



City of Chicago



SO2015-8033

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/18/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2435-2449 N Western Ave and 2361 W Altgeld St - App No. 18573T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18573 TI

INTRO DATE:

NOV. 18, 2015

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance,

Is hereby amended by changing all the M1-2 Limited Manufacturing/ Business Park

District symbols and indications as shown on Map No.7-H in the area bounded by

West Altgeld Street; the alley next east of and parallel to North
Western Avenue; a line 168 feet south of and parallel to West
Altgeld Street; and North Western Avenue,

to those of a B3-3 Community Shopping District is hereby established in the area

above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage

and due publication.

Common address of property:

2435-49 N. Western Avenue /2361 W. Altgeld

17-13-0303-C (1) Substitute Narrative and Plans – 2435-2439 N. Western Ave.

Proposed Zoning: B3-3

Lot Area: 13,944 sq. ft.

Proposed Land Use: The Applicant proposes a four-story mixed-use building containing 2,200 sq. ft. of retail space at grade and a total of thirty-four (34) residential units above. Thirty-four (34) onsite parking spaces will be located within the proposed building on the first floor. The proposed mixed-use building will be masonry in construction and measure 49'-8" in height.

- (a) The Project's floor area ratio: 3.0 (41,832 square feet)
- (b) The project's density: 34 dwelling units (410.12 sq. ft. lot area per unit)
- (c) The amount of off-street parking: 34 parking spaces
- (d) Setbacks:
 - a. Front Setbacks: 0 feet
 - b. Rear Setbacks: 0 feet (Applicant will seek Variation)
 - c. Side Setbacks: north side Setback – 0 feet / south side setback – 3 feet
 - d. Rear Yard Open Space: n/a
- (e) Building Height: 49'-8"

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION

W. ALTGELD ST

63'-0"

168'-0"

PROPOSED 4 STORY 34 UNIT
WITH COMMERCIAL BUILDING
#2435/2439

168'-0"

N. WESTERN AVE

⊕ SITE PLAN
Scale: 1/8" = 1'-0"

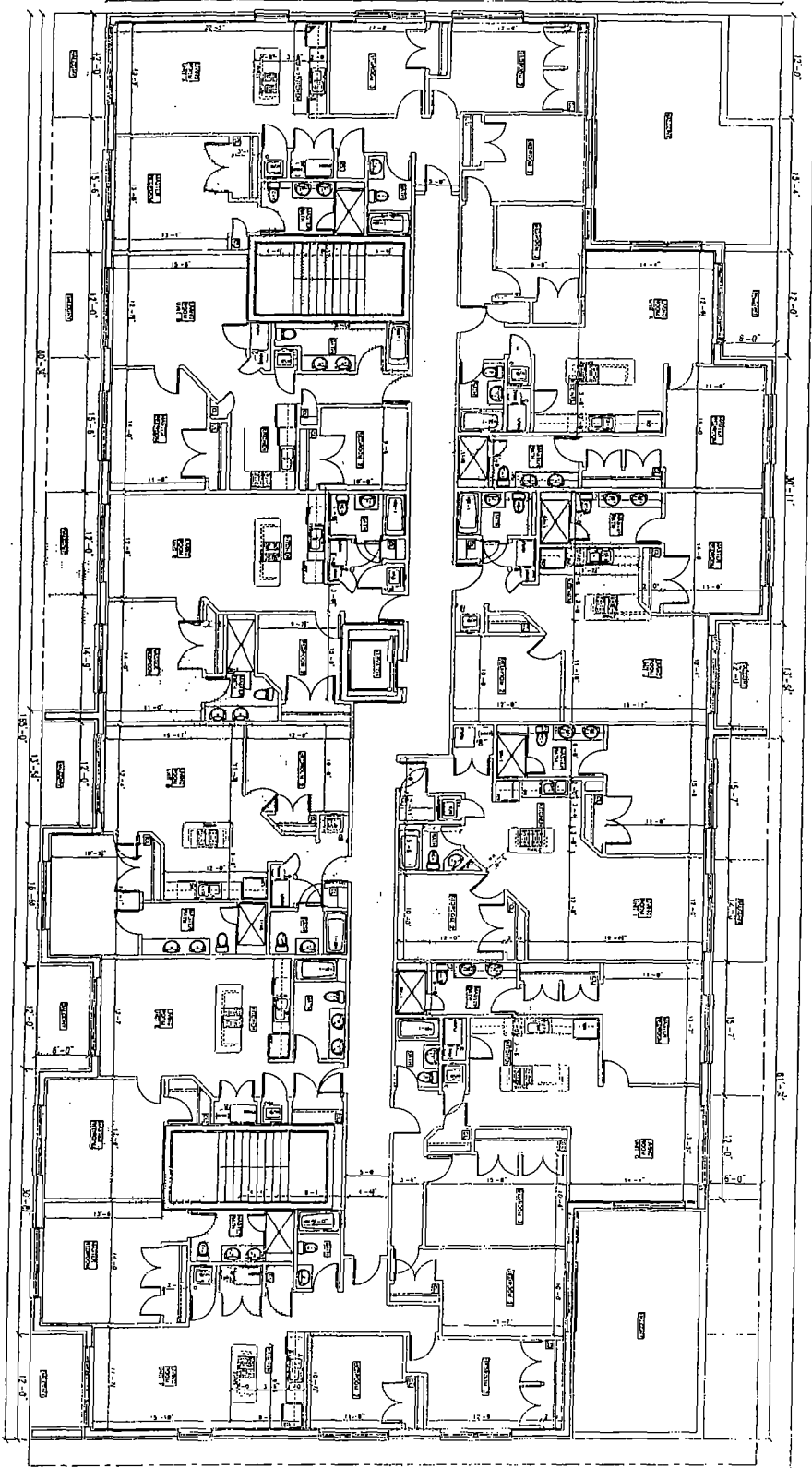
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PROJECT NAME & ADDRESS
 34 UNIT BLDG
 2435-39 NORTH
 WESTERN AVENUE
 CHICAGO, ILLINOIS

PROJECT TITLE
 PERMITS
 SHEET NUMBER: A-1



⊕ FOURTH FLOOR PLAN
SCALE 3/32" = 1'-0"

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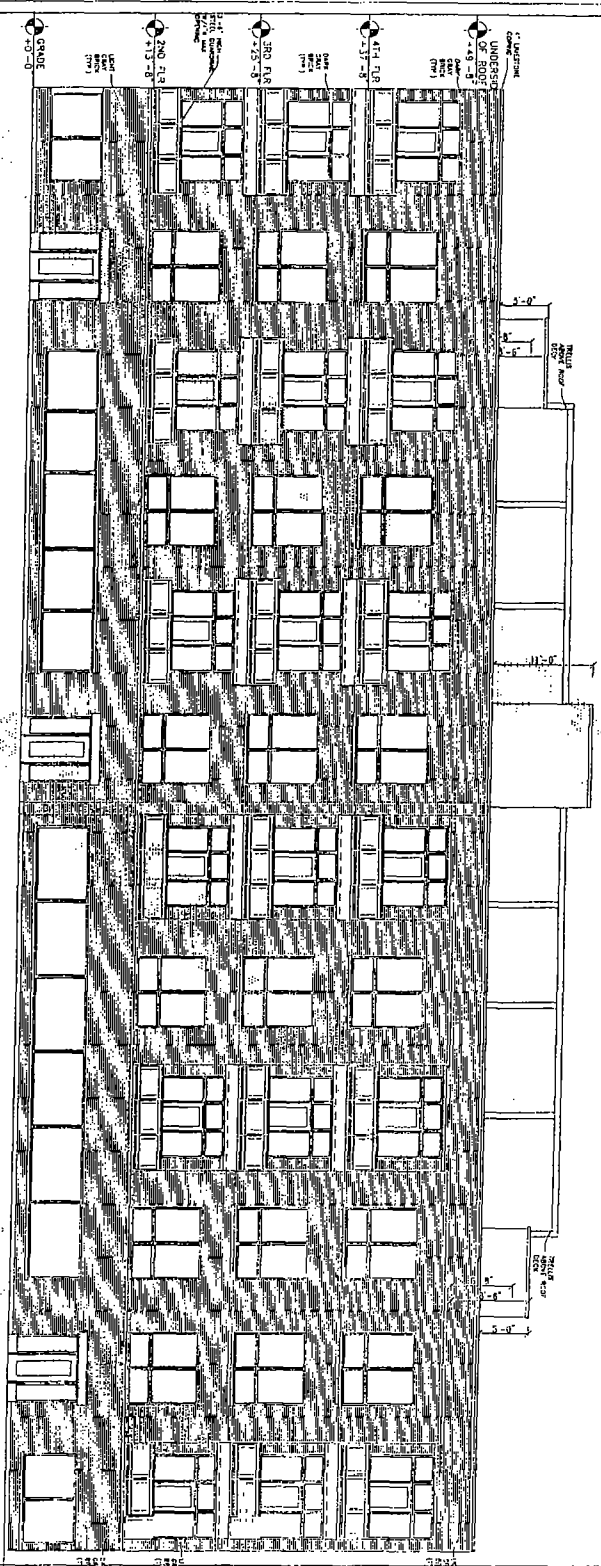
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PROJECT NAME & ADDRESS
 34 UNIT BLDG
 2435-39 NORTH
 WESTERN AVENUE
 CHICAGO, ILLINOIS

DATE: 10/15/13
 DRAWING NO: 404
 SHEET NO: 404-4

PROJECT NO: A-4



⊕ WEST ELEVATION
SCALE 3/8" = 1'-0"

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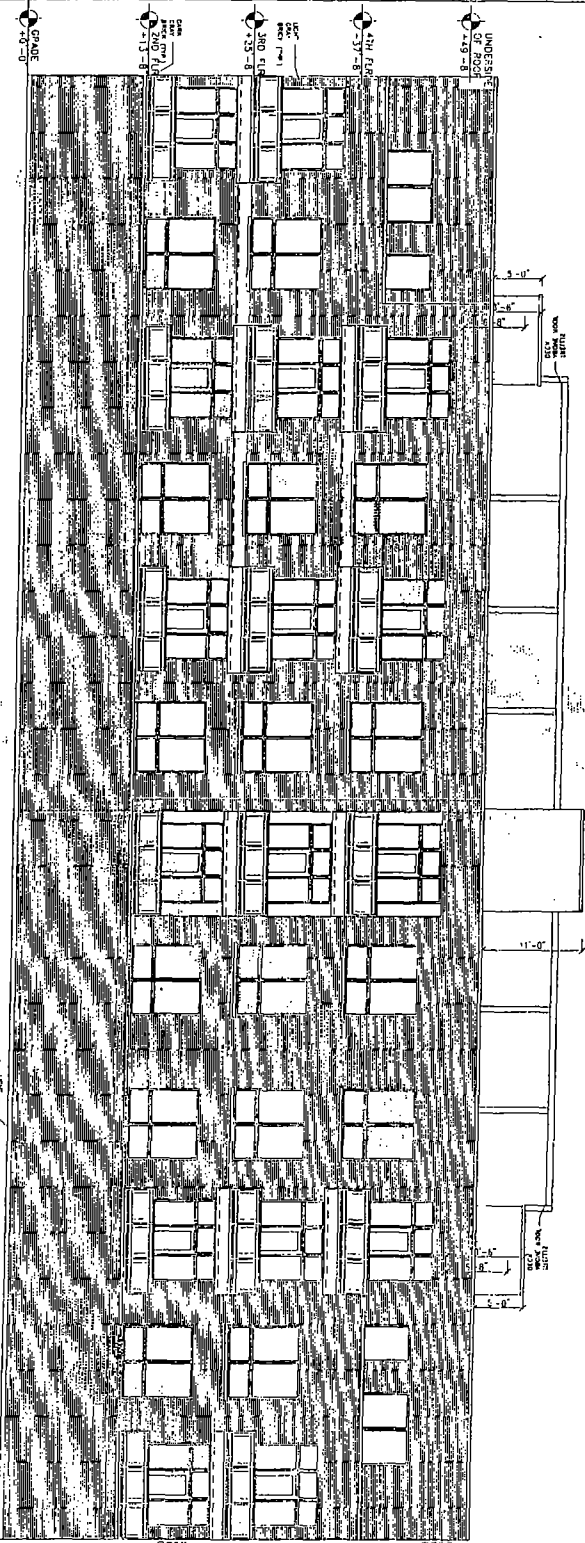
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PROJECT NO.	13-001
DATE	10/15/13
SCALE	3/8" = 1'-0"
DESIGNER	ARCHITECT
CHECKED BY	ARCHITECT
DATE	10/15/13

PROJECT: 34 UNIT BLDG
 2400 W. NORTH
 WESTPARK NORTH
 CHICAGO, ILLINOIS

OWNER TITLE	
DESIGNER	
DATE	
CHECKED BY	
DATE	



⊕ EAST ELEVATION
SCALE 1/32" = 1'-0"

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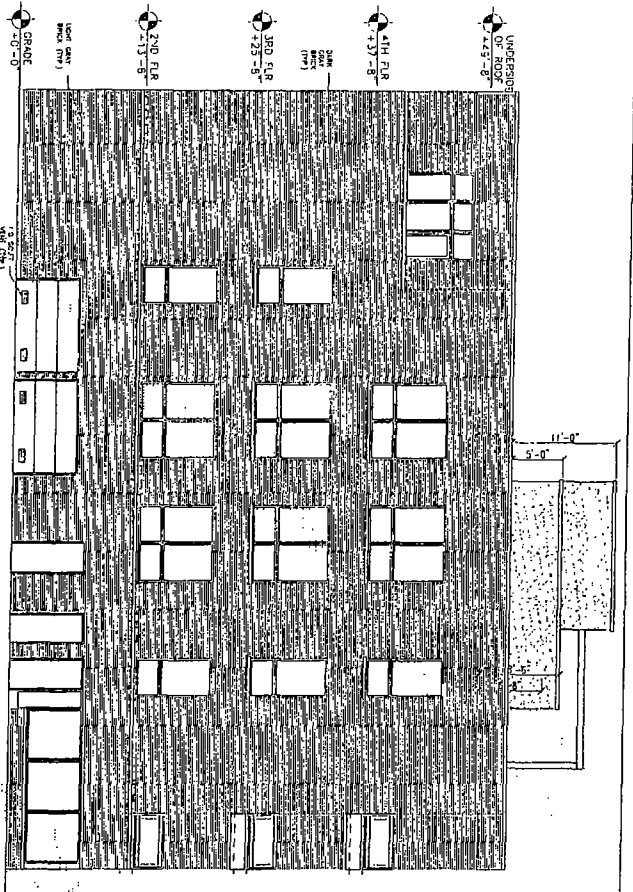
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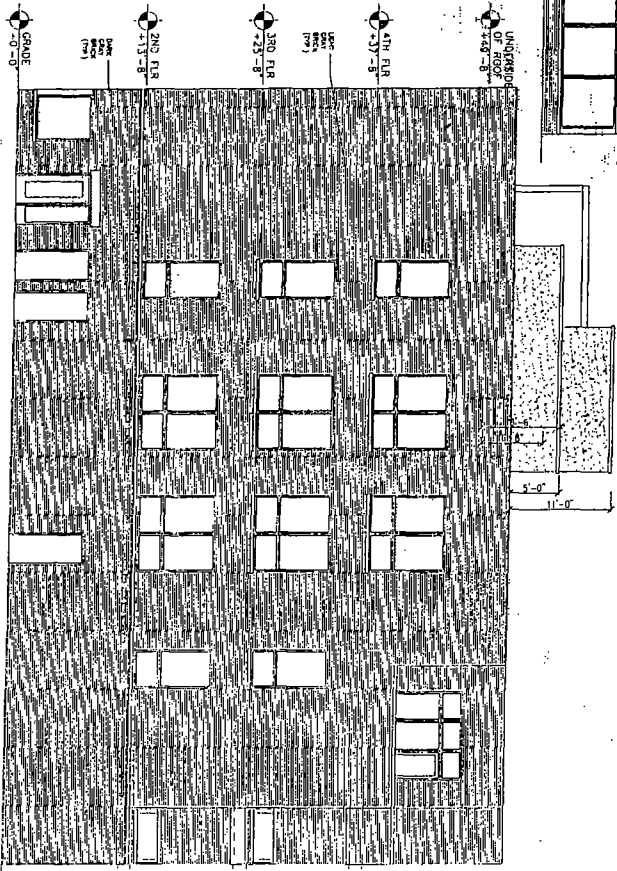
PROJECT TITLE _____
 ARCHITECT FIRM _____
 DRAWING NO. _____
 DATE _____
 SCALE _____

PROJECT NAME & ADDRESS
 14 UNIT BLDG
 2435-39 NORTH
 KESWICK AVE
 CHICAGO, ILLINOIS

PROJECT NUMBER
 A-7



NORTH ELEVATION
SCALE 3/32" = 1'-0"



SOUTH ELEVATION
SCALE 3/32" = 1'-0"

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REGISTERED ARCHITECTS
ILLINOIS LICENSE NO. 021-0000001
ARCHITECTS

PROJECT NAME & ADDRESS
34 UNIT BLDG
2425-39 NORTH
WESTERN AVENUE
CHICAGO, ILLINOIS

DESIGNER
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DATE
A-9

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