



Office of the City Clerk

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

Legislation Text

File #: O2016-5551, **Version:** 1

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.

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Property Address: 1636 North Western Avenue

NARRATIVE				
1636	N.	Western	Avenue	TYPE
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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. JUMBO BRICK - COLOR BY OWNER

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