



# Office of the City Clerk

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

## Legislation Text

File #: SO2015-5325, Version: 1

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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. 5-1 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.

### **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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^SSTORY^ BRICK -/

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\. \2C>:65' , s!

24.00

STREETLIGHT a- WALK

CONC. CURB

1636 N. WESTERN AVE.

'/^A^H^GROUND FL PLAN

1636 N." WESTERN AVE.

1

V &

/BATH 2.

L\_i\_40\_sf., /TV IvJ"

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IT

BEDROOM 2 139 SF

no:-

I- [-BATH1

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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;