



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2015-5325  
**Type:** Ordinance  
**File created:** 7/29/2015  
**Status:** Passed  
**In control:** City Council  
**Final action:** 12/9/2015  
**Title:** Zoning Reclassification Map No. 5-I at 1636 N Western Ave - App No. 18446  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. SO2015-5325.pdf, 2. O2015-5325.pdf

Date	Ver.	Action By	Action	Result
12/9/2015	1	City Council	Passed as Substitute	Pass
12/7/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/14/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/29/2015	1	City Council	Referred	

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### ORDINANCE

BE IT ORDAIN ED BY THE CITY COUNCIL OP THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 5-I in the area bounded by:

a line 192.00 feet south of West Wabansia Avenue; the alley next west of North Western Avenue; a line 216.00 feet south of West Wabansia Avenue; and North Western Avenue

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

### NARRATIVE

1636 North Western Avenue TYPE I'

Narrative: The subject property contains approximately 2,593 square feet and is improved with a two-story residential building. The Applicant proposes to demolish the existing improvements and construct a four-story building (49.0 Feet tall) containing 3 residential dwelling units, approximately 1,262 sq. ft. of retail space, 3 parking spaces and no loading berth.

Lot Area: 2,593 square feet

FAR: 2.43

FLOOR AREA: 6,308 sq. ft.

Residential Dwelling Units: 3

MLA: 864.33

Height:, 1\5 feet

Setbacks:

West (rear) Property Line: Western Avenue Property Line: South Property Line: North Property Line:  
31 feet 7 inches  
Zero 3 feet Zero

Parking Spaces: 3 spaces

Loading Berth: None  
0:12

- x 0.35

ro 4.14-'

16\* ASPHALT ALLEY 24.00

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24.00

STREETLIGHT a- WALK

CONC. CURB

**1636 N. WESTERN AVE.**

1/2" A^H^GROUND FL PLAN  
1636 N." WESTERN AVE.

1

V &  
/BATH 2.  
L\_i\_40 sf., /TV IvJ"

-OATH IV . ( '3JSF jv..  
IT

BEDROOM 2 139 SF

no:-

I- [-BATH1  
£7]

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NEW METAL STAIR

**ARCH. TYP. (FLRS. 2^4) PLAN**

' 1636 N. WESTERN AVE.

'! NEW, FINISHED ROOF .  
T/PLATE NEW 4TH  
t(45'-0")  
JULIET BALCONY.. W/42" AFF IRON GUARDRAIL, TYP.  
EL.: +. » SM\$)  
T EL : \*

DECORATIVE ALUMINUM CORNICE

**EAST ELEVATION**

1636 N. WESTERN AVE.

**WEST ELEVATION**

1636 N. WESTERN AVE;