



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-6179
Type: Ordinance
Status: Passed
File created: 9/6/2017
In control: City Council
Final action: 10/11/2017
Title: Zoning Reclassification Map No. 5-I at 1838-1844 N Western Ave - App No. 19348T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. SO2017-6179.pdf, 2. O2017-6179.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/6/2017	1	City Council	Referred	

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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 CI-2 Neighborhood Commercial District symbols and indications as shown on Map No. 5-1 in the area bounded by:

the public alley next north of West Moffat Street; North Western Avenue; a line 50 feet north of West Moffat Street; a line 11.83 feet west of North Western Avenue; a line 50.625 feet north of West Moffat Street; a line 56.10 feet west of North Western Avenue; a line 50 feet north of West Moffat Street; and the public alley next west of 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.

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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!SECURED
.GATE

39'-0'

WESTERN AVE

FIRST FLOOR PLAN

1/8"= 1'-0"

WESTERN LOFTS

1840 N. WESTERN AVE. CHICAGO, ILLINOIS 60647

SPRCE I VERS, ON 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-o'

WESTERN
VERSION

LOFTS

SPRCE

-
A2.1 ■

WESTERN LOFTS
1810 N WESTERN AVE CHICAGO, ILLINOIS 40447
-1 SOUTH ELEVATION
i/8" = r-0"