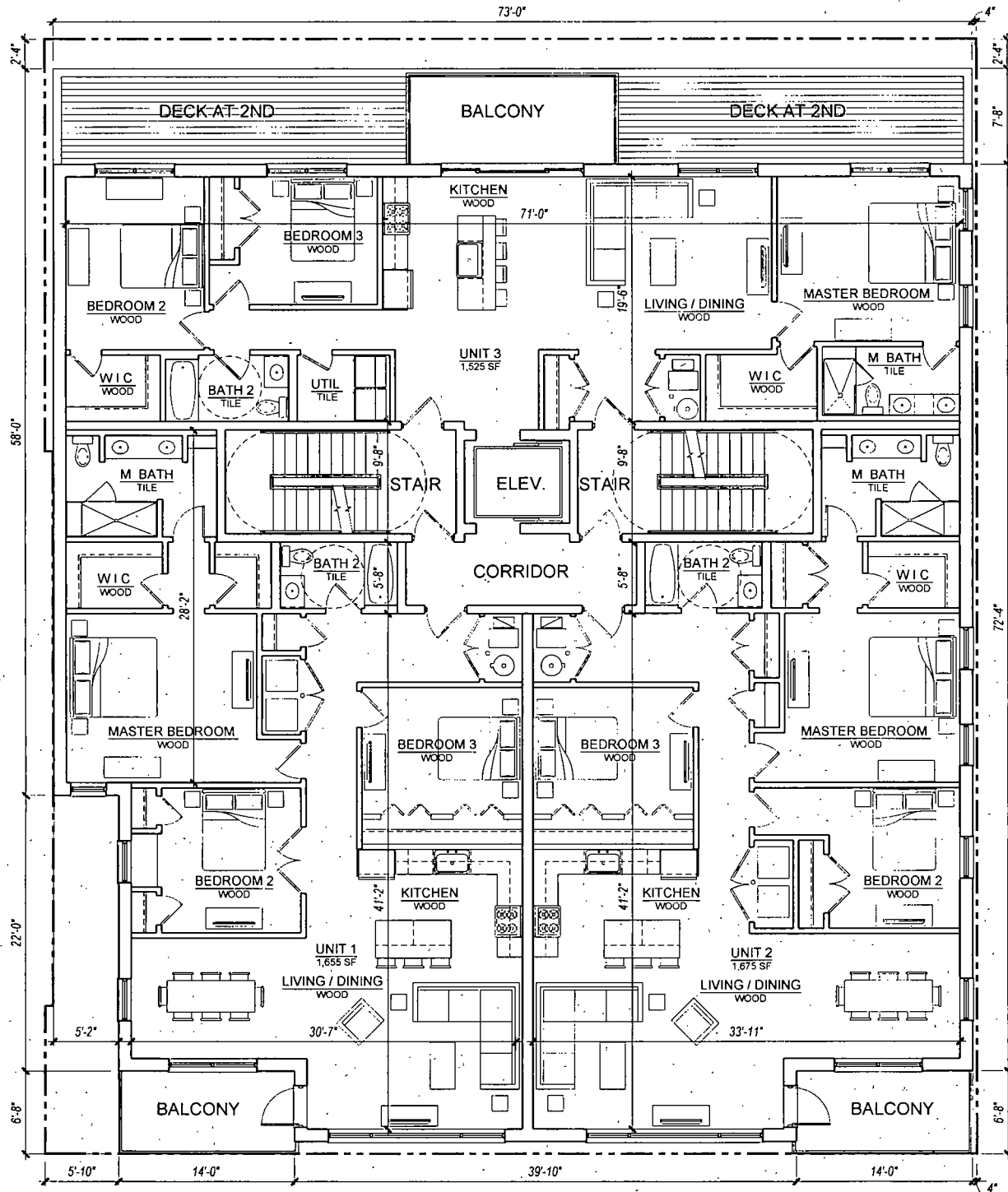




FINAL FOR PUBLICATION

1 FIRST FLOOR PLAN
1/8" = 1'-0"





FINAL FOR PUBLICATION

1 TYPICAL FLOOR PLAN 1/8" = 1'-0"

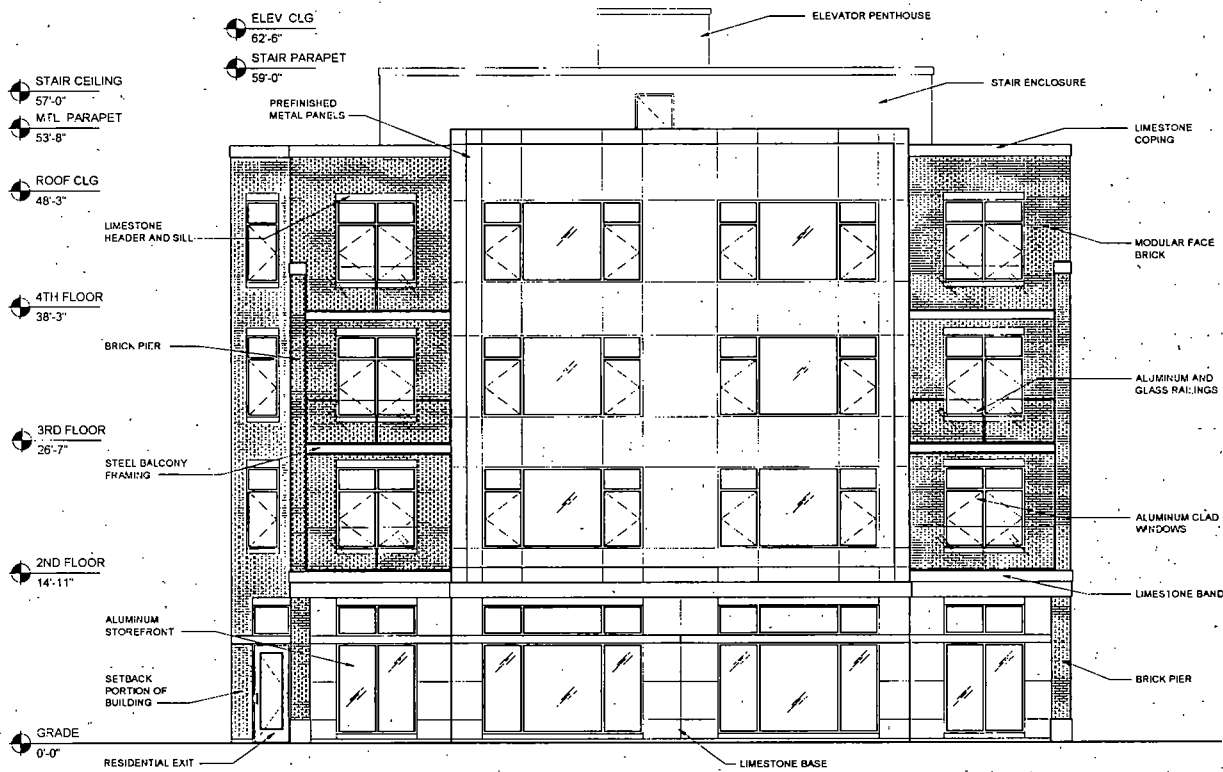


WESTERN LOFTS
1840 N. WESTERN AVE.
CHICAGO, ILLINOIS 60647

SPACE

VERSION
A1.1

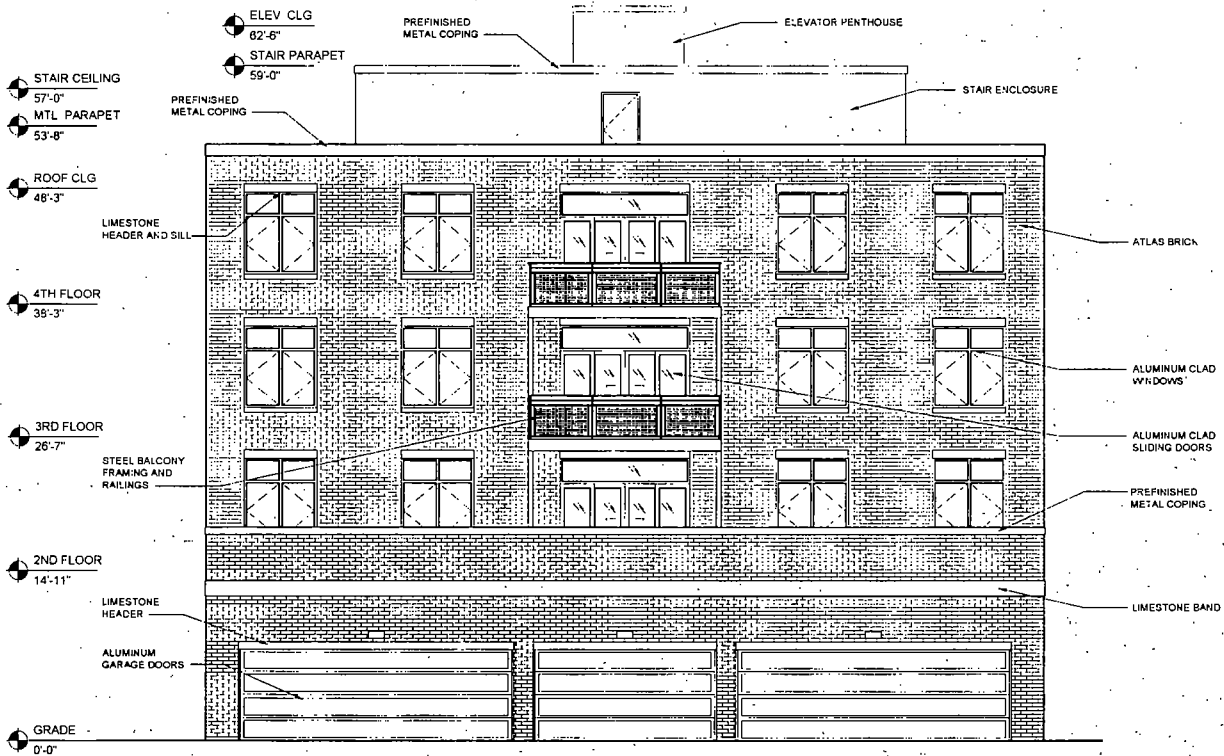
FINAL FOR PUBLICATION



1 EAST ELEVATION
1/8" = 1'-0"

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SPACE I VERSION
A2.0

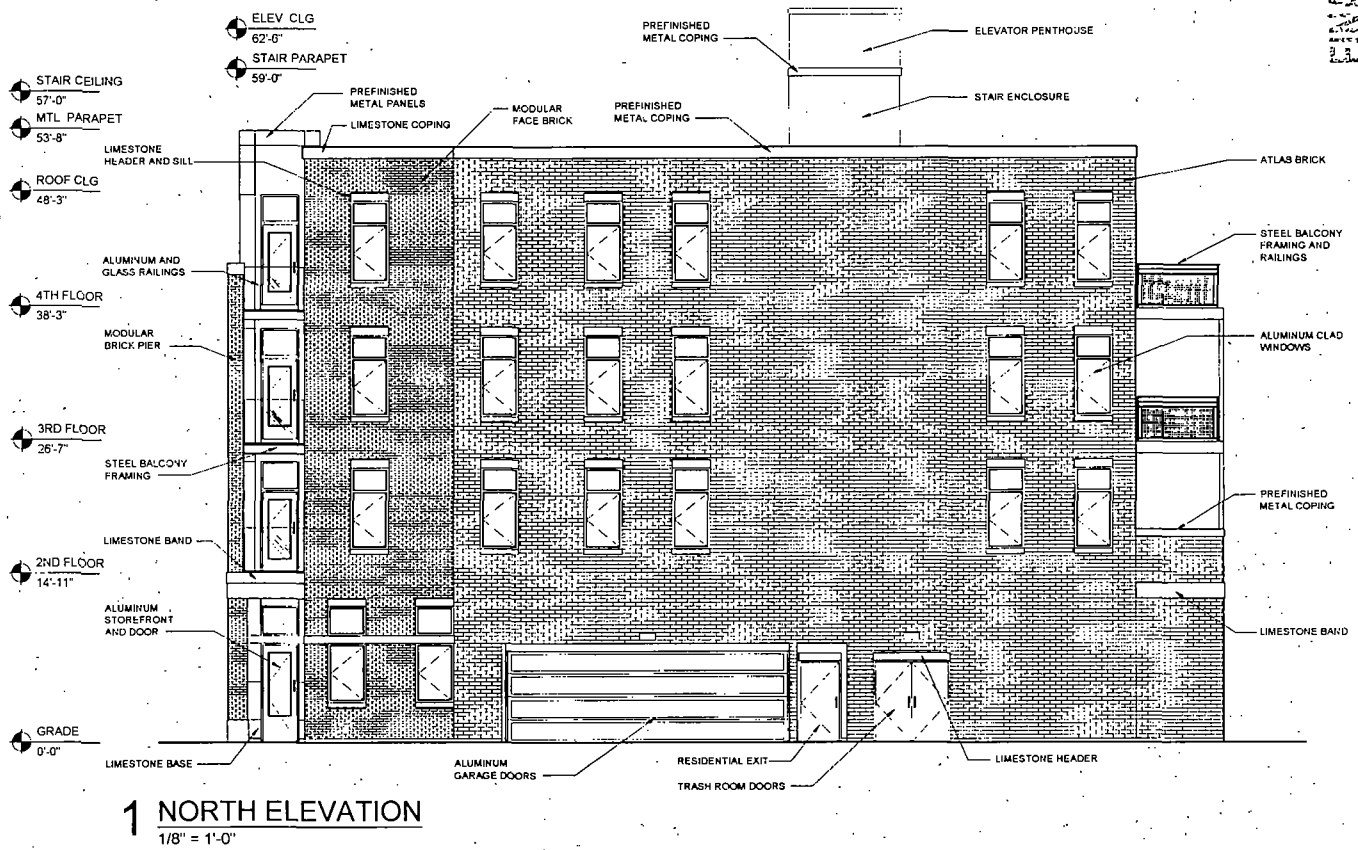


1 WEST ELEVATION
1/8" = 1'-0"

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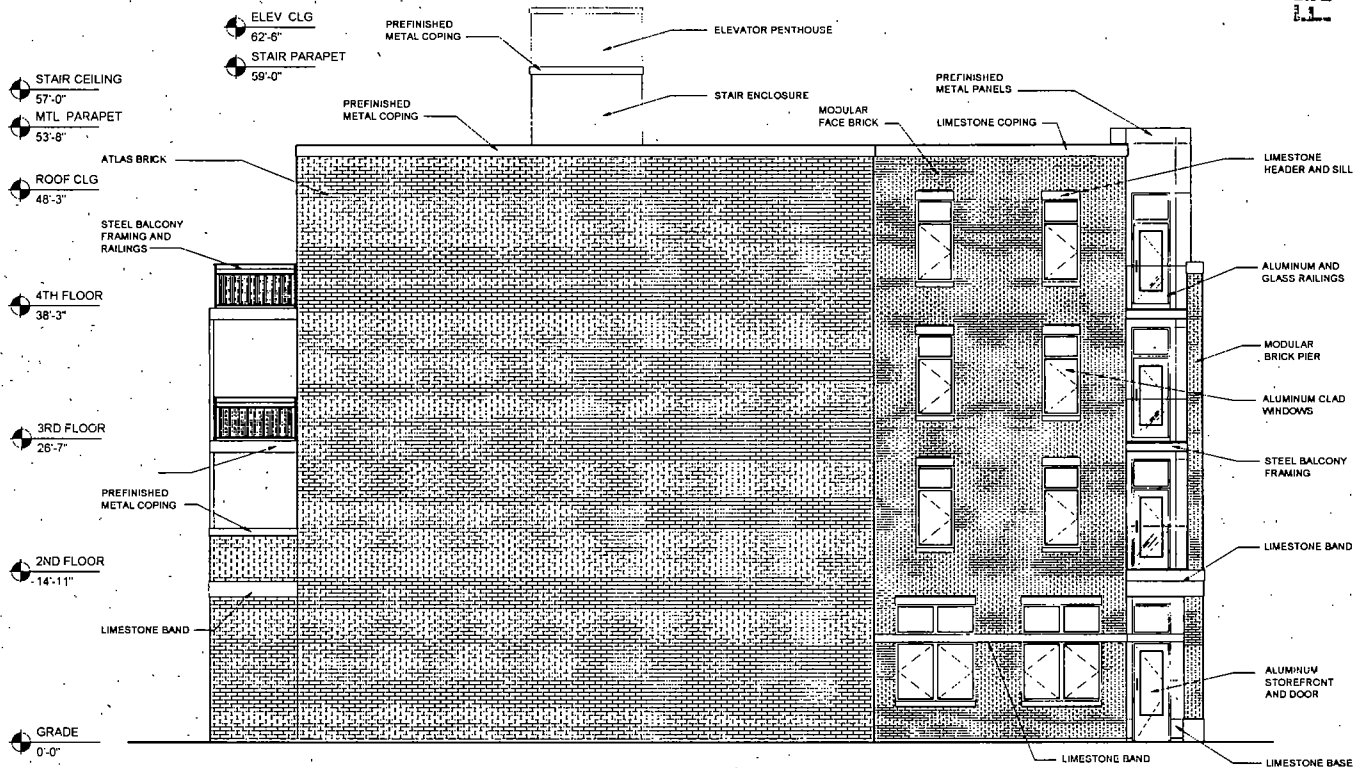


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VERSION
A2.2

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

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VERSION
A2.3