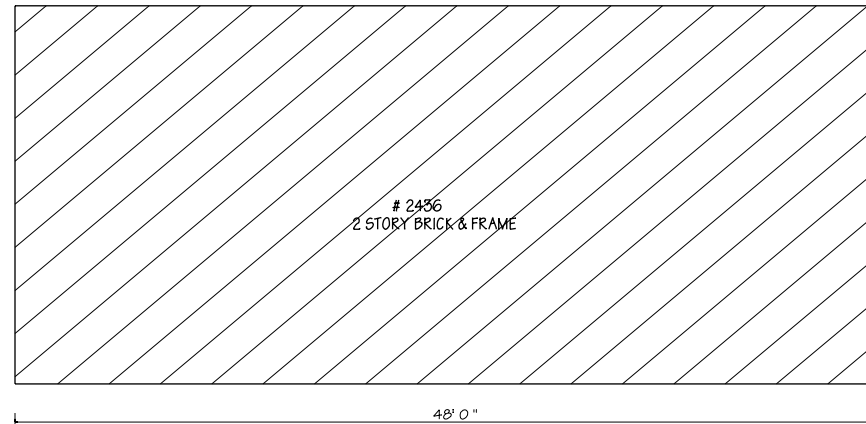
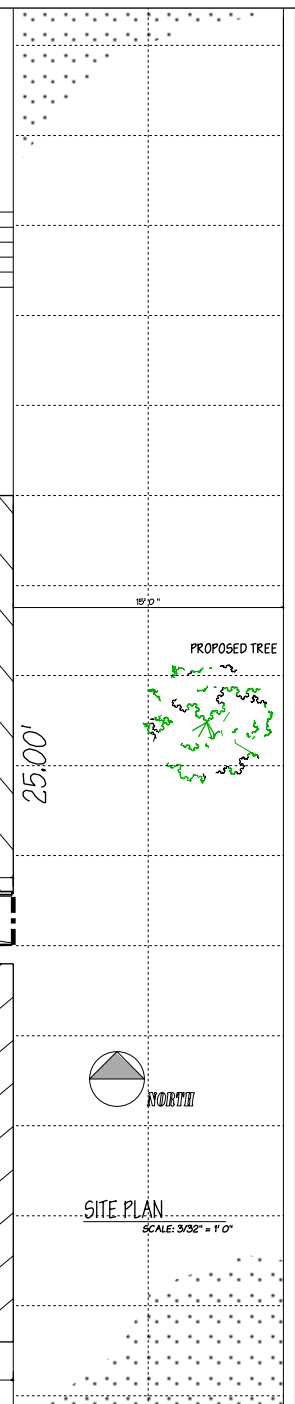
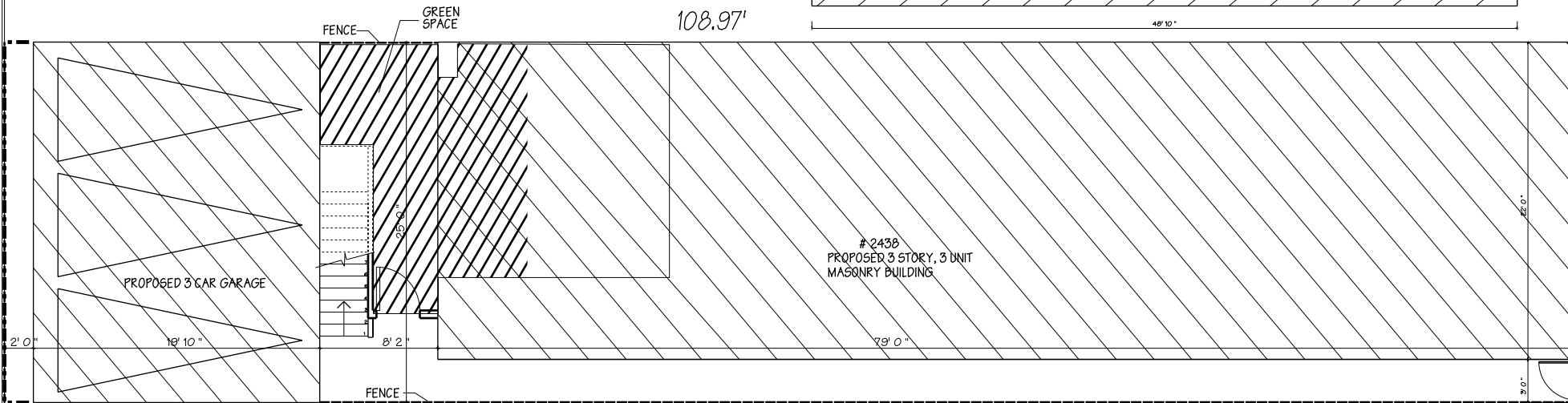
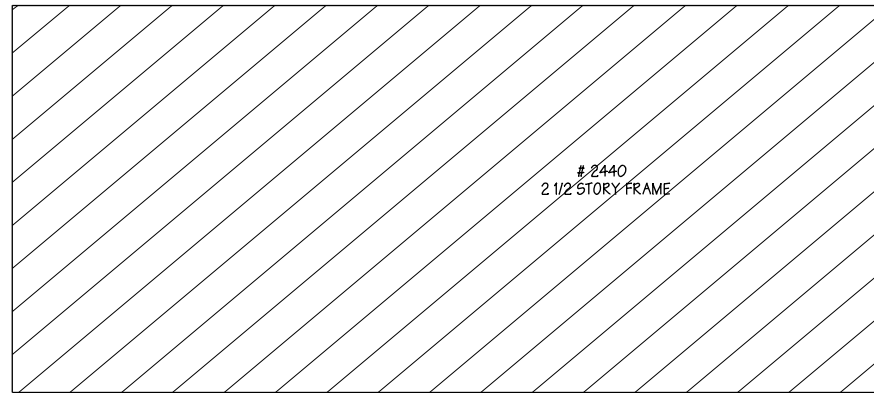


# ZONING CHANGE - NEW THREE UNIT BUILDING

ZONING CHANGE REQUEST TO CHANGE EXISTING COMMERCIAL LOT FROM C 1-2 ZONING TO B 2-3 ZONING

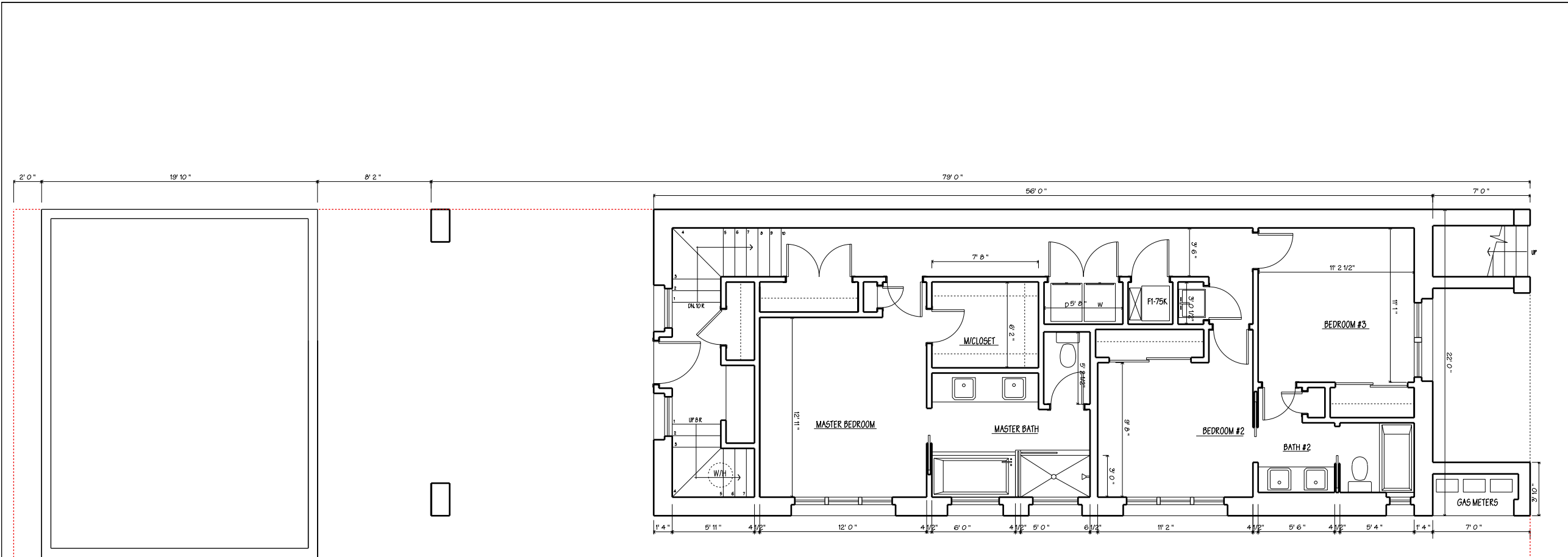
- 2438 N. WESTERN AVENUE  
 CURRENT ZONING: C 1-2  
 REQUEST: B 2-3
1. LOT SIZE: 25.00 x 108.97 = 2,724.0 SF
  2. MLA: 400 SF PER UNIT
  3. 6 UNITS ALLOWED, 3 UNITS PROPOSED
  4. FAR: 3.0, 8,169.5 SF ALLOWED, 4,724 PROPOSED
  5. BUILDING HEIGHT: 50'0" MAXIMUM, 37' 4" PROPOSED
  6. PROPOSED GREEN SPACE = 840 SF



ITEM	ISSUE	CHAPTER/ARTICLE	ORDINANCE REQUIREMENT	PROPOSED	REMARKS
<b>ZONING REQUIREMENTS</b>					
1.01	ZONING DISTRICT	CZO TITLE 17	C 1-2	B 2-3	ZONING CHANGE REQUIRED
1.02	LOT AREA	CZO TITLE 17 75.3	1,000 MIN.	907.6	ZONING CHANGE REQUIRED
1.03	MAXIMUM FLOOR RATIO	CZO TITLE 17 76.3	2.2	3.0	ZONING CHANGE REQUIRED
1.04	TOTAL BUILDING AREA	CZO TITLE 17	5,991 MAX.	4,724	
1.05	BUILDING HEIGHT - NUMBER OF FLOORS	CZO TITLE 17	47' 0"	37' 4" / 3 FLRS.	ZONING CHANGE REQUIRED
1.06	MINIMUM YARDS	CZO TITLE 17 7B	SEE REMARKS	SEE REMARKS	FY = 0, RY = 30, SY = 0
1.07	OPEN SPACE/GREEN SPACE (LL)	CZO TITLE 17	N/A	470 SF/160 SF	
1.08	OFF STREET LOADING	CZO TITLE 17	N/A	N/A	
1.09	OFF STREET PARKING	CZO TITLE 17 13.1	2 SPACES	3 SPACES	
2.03	TYPES OF CONSTRUCTION	6 (13-60) P. 329	TYPE IV-A	TYPE III-B	

16 FT. ALLEY

N. WESTERN AVENUE



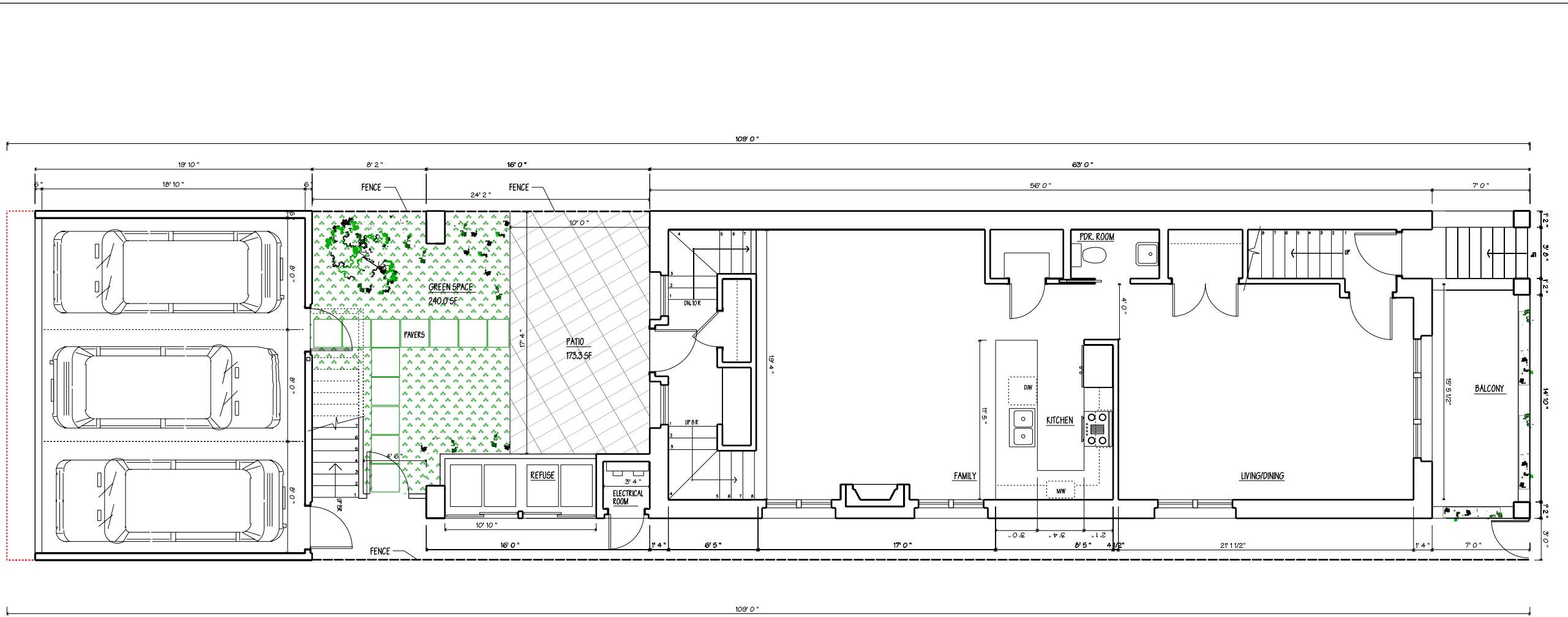
BASEMENT PLAN

1232.0 SF  
SCALE: 1/8" = 1'-0"



2438 N. WESTERN AVENUE  
CHICAGO, ILLINOIS

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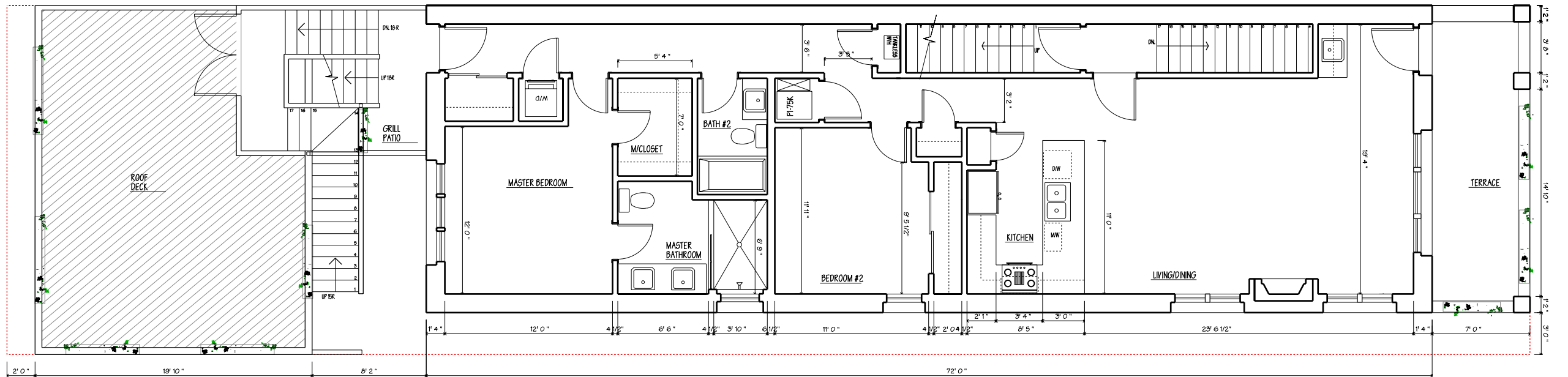
GROSS BACK YARD 485.0 SF SF  
 BACK YARD PATIO 173.3 SF SF  
 BACK YARD GREEN SPACE 240.0 SF

TYPICAL PLANTS WILL INCLUDE GRASSES AND SHADE PLANTS SUCH AS HYDRANGEAS, CHAENOMELES, LADY FERNS, DUTCHMAN'S PIPE AND DOGWOOD.

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



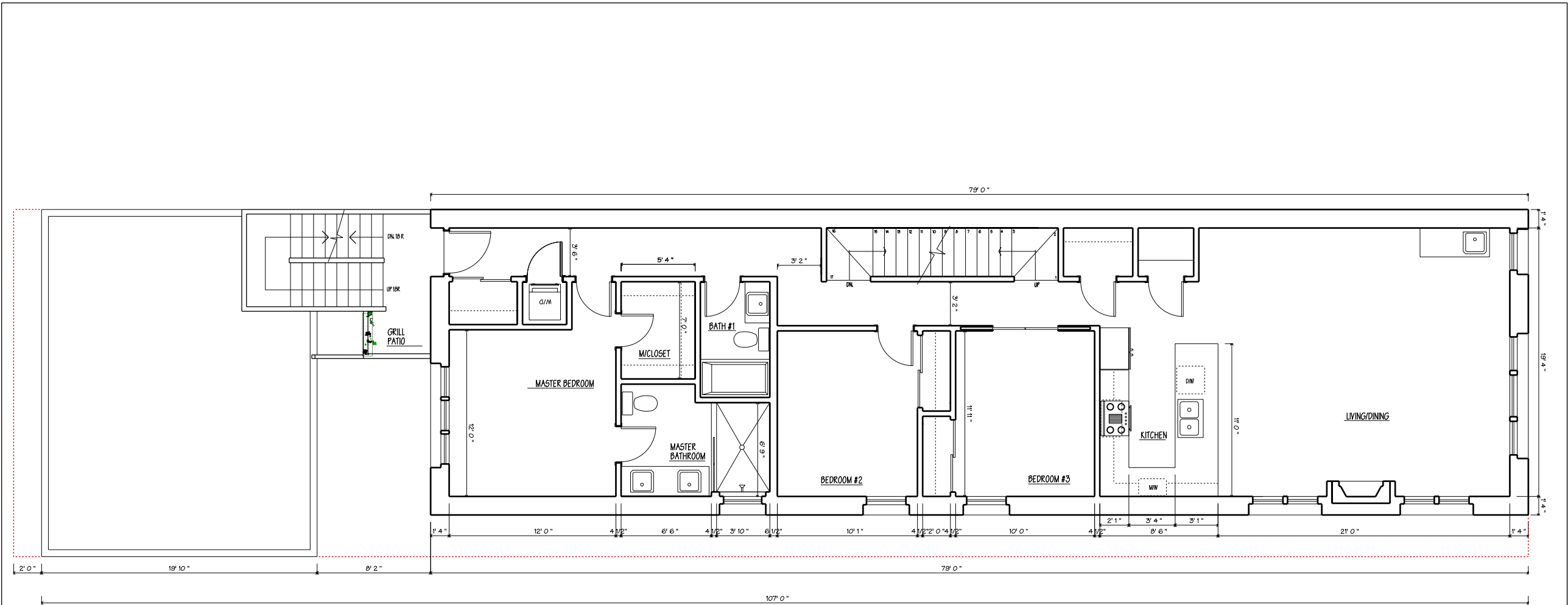


SECOND FLOOR PLAN

1224.7 SF (NET SF OF UNIT INTERIOR)  
 1534.0 SF (GROSS SF, OUT TO OUT)  
 SCALE: 1/8" = 1'-0"



2438 N. WESTERN AVENUE  
 CHICAGO, ILLINOIS



THIRD FLOOR PLAN

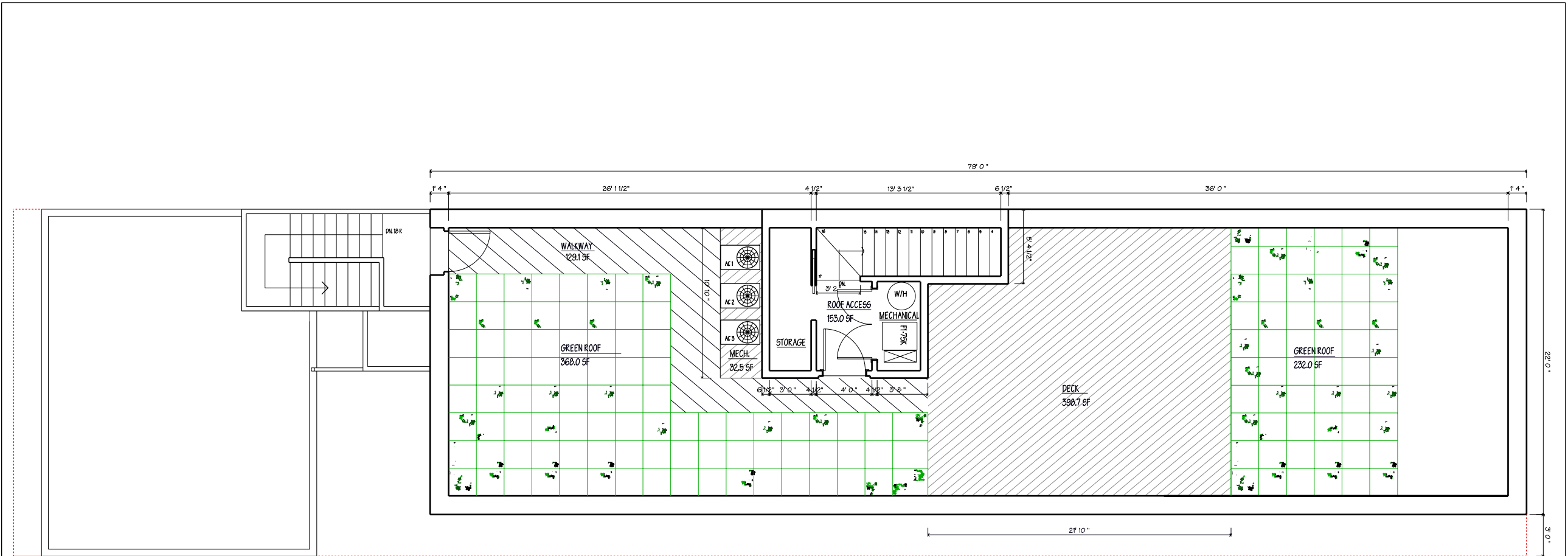
SCALE: 1/8" = 1'-0"



2438 N. WESTERN AVENUE  
CHICAGO, ILLINOIS

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12 JULY 2017



GROSS ROOF AREA	1,740.3 SF
(PARAPETS)	268.0 SF
(WALKWAYS)	136.8 SF
(ROOF ACCESS)	153.0 SF
(MECHANICAL)	32.5 SF
NET ROOF AREA	1,153.0 SF
50% GREEN ROOF	577.0 SF

ROOF PLAN

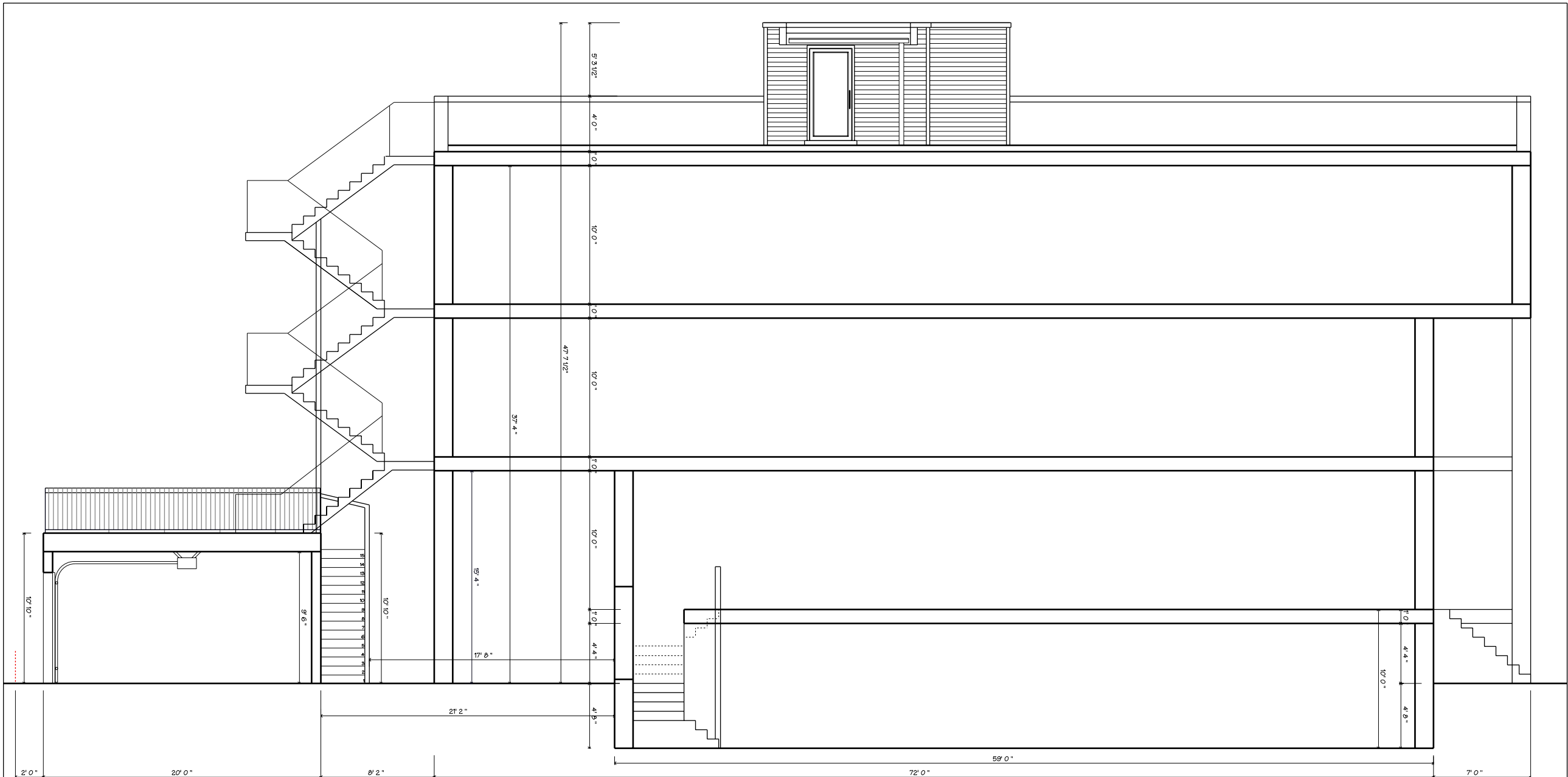
SCALE: 1/8" = 1'-0"



2438 N. WESTERN AVENUE  
CHICAGO, ILLINOIS

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27 JULY 2017

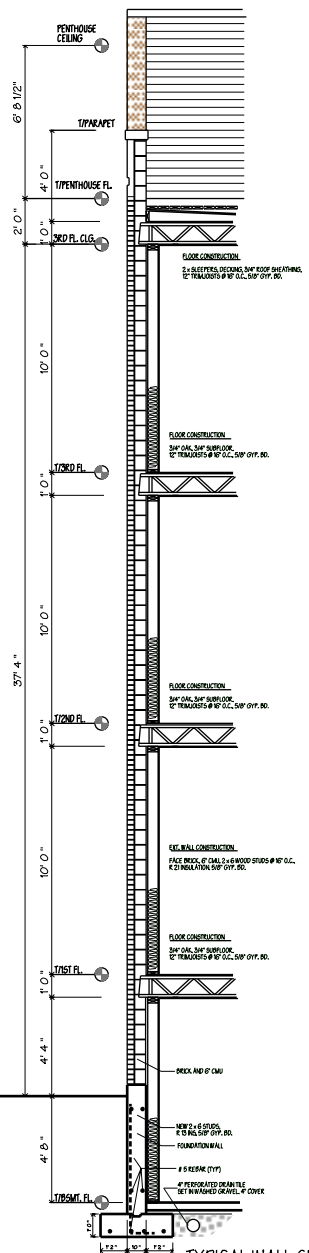


EAST/WEST SECTION

SCALE: 1/8" = 10'

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CHICAGO, ILLINOIS

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TYPICAL WALL SECTION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

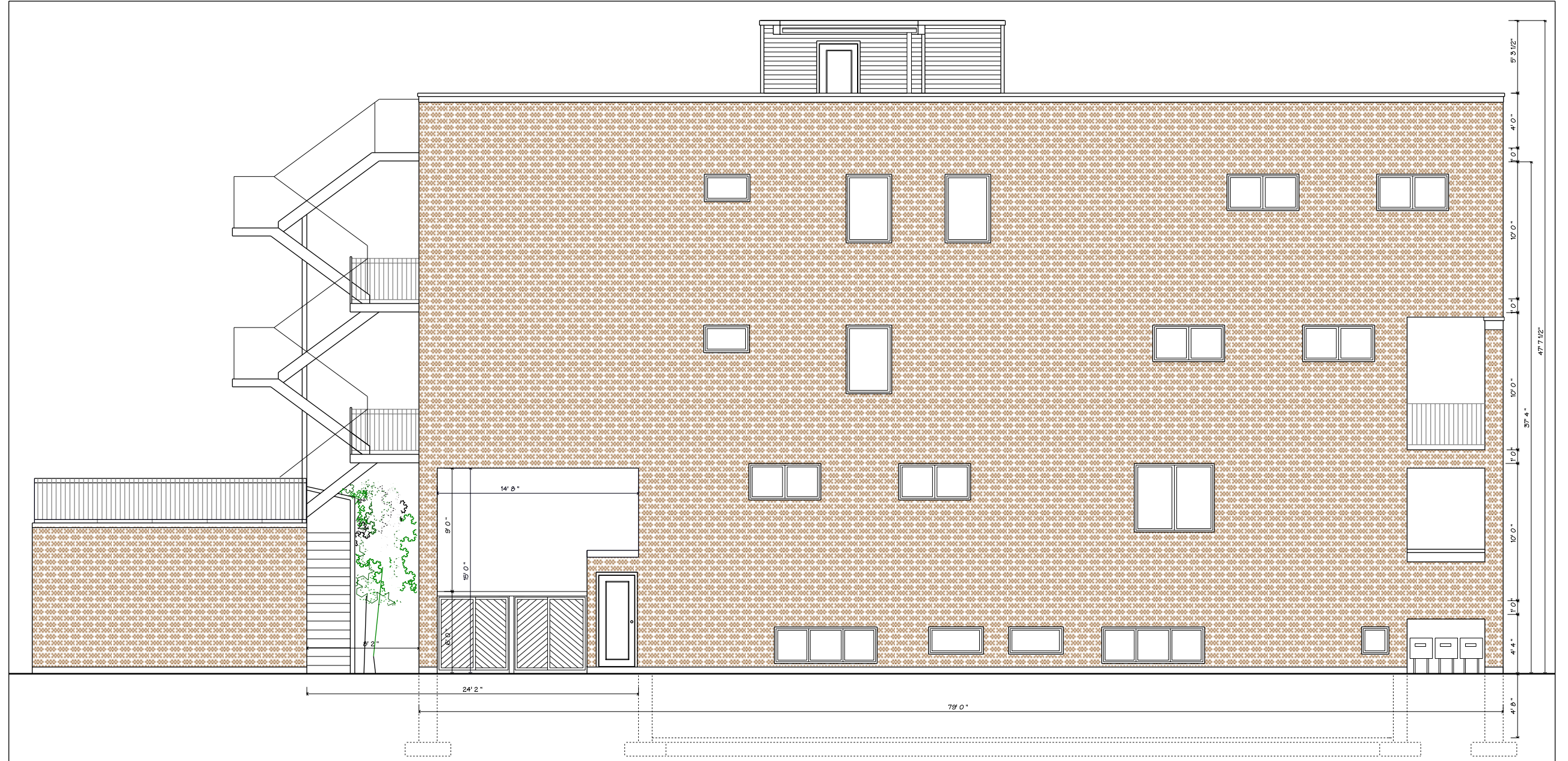
SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"





SOUTH ELEVATION

SCALE: 1/8" = 1'

2438 N. WESTERN AVENUE  
CHICAGO, ILLINOIS

A-8

16 APRIL 2017

