



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2016-5551  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 7/20/2016  
**In control:** City Council  
**Final action:** 9/14/2016  
**Title:** Zoning Reclassification Map No. 5-I at 1636 N Western Ave - App No. 18887T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2016-5551 (V1).pdf, 2. O2016-5551.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
7/20/2016	1	City Council	Referred	

### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 5-1 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.

\* 3J\ 3.

Property Address: 1636 North Western Avenue

	NARRATIVE				
1636	N.	Western	Avenue	TYPE	I
REGULATIONS					

Current Zoning:

B2-3 Neighborhood Mixed-Use District.

Proposed Zoning: B2-3 Neighborhood Mixed-Use District.

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 building and construct a new, four-story mixed-use building consisting of three residential dwelling units, three-parking spaces, approximately 1,262 square feet of retail space and no loading berth. The height of the proposed building is 45 feet tall.

Lot Area: , 2,593 square feet

FAR:

FLOOR AREA:

Residential Dwelling Units:

864.33

Height:

Setbacks:

West (rear) Property Line: Western Avenue Property Line

South Property Line: North Property Line:

31 feet 7 inches

Zero

Zero

3 inches

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## MATERIAL LEGEND

1. EXPOSED CONCRETE FOUNDATION
2. ACM METAL PANELING-COLOR BY OWNER
3. MODULAR BRICK- COLOR BY OWNER
4. STONE SILL WITH WASH& DRIP
5. PRE-FINISHED ALUMINUM COPING- COLOR BY OWNER
6. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT
7. NON-COMBUSTIBLE METAL GUARDRAIL SYSTEM <5> 3'-6" A.F.F.
8. ALUMINUM SCUPPER & DOWNSPOUT- COLOR BY OWNER
9. PROPOSED ELECTRICAL SERVICE DROP
10. NON-COMBUSTIBLE METAL BALCONY SYSTEM- PRIMED & PAINTED- COLOR BY OWNER
11. STEEL COLUMN- PRIMED & PAINTED- COLOR BY OWNER
12. ALUMINUM GUTTER & DOWNSPOUT- COLOR BY OWNER
13. STONE COPING
14. CAST IRON HUB
15. EXTERIOR LIGHT FIXTURE
16. ALUMINUM CORNICE- COLOR/ STYLE BY OWNER.
- 17.1UMBO BRICK - COLOR BY OWNER

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**WEST ELEVATION**

**1636 N. WESTERN AVE.**