



City of Chicago



SO2018-4937

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/27/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-H at 2342 W Foster Ave - App No. 19716T1
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 **B1-2 Neighborhood Shopping District**, as shown on Map 13-H in the area bounded by:

West Foster Avenue, a line 126.42 feet East of and parallel to North Western Avenue, the alley North of and parallel to West Foster Avenue; and a line 156.42 feet East of North Western Avenue.

To those of **RM-4.5 Residential Multi-Unit District**

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2342 West Foster Avenue, Chicago, Illinois

**SUBSTITUTE
NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
2342 WEST FOSTER AVENUE**

The Application is to change zoning for 2342 West Foster Avenue from B1-2 Neighborhood Shopping District to RM-4.5 Residential Multi-Unit District. The Applicant intends to construct a three-story building with basement, consisting of three dwelling units. There will be three garage parking spaces. The footprint of the building shall be approximately 24 feet by 70 feet in size. The building height shall be 45 feet high, as defined by City Code.

LOT AREA: 3,745 SQUARE FEET

FLOOR AREA RATIO: 1.38

BUILDING AREA: 5,163 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,248.33 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET GARAGE PARKING SPACES PROVIDED.

FRONT SETBACK: 15 FEET

REAR SETBACK: 39 FEET 10 INCHES

SIDE SETBACK: 3 FEET (EAST) 3 FEET (WEST)

REAR YARD OPEN SPACE: 352 SQUARE FEET

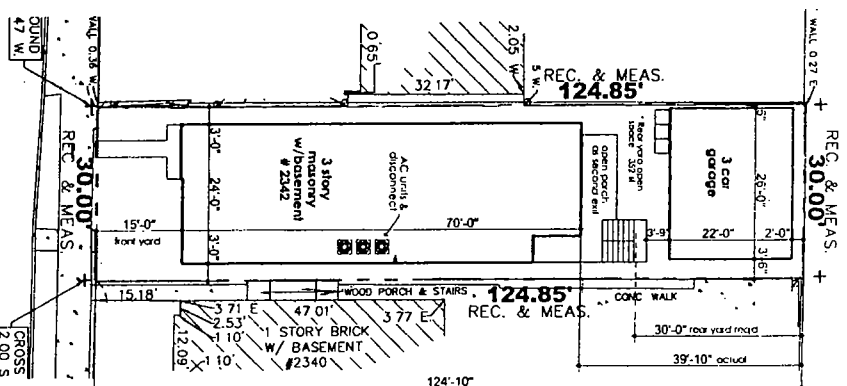
BUILDING HEIGHT: 45 FEET

FINAL FOR PUBLICATION

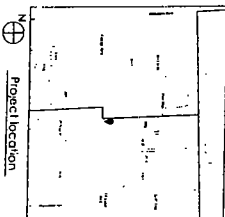
16 FT. PUBLIC ALLEY (CONCRETE)

W. FOSTER AVE.

Architectural Site Plan



Zoning & Building data
 Zoning: Chicago 81-2
 FAR: 10.1231 8120 ft



3 STORY 3 DWELLING
 UNITS BUILDING W/
 BASEMENT
 2342 FOSTER AVENUE
 CHICAGO, ILLINOIS

LEADER ARCHITECTS

LEADER ARCHITECTS
 1615 N. LAKE STREET
 CHICAGO, IL 60610

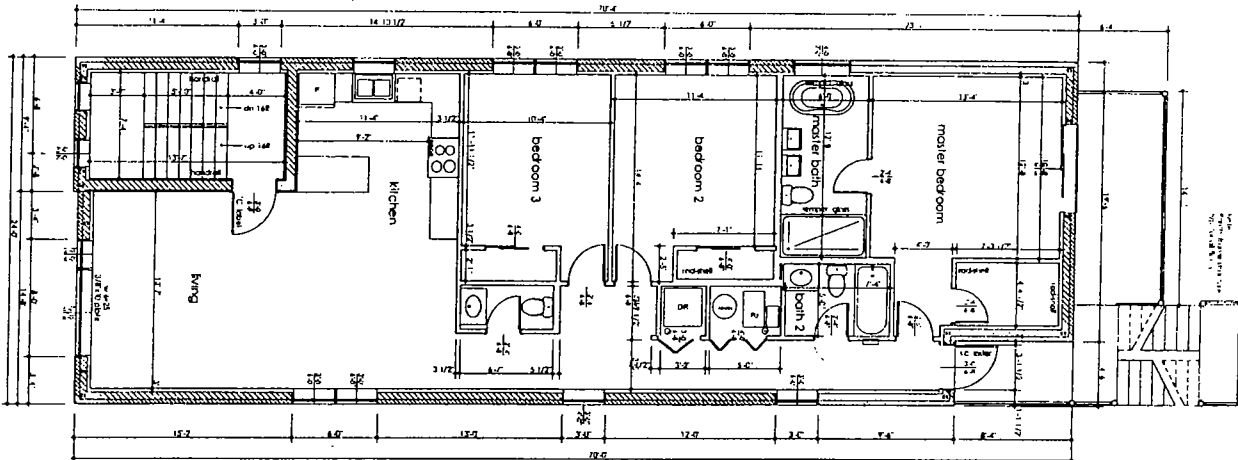
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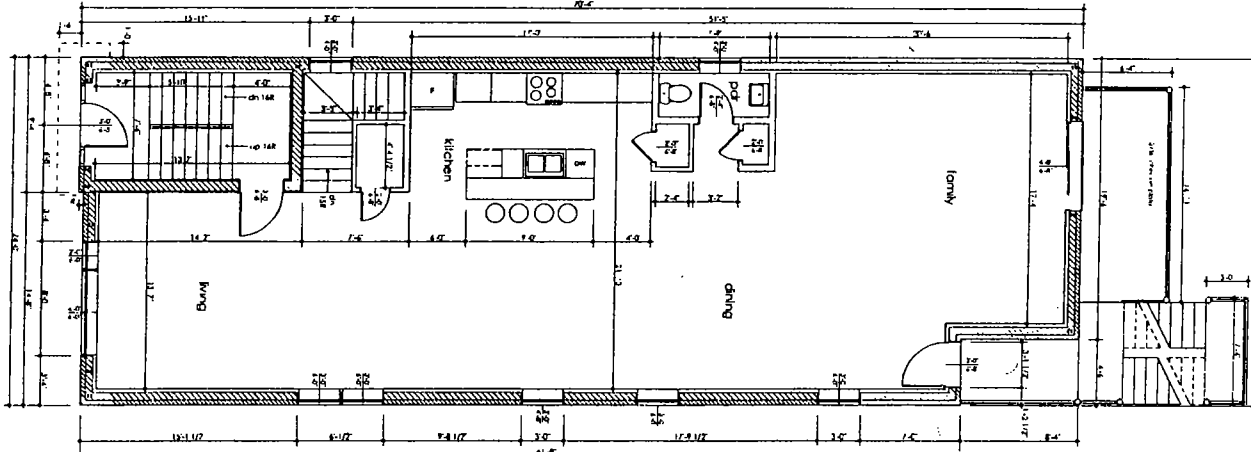
Figure 1
 A-1

FINAL FOR PUBLICATION

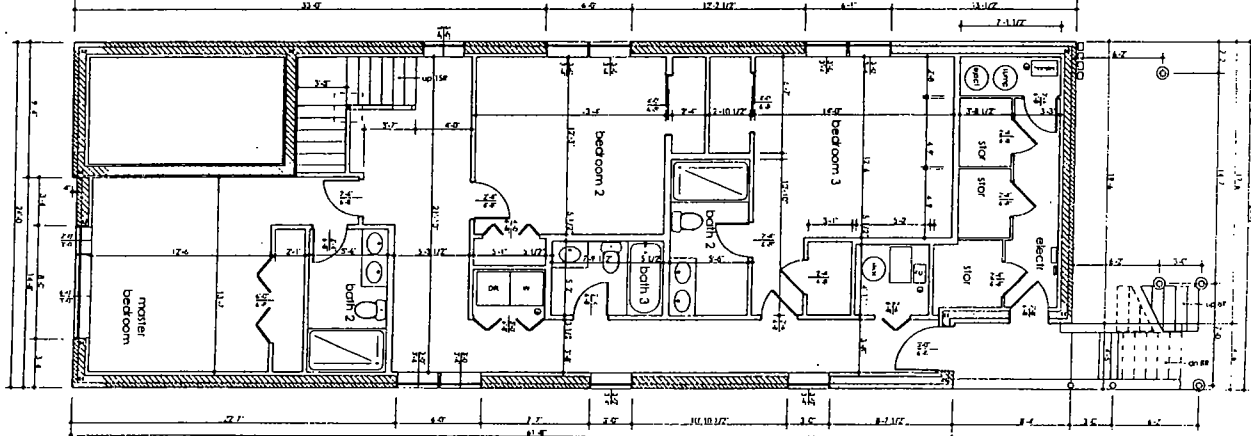
Second Floor Plan



First Floor Plan



Basement Plan



A-3

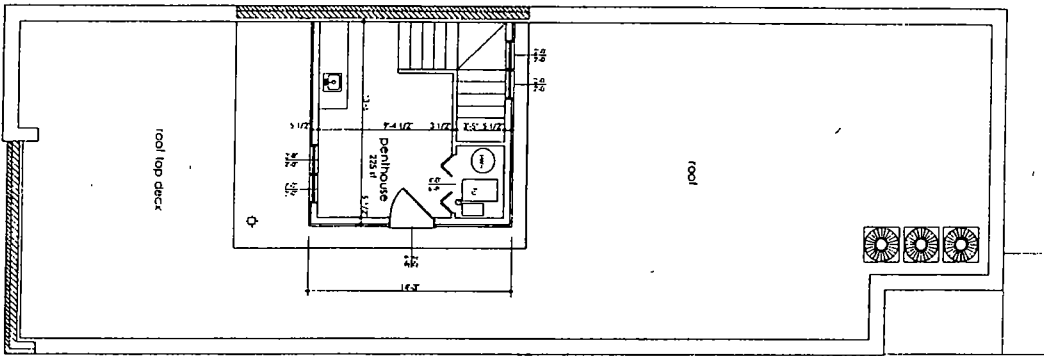
3 STORY 3 DWELLING
UNITS BUILDING W/
BASEMENT
2342 FOSTER AVENUE
CHICAGO, ILLINOIS



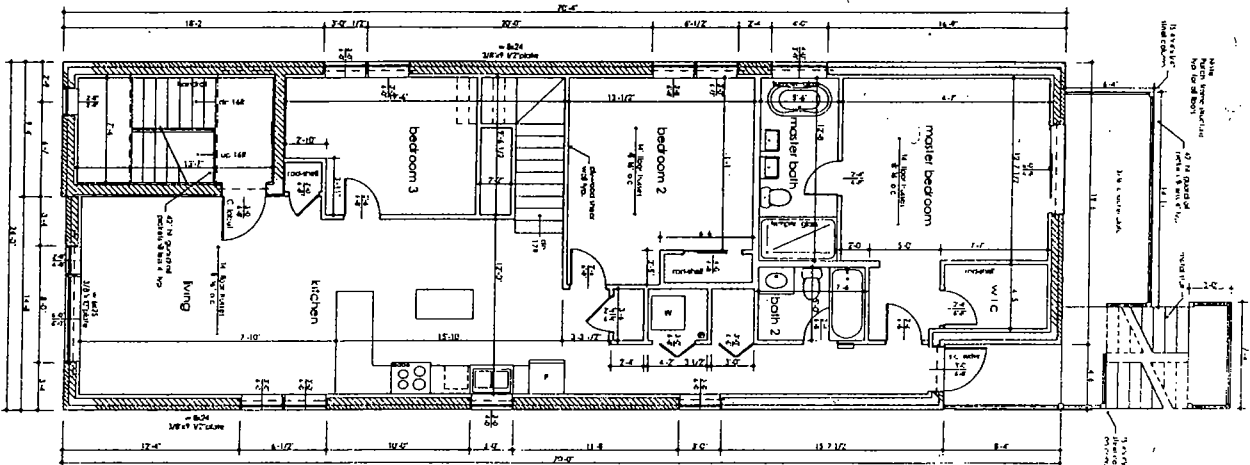
LEADER ARCHITECTS
1171 S. HENRY STREET
CHICAGO, ILLINOIS 60607
TEL: 312-555-5555
FAX: 312-555-5555

Scale: 1/8" = 1'-0"

FINAL FOR PUBLICATION

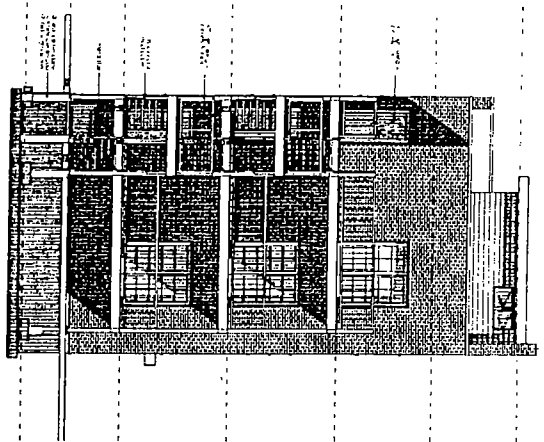


Roof plan
SCALE 1/8" = 1'-0"

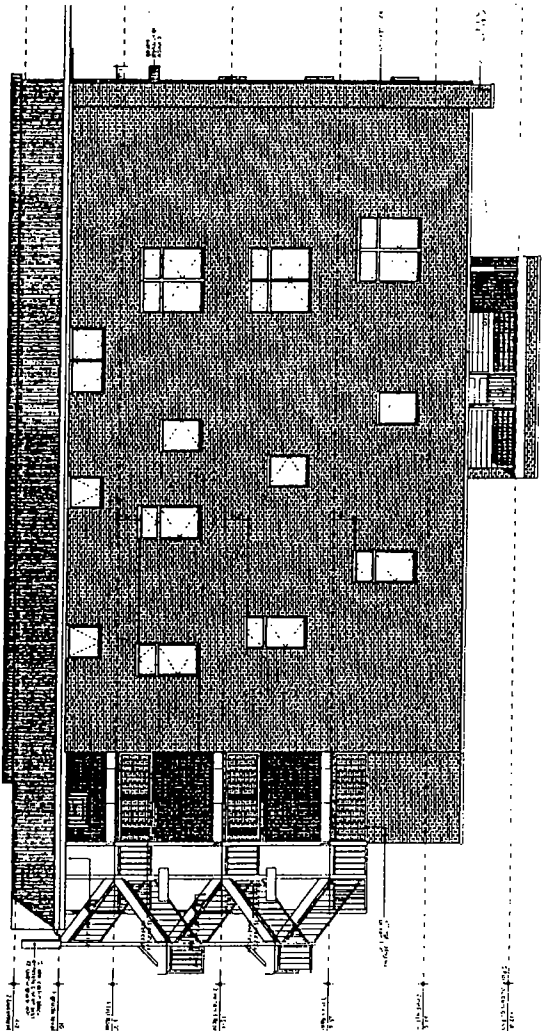


Third Floor Plan
SCALE 1/8" = 1'-0"

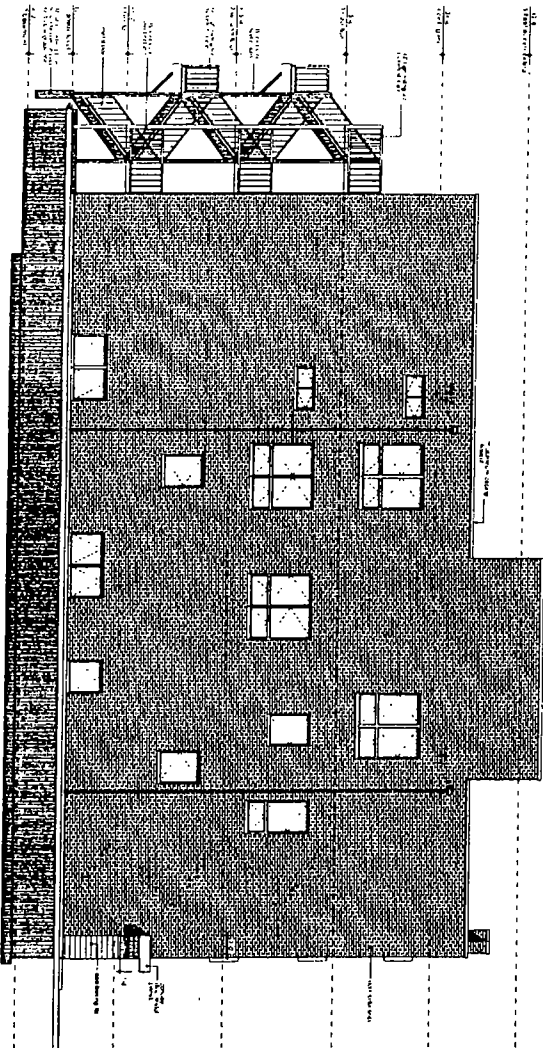
<p>3 STORY 3 DWELLING UNITS BUILDING W/ BASEMENT</p> <p>2342 FOSTER AVENUE CHICAGO *** ILLINOIS</p>	<p>LEADER ARCHITECTS</p> <p>LEADER ARCHITECTS</p>	<p>eco design Ltd</p> <p>LEADER ARCHITECTS</p>	<p>3 STORY 3 DWELLING UNITS BUILDING W/ BASEMENT</p> <p>2342 FOSTER AVENUE CHICAGO *** ILLINOIS</p>
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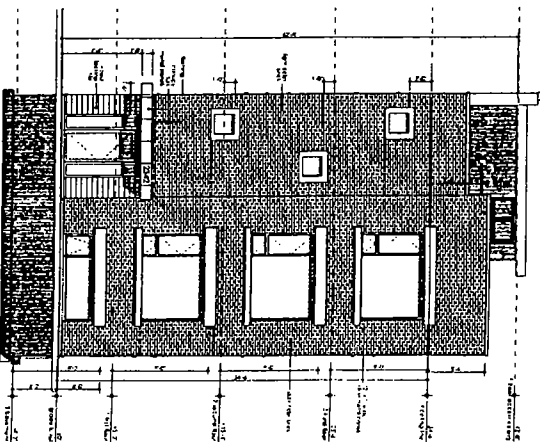
○ Rear Elevation
FOOTING - 1/2"



○ Right Elevation
FOOTING - 1/2"



○ Left Elevation
FOOTING - 1/2"



○ Front Elevation
FOOTING - 1/2"