



City of Chicago



O2021-328

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/27/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 2101-2103 W Chicago Ave App No. 20600T1
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 C1-2, Neighborhood Commercial District symbols as shown on Map No. 1-H in the area bounded by:

West Chicago Avenue; North Hoyne Avenue; the public alley next south of and parallel to West Chicago Avenue; and a line 49.50 feet west of and parallel to North Hoyne Avenue.

To those of a C1-3, Neighborhood Commercial District

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

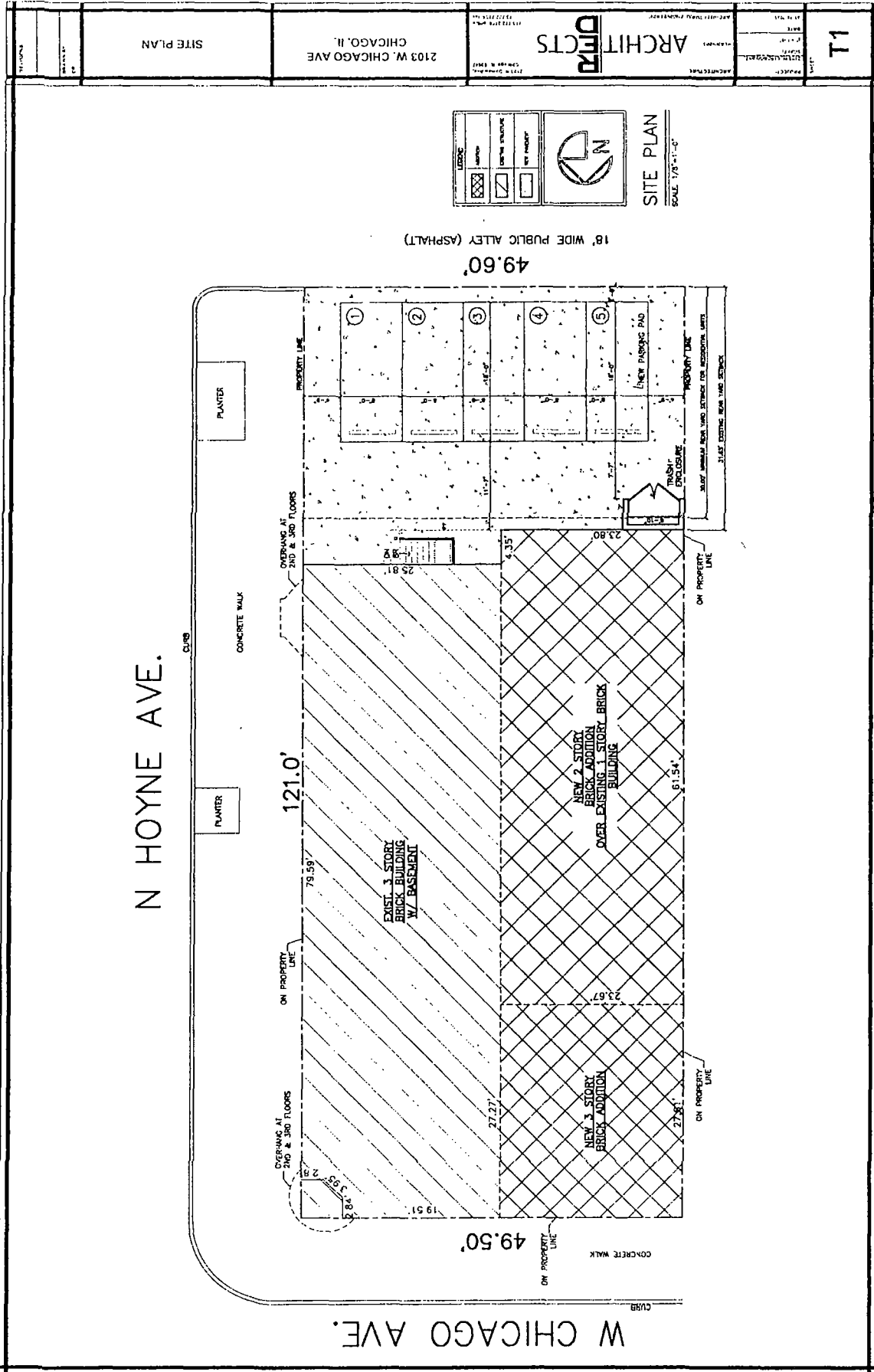
Common address of property: 2101-03 West Chicago Avenue, Chicago

**NARRATIVE AND PLANS FOR A FOR TYPE 1 REZONING FOR
2101-03 WEST CHICAGO AVENUE, CHICAGO**

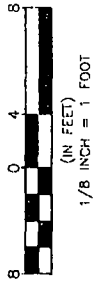
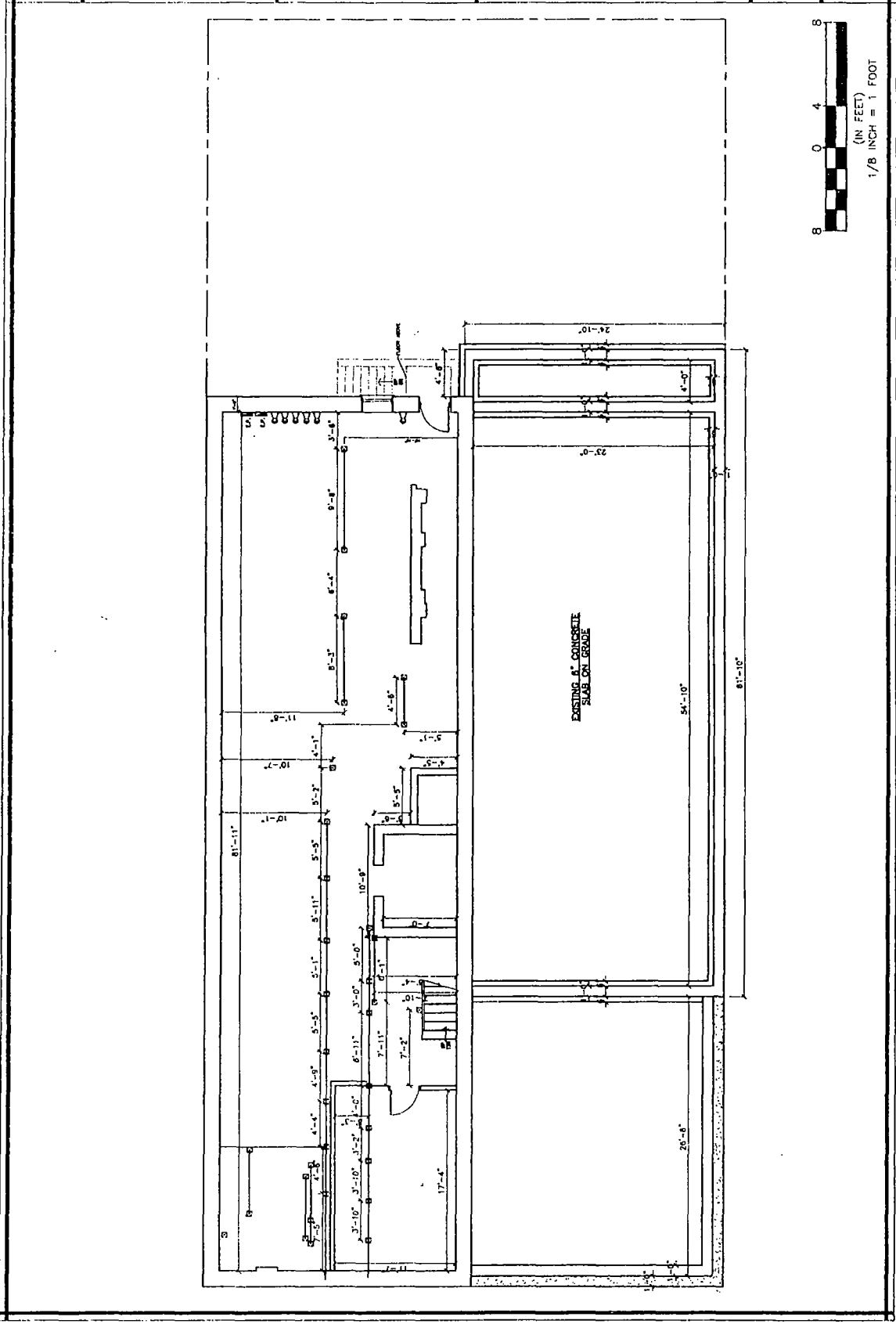
The subject property is currently improved with a partial one story and partial three-story, mixed-use building with 4 dwelling units at the front of the property and a residential building with one dwelling unit at the rear of the property. The Applicant proposes to build an upper story addition over the one-story portion of the front building and establish 3 new dwelling units within the proposed addition for a total of 7 dwelling units at the property. The rear building will be demolished and replaced with 5 parking spaces. The Applicant needs a zoning change in order to comply with the minimum lot area per dwelling unit and the maximum floor area requirements of the Ordinance.

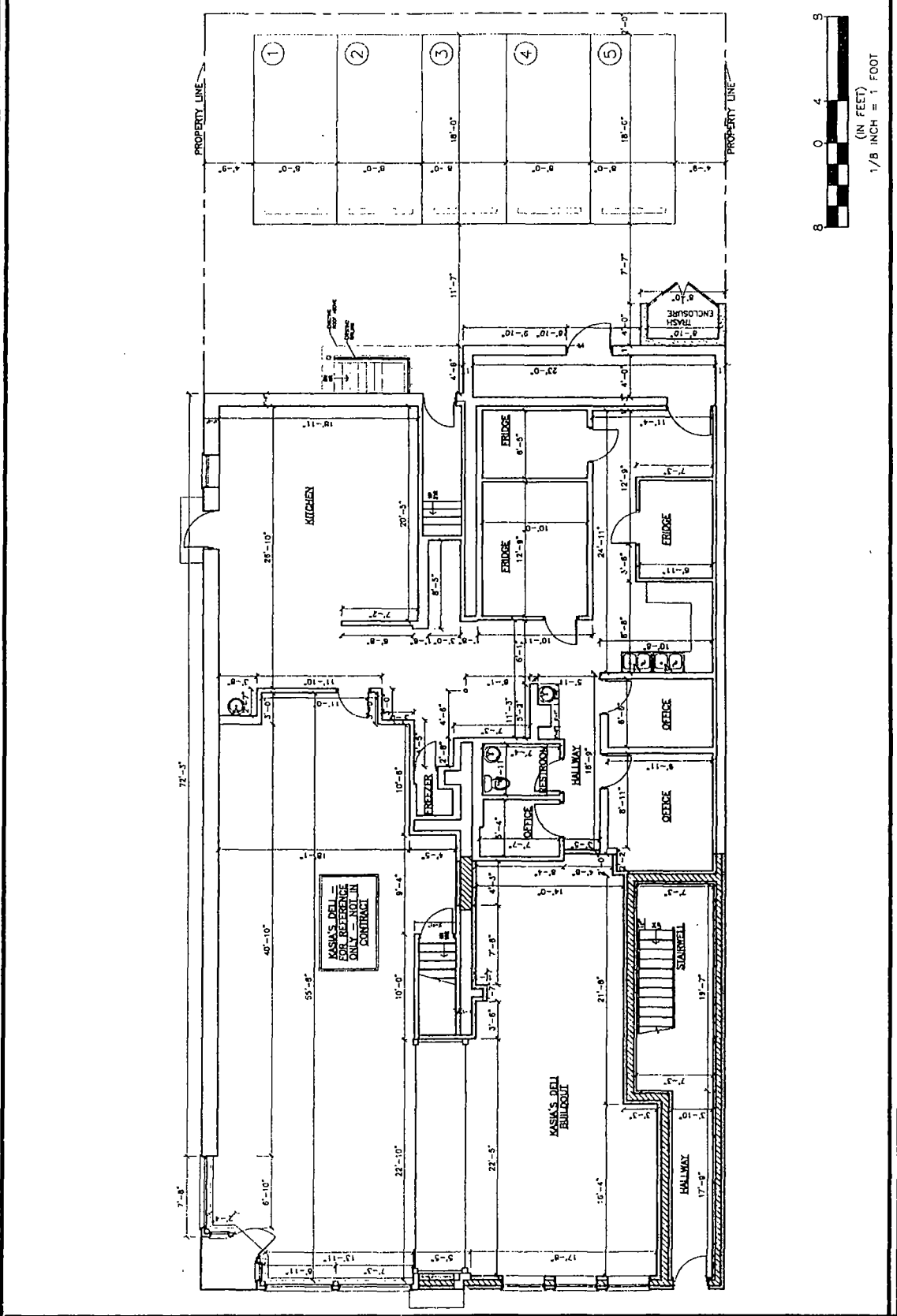
Project Description:	Zoning Change from a C1-2, Neighborhood Commercial District to a C1-3, Neighborhood Commercial District
Use:	Mixed-Use Building with commercial unit on the ground floor and 7 dwelling units on the upper floors
Floor Area Ratio:	2.24
Lot Area:	5,996 Square Feet
Building Floor Area:	13,449 Square Feet
Density:	856 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 5
Set Backs:	Front: 0' Side: 0' east side and 0' west side Rear: 31.65'
Building height:	47'-1"

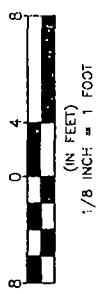
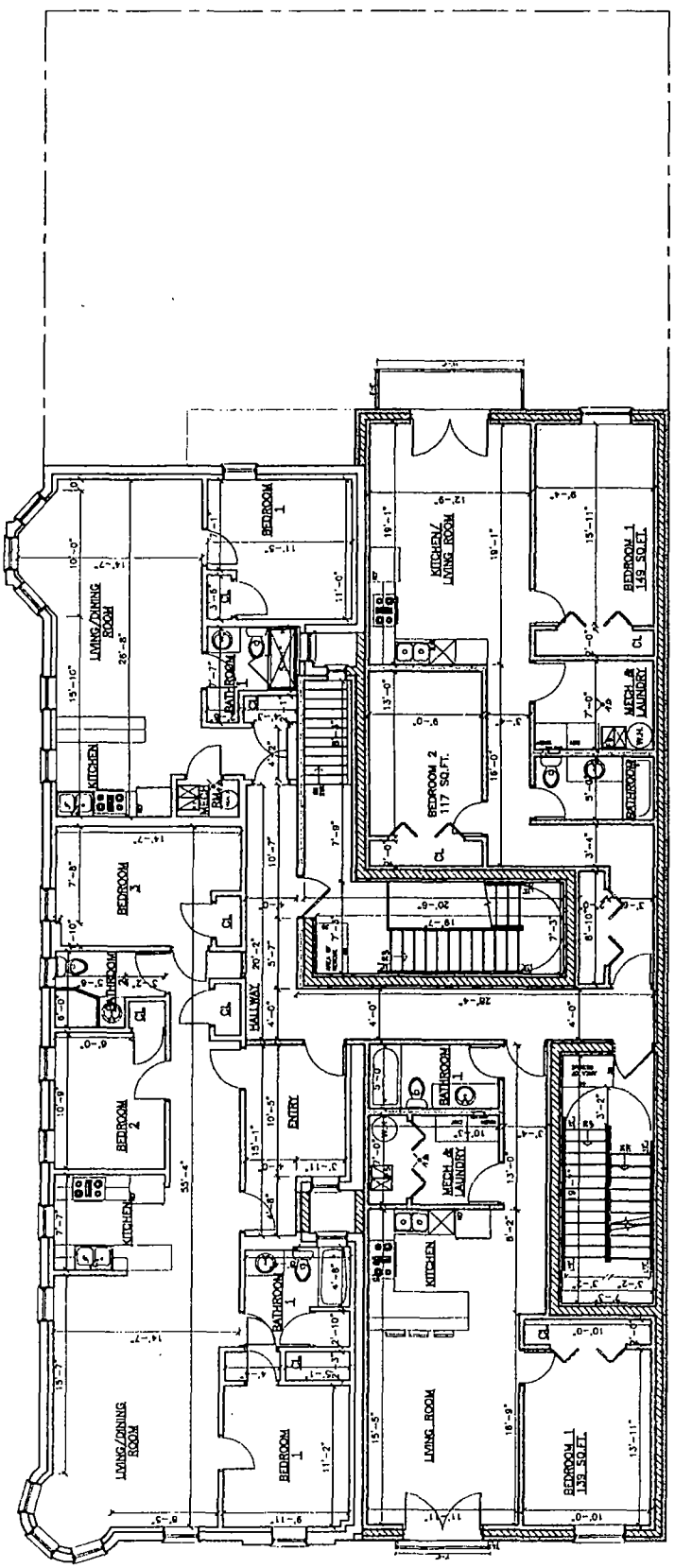
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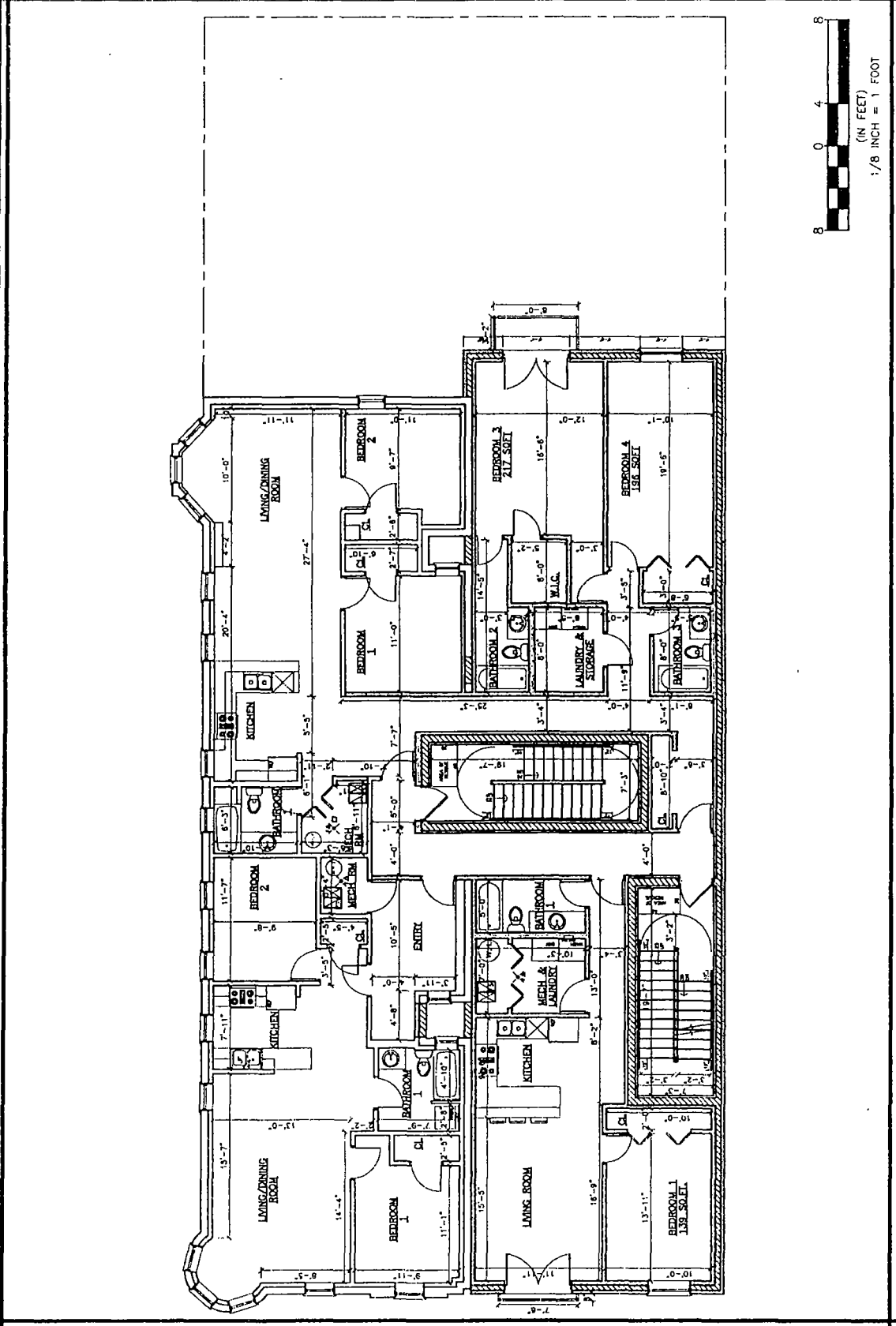


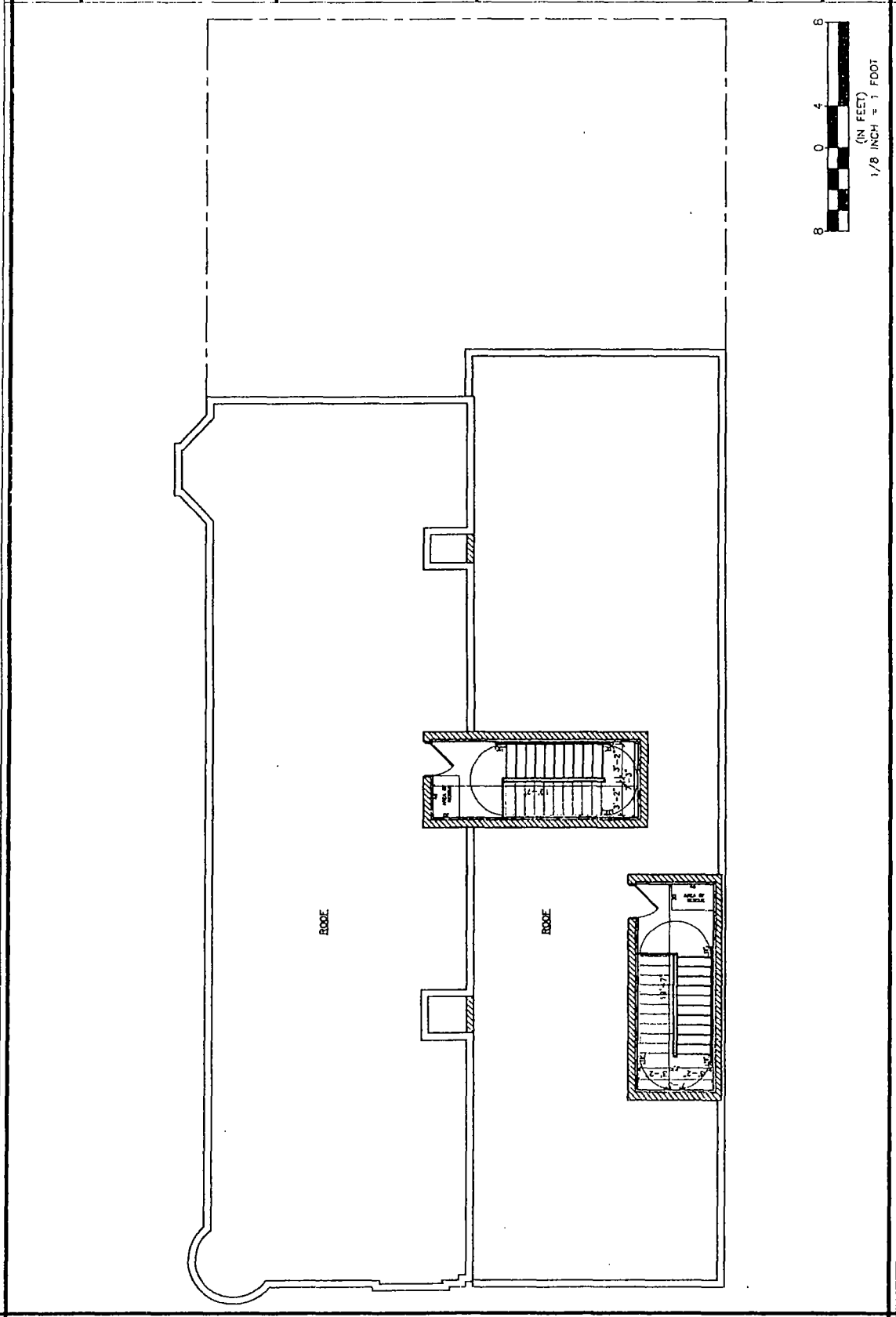
ZONING REQUIREMENTS	BUILDING SPECIFICATIONS
ZONING	C1-3
LOT AREA	49.5' x 121' = 5,996 S.F.
F.A.R.	5,996 x 3.0 = 17,988 S.F. BASEMENT (does not count) = 2,103 S.F. FIRST FLOOR = 4,293 S.F. SECOND FLOOR = 4,351 S.F. THIRD FLOOR = 4,351 S.F. ROOF TOP ACCESS = 454 S.F. TOTAL = 13,449 S.F. PROPOSED FAR = 2.24
BUILDING HEIGHT	47'-1" (B/ ROOF ACCESS CEILING)
SETBACKS	FRONT: NONE REAR: 30' DWELLING UNIT 16' COMMERCIAL UNIT SIDE: NONE FRONT: 0' REAR: 31'.65" COMMERCIAL (EXISTING) 31'.65" DWELLING UNITS SIDE: 0' E SIDE 0' W SIDE
LOT AREA PER UNIT	5,996 / 400 SF = 14.99 DWELLING UNITS 7 TOTAL DWELLING UNITS 3 NEW DWELLING UNITS



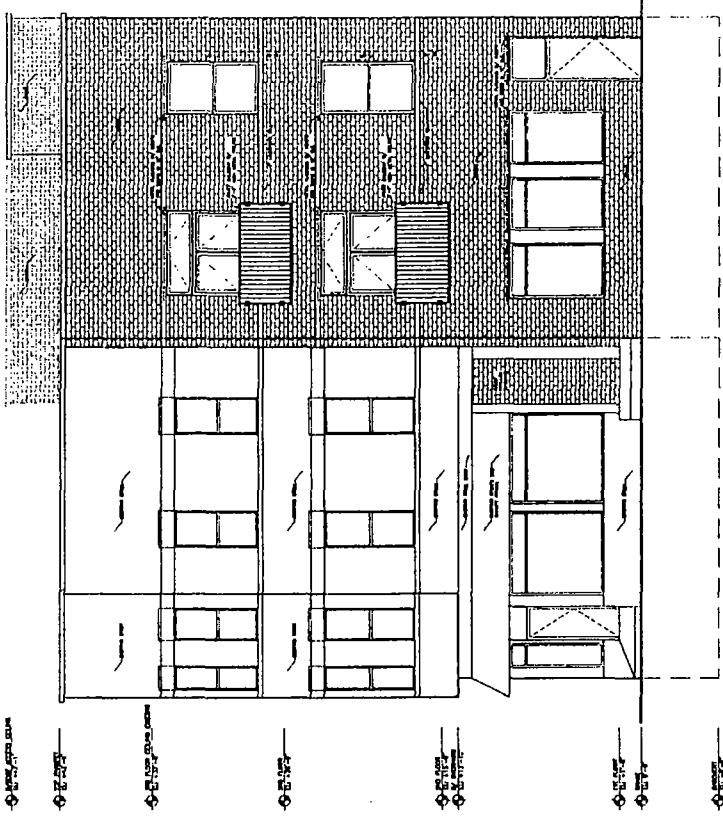




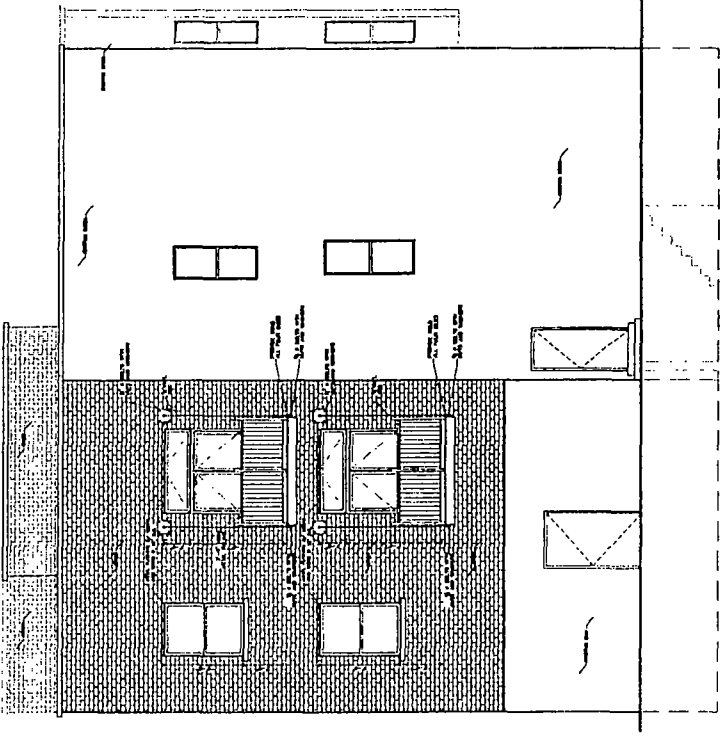




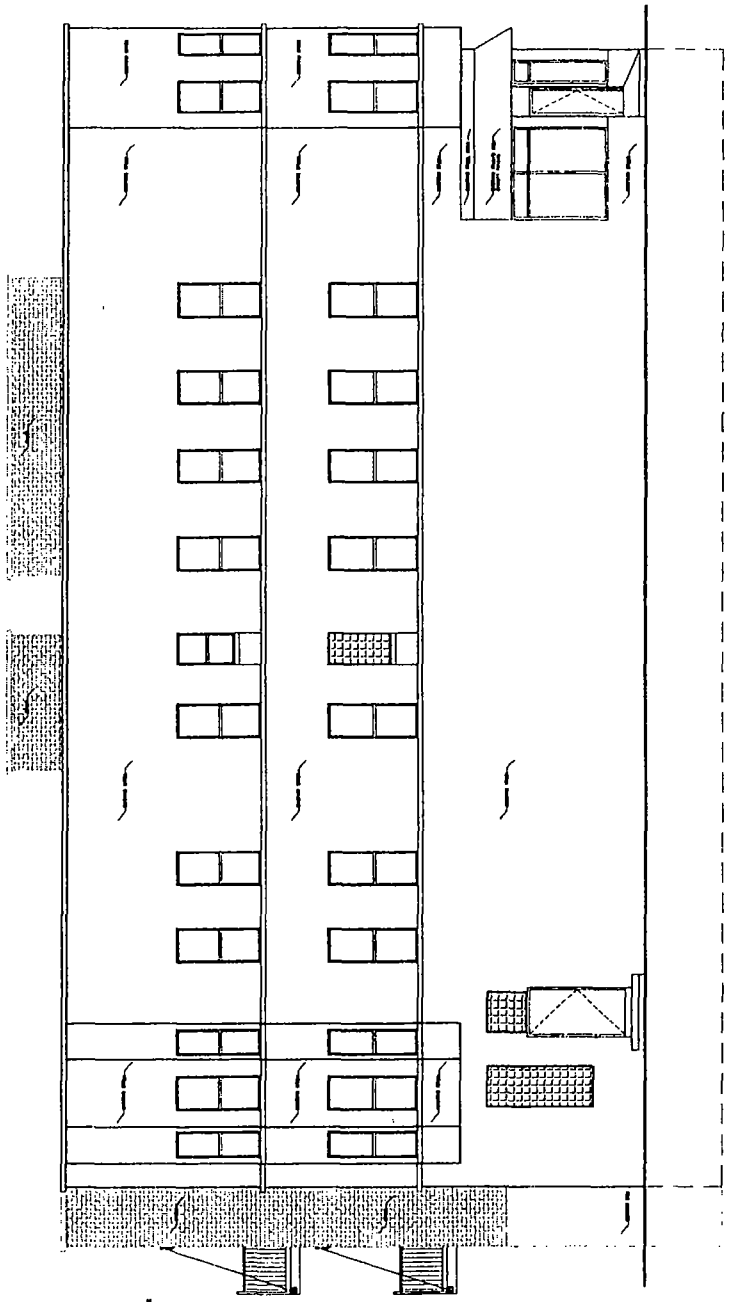
PROJECT: ARCHITECTURAL ENGINEERING	DATE:	PROJECT: ARCHITECTURAL ENGINEERING	2103 W. CHICAGO AVE CHICAGO, IL	ARCHITECT: DEER ARCHITECTS	2103 W. CHICAGO AVE CHICAGO, IL 60646
	SCALE:				
A6		PROPOSED ELEVATIONS			



NORTH ELEVATION



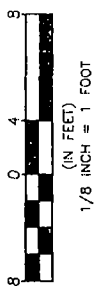
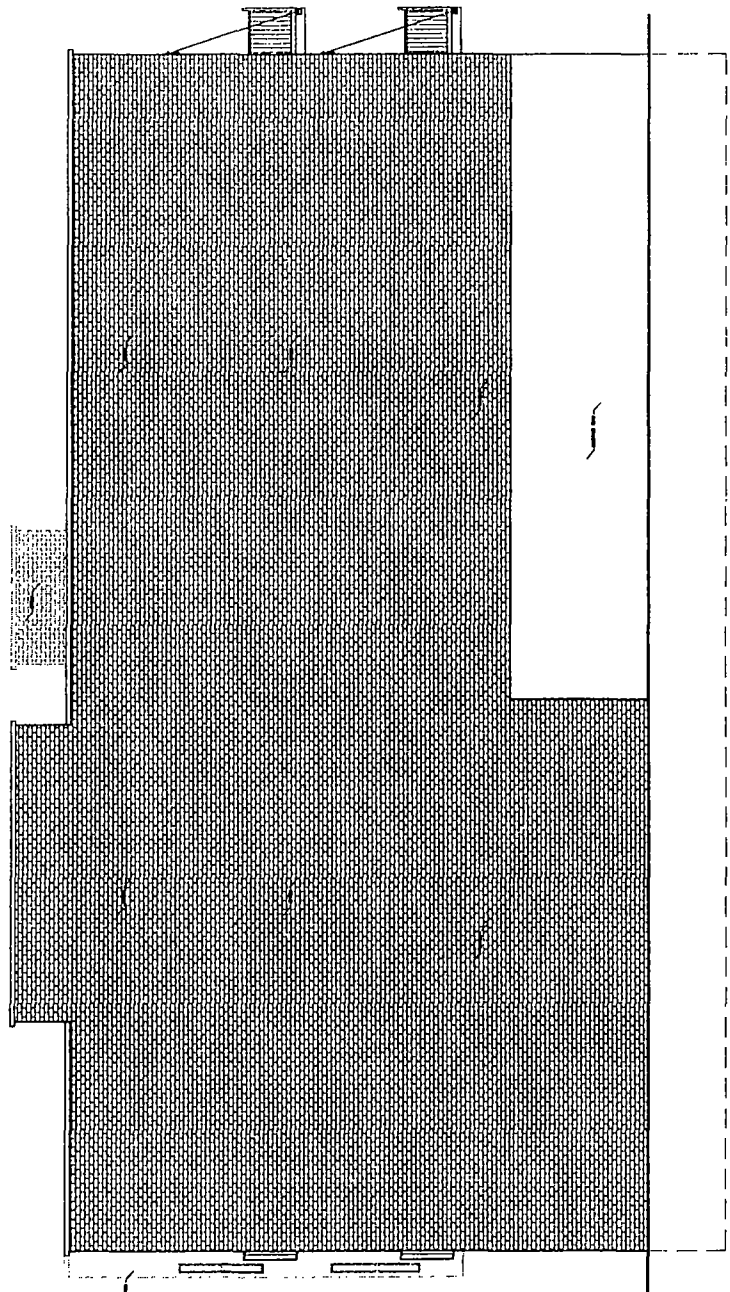
SOUTH ELEVATION



EAST ELEVATION



PROJECT NO. 15-001 DATE 11/11/2015 DRAWN BY J. SMITH CHECKED BY M. SMITH	ARCHITECTS 2103 W. CHICAGO AVE. CHICAGO, IL	PROPOSED ELEVATIONS	SHEET NO. 15-001-01 TOTAL SHEETS 01	A8
				PROJECT NO. 15-001 DATE 11/11/2015 DRAWN BY J. SMITH CHECKED BY M. SMITH



WEST ELEVATION

- 1. FINISH BRICK
- 2. FINISH BRICK
- 3. FINISH BRICK
- 4. FINISH BRICK
- 5. FINISH BRICK
- 6. FINISH BRICK
- 7. FINISH BRICK
- 8. FINISH BRICK