

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.

3.13

728.66

20,520 square feet

Residential Dwelling Units:

57 feet

Setbacks:

Front (Western Avenue): Rear (public alley): North (public alley): South Property Line:

0 feet

2 feet 4 inches at ground and 10 feet at residential floors* 4 inches 0 feet

Automobile Parking Spaces:

Bicycle Parking Spaces:

Loading Berth: None * Applicant will seek a variation

ALLEY

73'-0-
NG

PARK

7W

TRASH

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£33

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SJ,-

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TTi

4

!SECURED
.GATE

39'-0'

WESTERN AVE

FIRST FLOOR PLAN

1/8"= 1'-0"

WESTERN LOFTS

1840 N. WESTERN AVE, CHICAGO, ILLINOIS 60647

SPRCEI VERSION A1.0

TYPICAL FLOOR PLAN

1/8" = r-0"

WESTERN LOFTS

1840 N. WESTERN AVE. CHICAGO, ILLINOIS 60647

SPACE | VERSION A1.1

8

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EAST ELEVATION

WESTERN
VERSION
1840N WESTERN AVE
CHICAGO, ILLINOIS 60647

LOFTS - ,

SPACE |
i-c-b n.v.itv ■ P2.0

0 0
5

5
DC 0

2

1 WEST ELEVATION

i/r = r-0'

WESTERN
VERSION

LOFTS

SPRCE

-
A2.1 ■

WESTERN LOFTS
1810 N WESTERN AVE CHICAGO, ILLINOIS 40447

-1 SOUTH ELEVATION

i/8" = r-0"