



City of Chicago



O2018-895

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 2/28/2018 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 3-I at 1514-1518 N Western Ave - App No. 19538T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

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 C2-1 Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 3-I in an area bound by

A line 192 feet North of and parallel to West LeMoyné Street, North Western Avenue,
a line 144 feet North of and parallel to West LeMoyné Street, the public alley next West
of and parallel to North Western Avenue

to those of a B2-3 Neighborhood Mixed Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1514-18 North Western Avenue, Chicago, IL.

FINAL FOR PUBLICATION

NARRATIVE

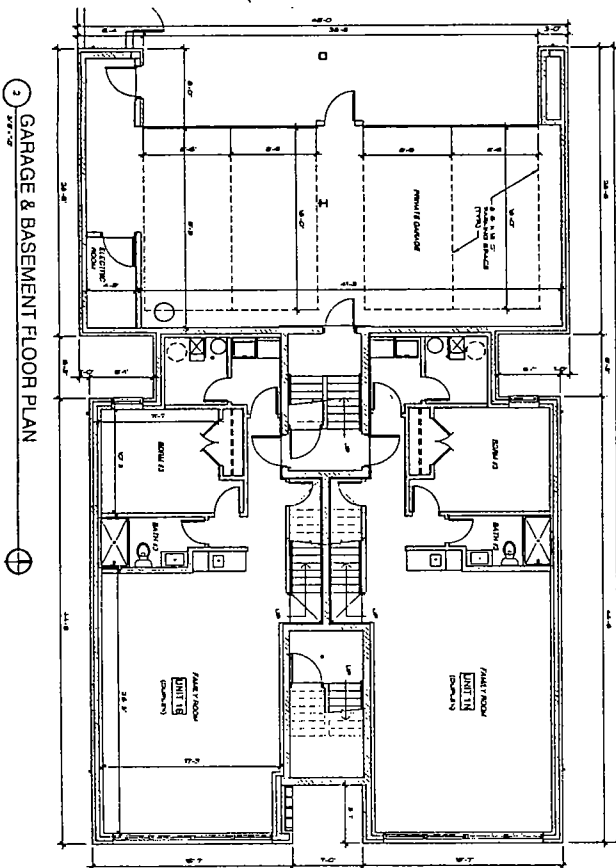
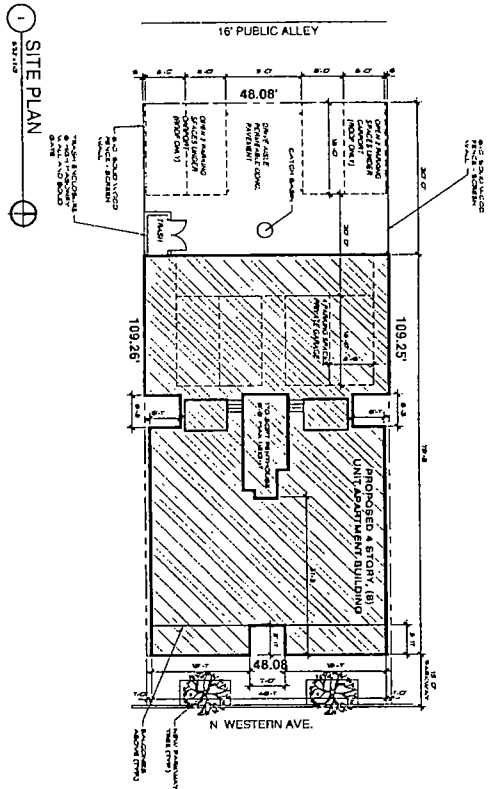
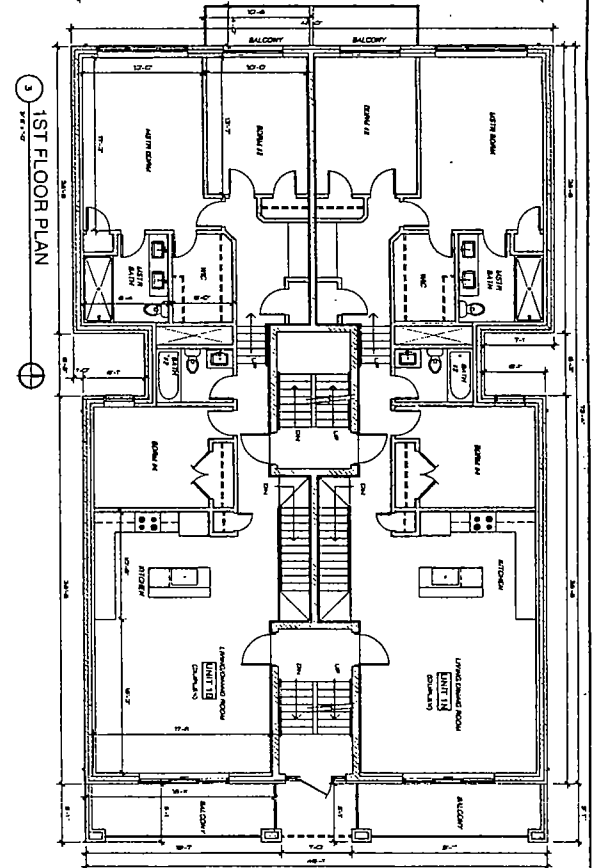
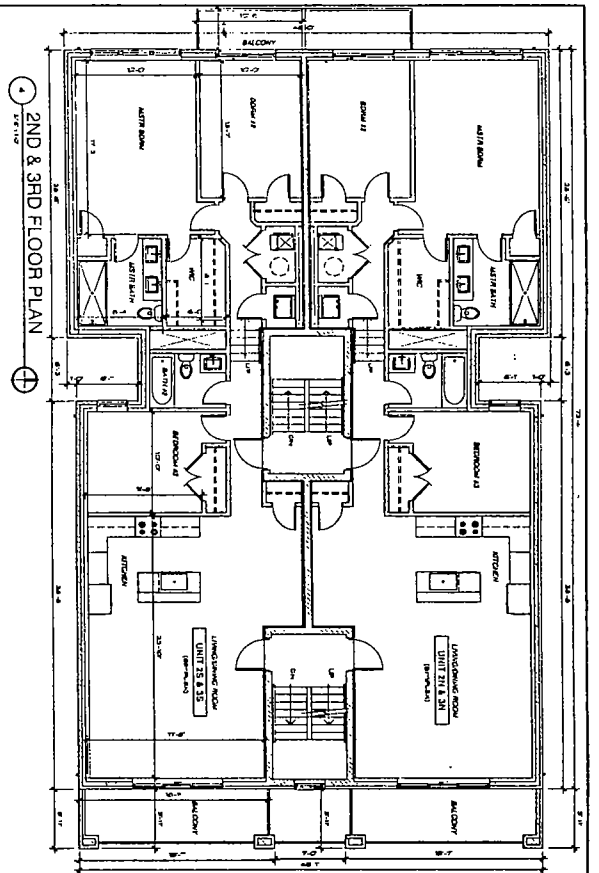
1514-18 NORTH WESTERN AVENUE

C2-1 to B2-3

In order to allow for the construction of a 4.5 story, 8 dwelling unit building 50 feet in height with 4 indoor parking spaces and 4 outdoor parking spaces with a carport.

| | |
|--------------------------|--------------------|
| | |
| FAR | 2.59 |
| Lot Area | 5,252 Square Feet |
| Building Area | 13,648 Square Feet |
| Building Height | 50 Feet |
| Maximum Floor Area Ratio | 260 Square Feet |
| Front Setback | Zero |
| Rear Setback | 38 Feet |
| West side Setback | 0.08 Feet |
| East side Setback | 0.08 Feet |
| Parking | 8 Spaces |

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

1/3

PRELIMINARY
DESIGN

| DATE | DESCRIPTION |
|------------|--------------------|
| 01/11/2011 | PRELIMINARY DESIGN |
| 02/11/2011 | REVISED DESIGN |
| 03/11/2011 | REVISED DESIGN |
| 04/11/2011 | REVISED DESIGN |
| 05/11/2011 | REVISED DESIGN |
| 06/11/2011 | REVISED DESIGN |
| 07/11/2011 | REVISED DESIGN |
| 08/11/2011 | REVISED DESIGN |
| 09/11/2011 | REVISED DESIGN |
| 10/11/2011 | REVISED DESIGN |
| 11/11/2011 | REVISED DESIGN |
| 12/11/2011 | REVISED DESIGN |

8UNIT APARTMENT BUILDING
 1514-16 N WESTERN AVENUE
 CHICAGO, ILL.

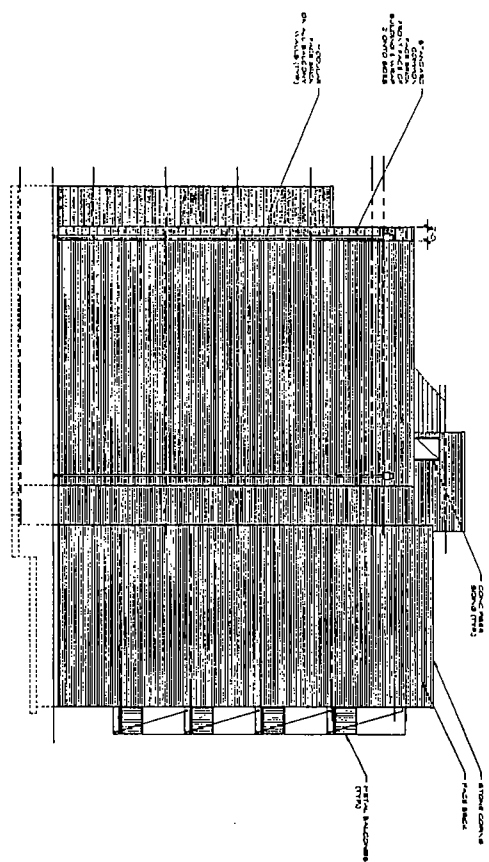
vari architects ltd
 604 North LaSalle Avenue
 Chicago, IL 60610
 312.555.4788

NOTES:
 1. THIS SET OF PLANS IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 4. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL.
 5. ALL ROOFS ARE 6" CONCRETE ON 4" GRAVEL.
 6. ALL EXTERIOR WALLS ARE 16" CONCRETE ON 4" GRAVEL.
 7. ALL EXTERIOR DOORS ARE 36" WIDE.
 8. ALL INTERIOR DOORS ARE 30" WIDE.
 9. ALL WINDOWS ARE 36" WIDE.
 10. ALL STAIRS ARE 36" WIDE.
 11. ALL ELEVATORS ARE 36" WIDE.
 12. ALL HALLWAYS ARE 36" WIDE.
 13. ALL BATHROOMS ARE 5'0" X 7'0".
 14. ALL KITCHENS ARE 8'0" X 10'0".
 15. ALL LIVING AREAS ARE 10'0" X 12'0".
 16. ALL BEDROOMS ARE 10'0" X 12'0".
 17. ALL CLOSETS ARE 4'0" X 6'0".
 18. ALL TERRACES ARE 4'0" X 6'0".
 19. ALL BALCONIES ARE 4'0" X 6'0".
 20. ALL PORCHES ARE 4'0" X 6'0".

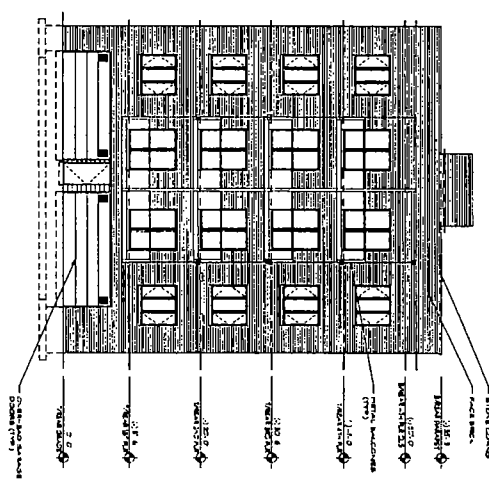
[illegible]

Architectural floor plan of a building. The plan shows a central staircase with a width of 8'-0" and a depth of 4'-0". The staircase is flanked by four rooms, each labeled "ROOM ABOVE STAIRS". The rooms are 10'-0" wide and 10'-0" deep. The overall dimensions of the building are 20'-0" wide and 20'-0" deep. The plan includes a note: "STAIRCASE 8'-0\"

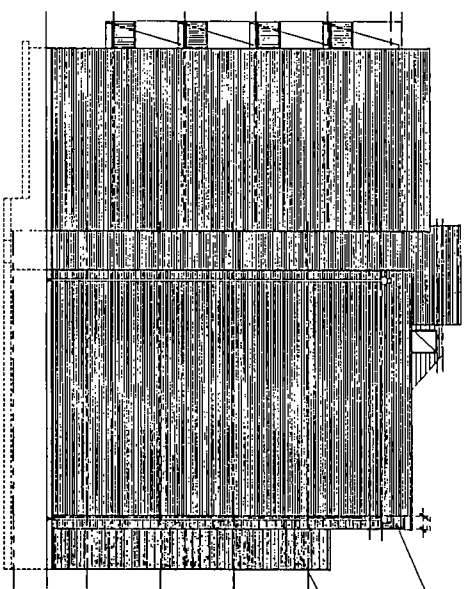
This is a detailed architectural floor plan of a three-story building. The plan is symmetrical around a central vertical axis. At the top, there are two balconies, each labeled 'BALCONY' and measuring 10'-0" wide. Below the balconies are two large bedrooms, each measuring 12'-0" by 12'-0". The central part of the plan features a large living area with a fireplace, a dining room, and a kitchen. The kitchen includes a sink, stove, and refrigerator. The living area has a large window and a fireplace. The dining room is adjacent to the kitchen. The central corridor leads to a large stairwell with multiple staircases. The bottom part of the plan shows two more bedrooms, each measuring 12'-0" by 12'-0", and a large living area with a fireplace. The overall dimensions of the building are 36'-0" wide by 48'-0" deep. The plan includes numerous details such as doors, windows, and furniture placement.



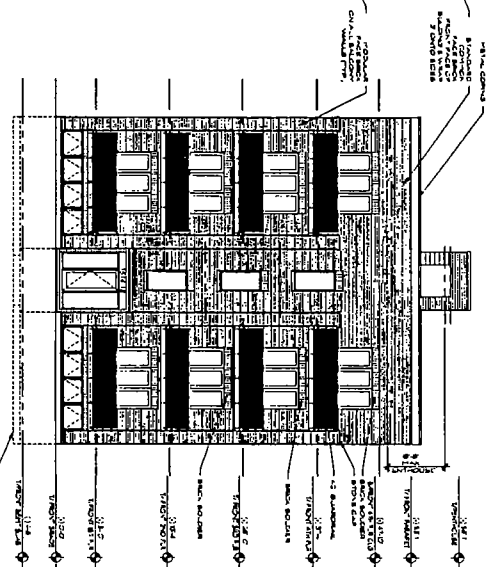
1 RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT SIDE ELEVATION
1/4" = 1'-0"



4 FRONT ELEVATION
1/4" = 1'-0"