



City of Chicago



SO2021-633

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 26-H at 10921-10931 S Western Ave - App No. 20633T1
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 the current RS-1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 26-H in the area bounded by:

a line 196.70 feet south of and parallel to West 109th Street; a line 265.00 feet east of and parallel to South Western Avenue; a line 290.51 feet south of and parallel to West 109th Street; and South Western Avenue

to those of a C1-2 Neighborhood Commercial District.

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

Address: 10921 – 31 South Western Avenue

SUBSTITUTE NARRATIVE AND PLANS

10921 – 31 South Western Avenue

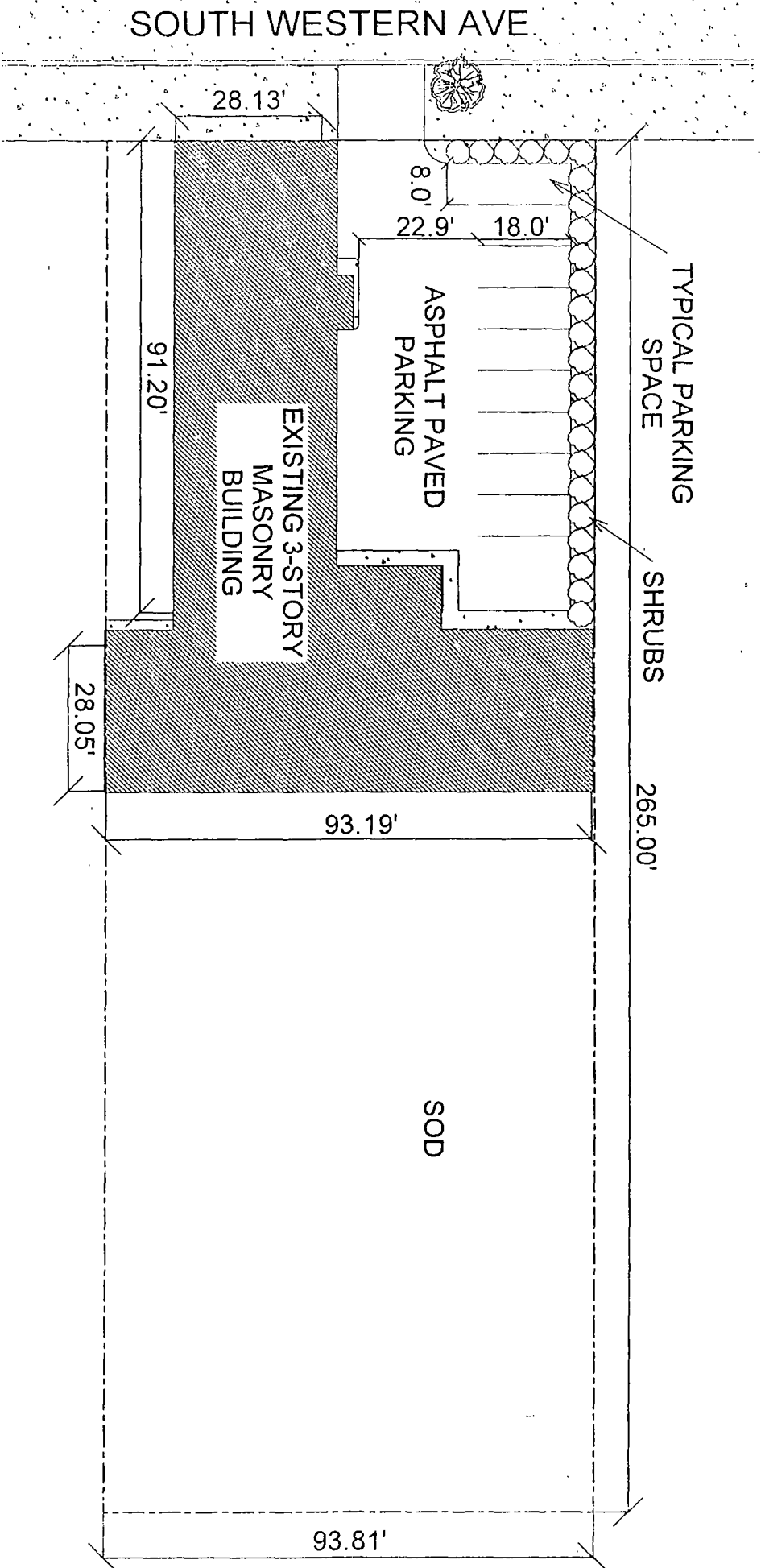
TYPE I REGULATIONS

Narrative: The subject property measures 24,857 square feet and is improved with a three-story building containing 20 residential dwelling units, approximately 1,000 square feet of ground floor commercial space, 9 automobile parking spaces and no loading berth. The Applicant proposes to rezone the property in order to allow for an interior remodeling for Personal Service as a ground floor commercial use. No other changes to the current, mixed-use building are proposed. The height of the building will remain at 27 feet 4 inches.

Lot Area:	24,857 square feet
FAR:	0.65
Gross Floor Area:	16,157 square feet
Residential Dwelling Units:	20
MLA:	1,242.85 square feet
Height:	27 feet 4 inches
Automobile Parking:	9
Loading:	0
Existing Setbacks:	
Front (Western Avenue):	0
North Side:	0
South Side:	0
Rear Side (alley):	0

A set of drawings is attached with this Application.

Final for Publication



SITE PLAN

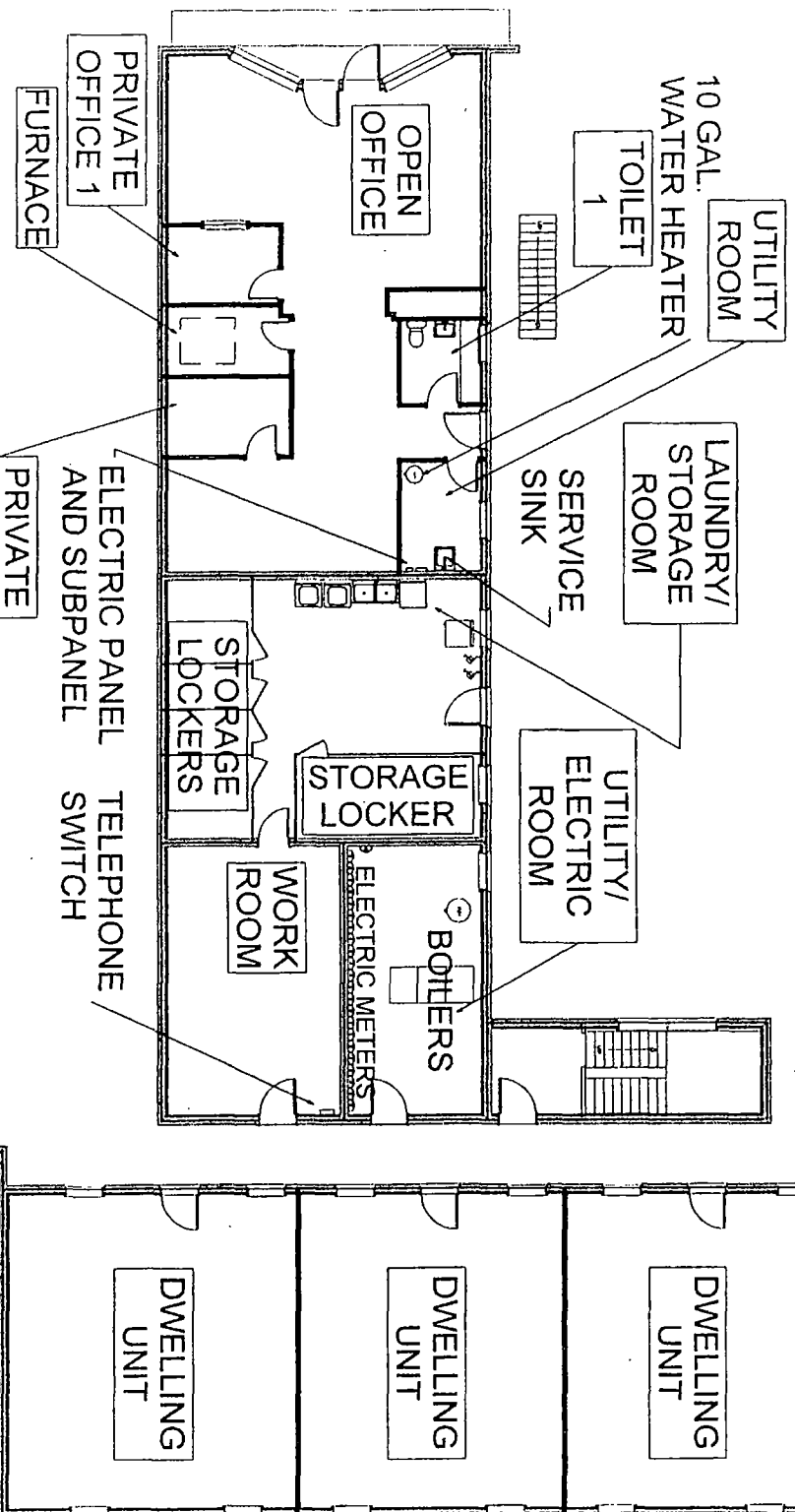
1"=30.0'



EXISTING CONDITIONS
10921-10931 S. WESTERN AVE.
CHICAGO, IL 60643

ROBERT N. FRIEDMAN
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9438 N. KEELER AVE.
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CELL PHONE (847) 293-2421

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1ST FLOOR PLAN

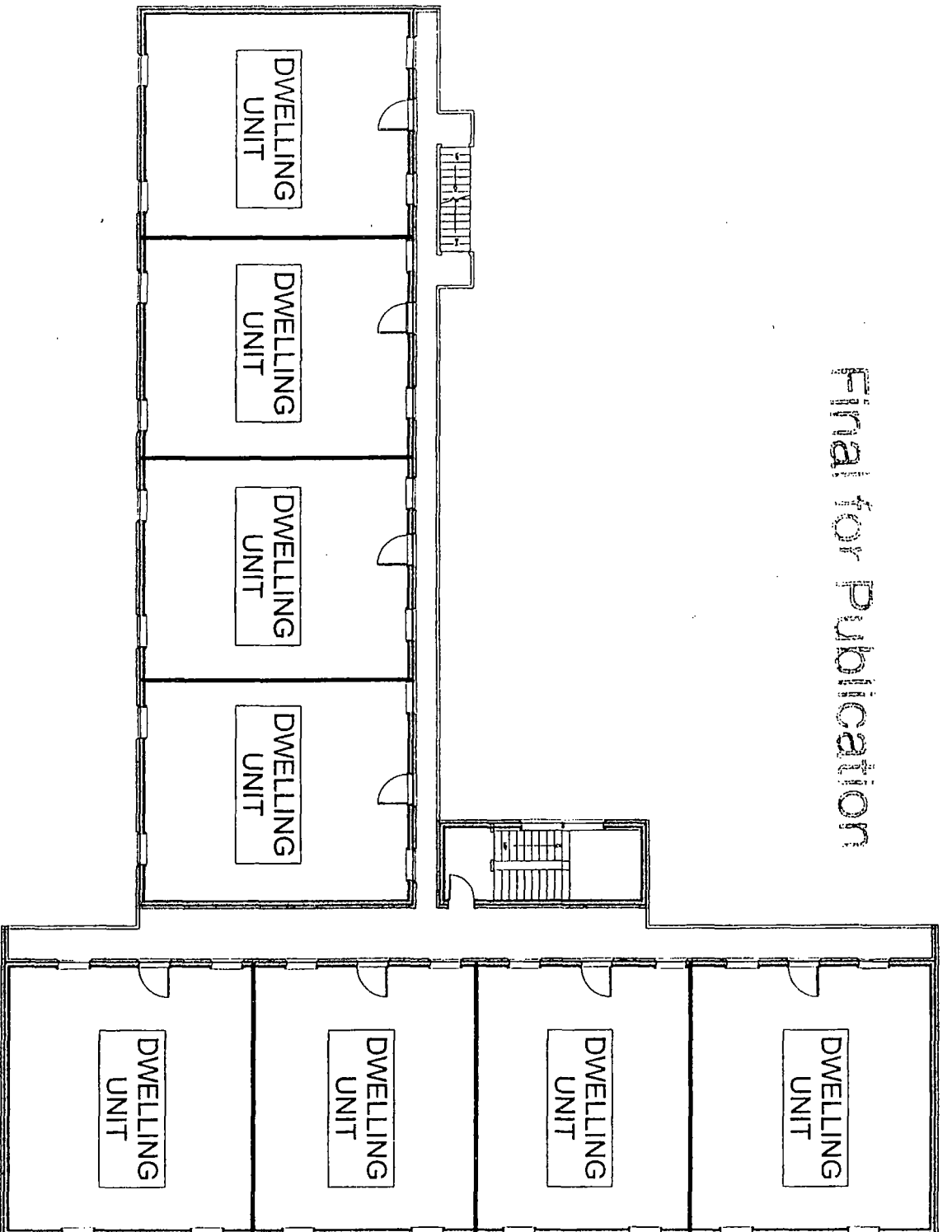
1/16"=1'-0"



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2ND FLOOR PLAN

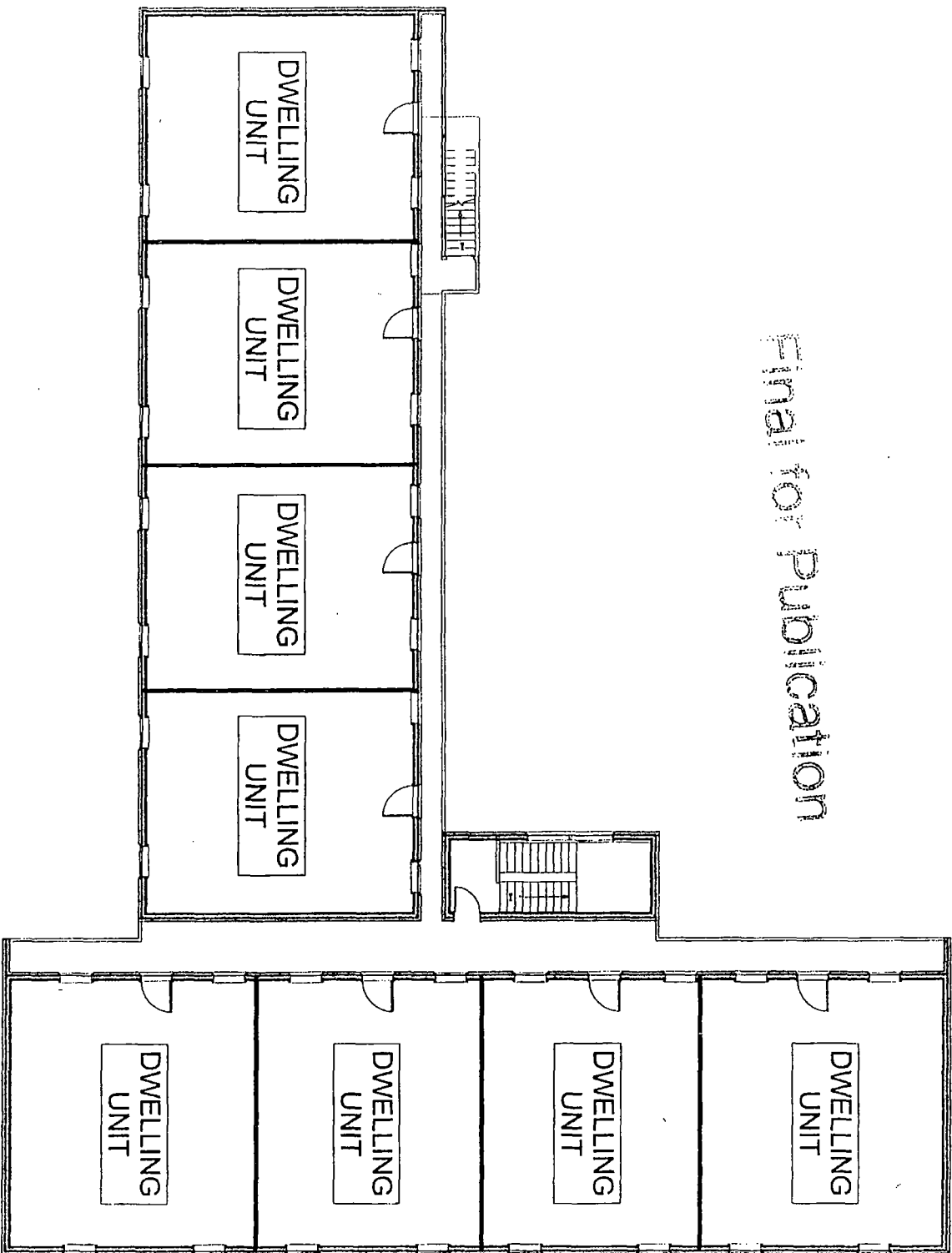
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3RD FLOOR PLAN

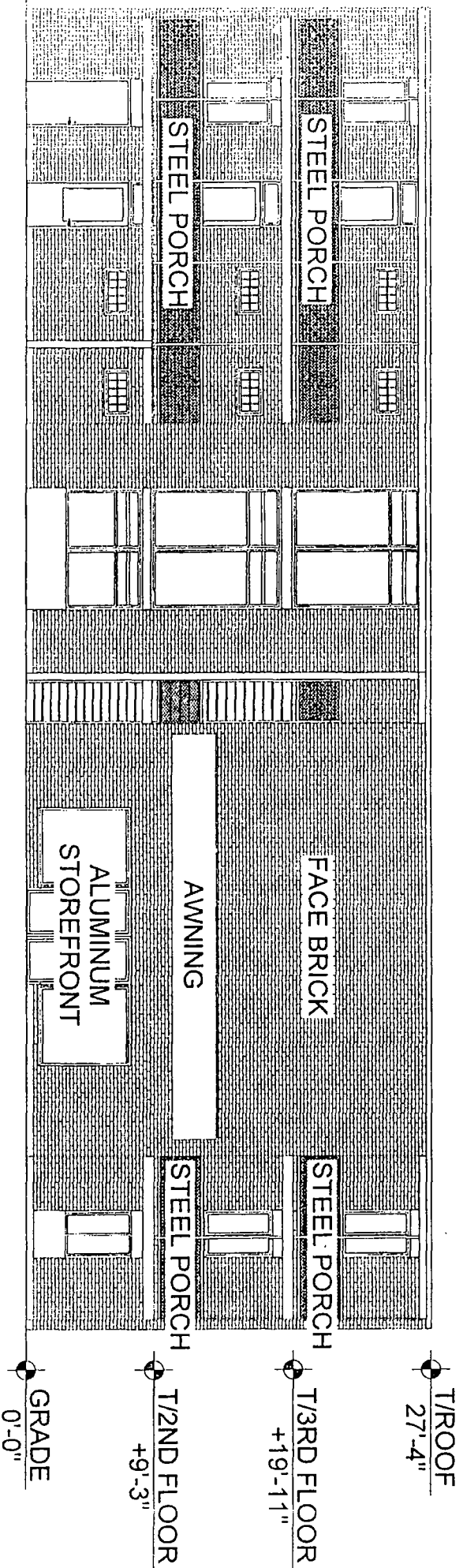
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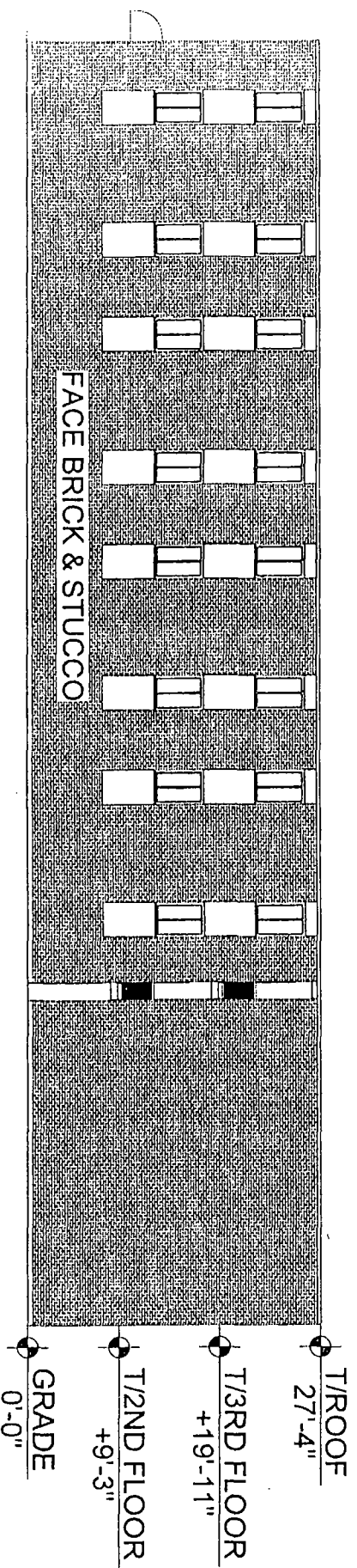
WEST ELEVATION

3/32"=1'-0"

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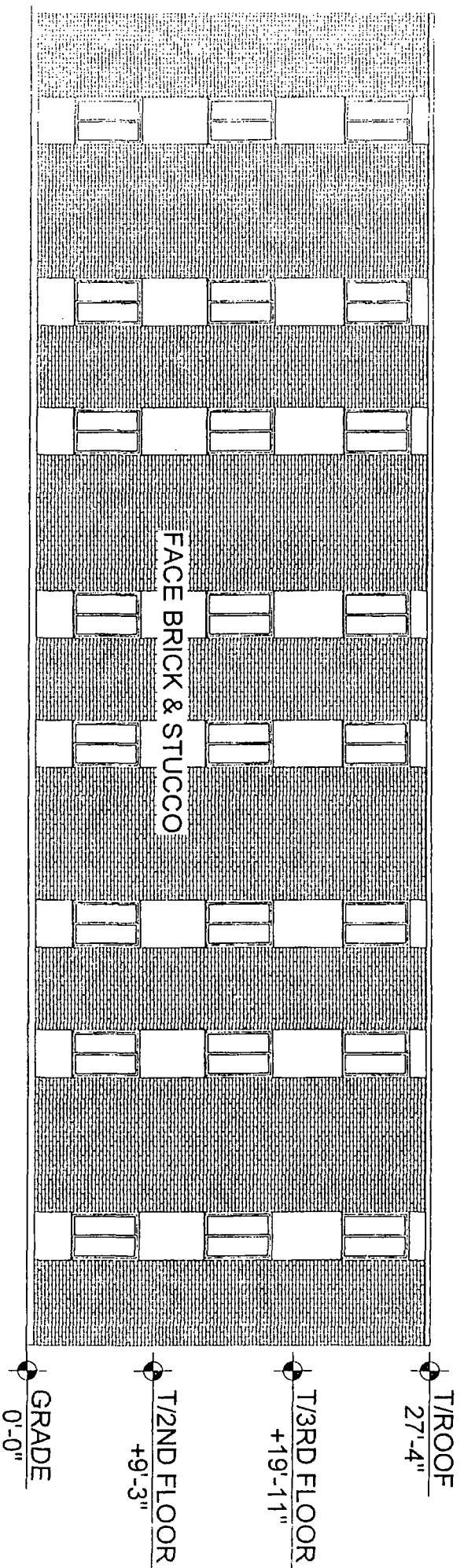
SOUTH ELEVATION

1/16"=1'-0"

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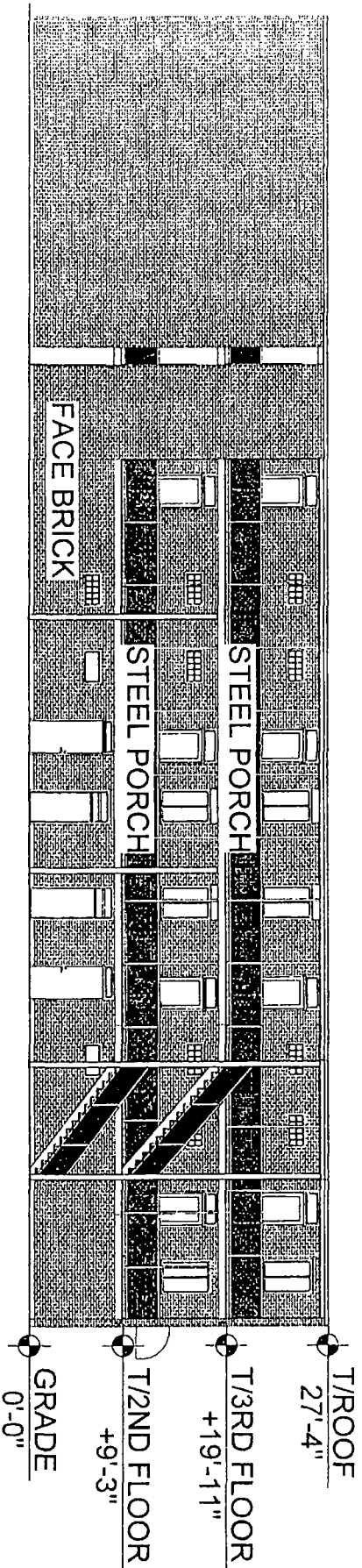
EAST ELEVATION

3/32"=1'-0"

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NORTH ELEVATION

1/16"=1'-0"

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