



# City of Chicago



SO2021-2629

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/25/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-H at 1601 N Western Ave - App No. 20755T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## 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 *B3-2 Community Shopping District* symbols and indications as shown on Map No. 5-H in the area bounded by

A line 194 feet north of and parallel to West North Avenue; a line 82.58 feet east of and parallel to North Western Avenue; a line 155 feet north of and parallel to West North Avenue; the alley next east of and parallel to North Western Avenue; a line 145 feet north of and parallel to West North Avenue; a line 82.58 feet east of and parallel to North Western Avenue; a line 130 feet north of and parallel to West North Avenue; a line 127.50 feet east of and parallel to North Western Avenue; West North Avenue; and North Western Avenue,

to those of a *B3-2 Community Shopping District* and a corresponding uses 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: 1601 North Western Avenue

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## 17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE AND PLANS* 1601 North Western Avenue, Chicago, Illinois

Proposed Zoning: *B3-2 Community Shopping District* (as amended)

Lot Area: 22,202 square feet

Proposed Land Use: The Applicant is seeking to amend the previously approved and ratified *Type 1 Zoning Ordinance*, in order to modify the proposed programming for the site, pursuant to a different set of architectural plans, which will permit the construction of two (2) new one-story *commercial* buildings and a surface parking lot. The subject property is presently vacant and unimproved. One of the new *commercial* buildings is intended to be occupied and operated by a *retail* convenience store. The other new *commercial* building is intended to be operated by a quick-service *restaurant*, with a one lane *drive thru* ('pick-up') window. The proposed new *drive-thru* ('pick up') window, which will operate in conjunction with the proposed new *restaurant* building, will not feature or utilize an exterior menu board or speakers, so that the *restaurant* will not be accepting orders through the outdoor *drive-thru* lane. Rather, the *drive-thru* lane-window is intended for vehicular 'pick up' of prior placed mobile orders only. There will be off-street surface parking for at least twenty-eight (28) vehicles, as well as at least one off-street loading bay, which will serve the proposed new operations. Both of the new proposed buildings will be masonry in construction and will measure 20 feet-0 inches (*retail*) and 21 feet-0 inches (*restaurant*) in height, respectively.

- (A) Project's Floor Area Ratio: 6,400 square feet (0.3 FAR)
  - Retail Building: 4,000 square feet
  - Restaurant Building: 2,400 square feet
- (B) Project's Density (Lot Area/Dwelling Unit): N/A (no *residential* units)
- (C) Amount of Off-Street Parking: 28 vehicular parking spaces
- (D) Setbacks: Retail Building
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 65 feet-0 inches
  - c. Side Setback:
    - South: 0 feet-0 inches

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17-13-0303-C (1) Narrative Zoning Analysis (cont.) - *SUBSTITUTE NARRATIVE & PLANS*  
1601 North Western Avenue, Chicago, Illinois

Setbacks: Restaurant Building

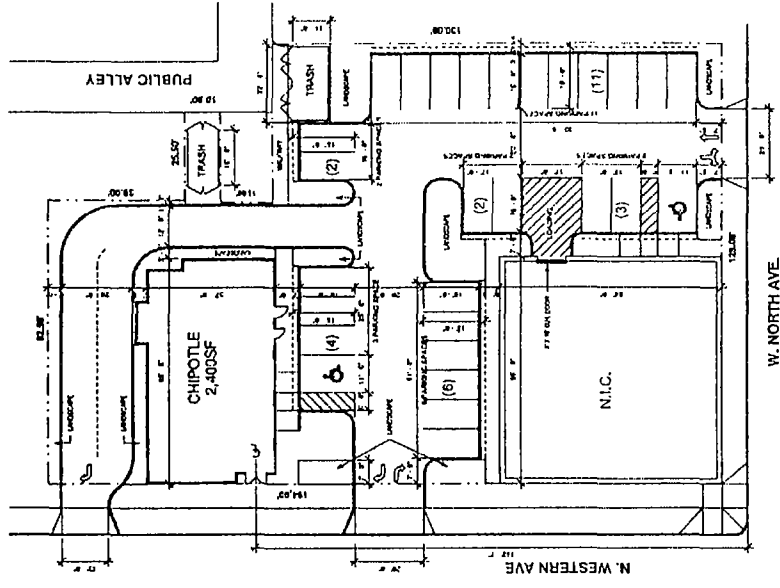
- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 17 feet-3 inches
- c. Side Setback:  
North: 24 feet-0 inches

(E) Building Height:

Retail Building: 20 feet-0 inches

Restaurant Building: 21 feet-0 inches

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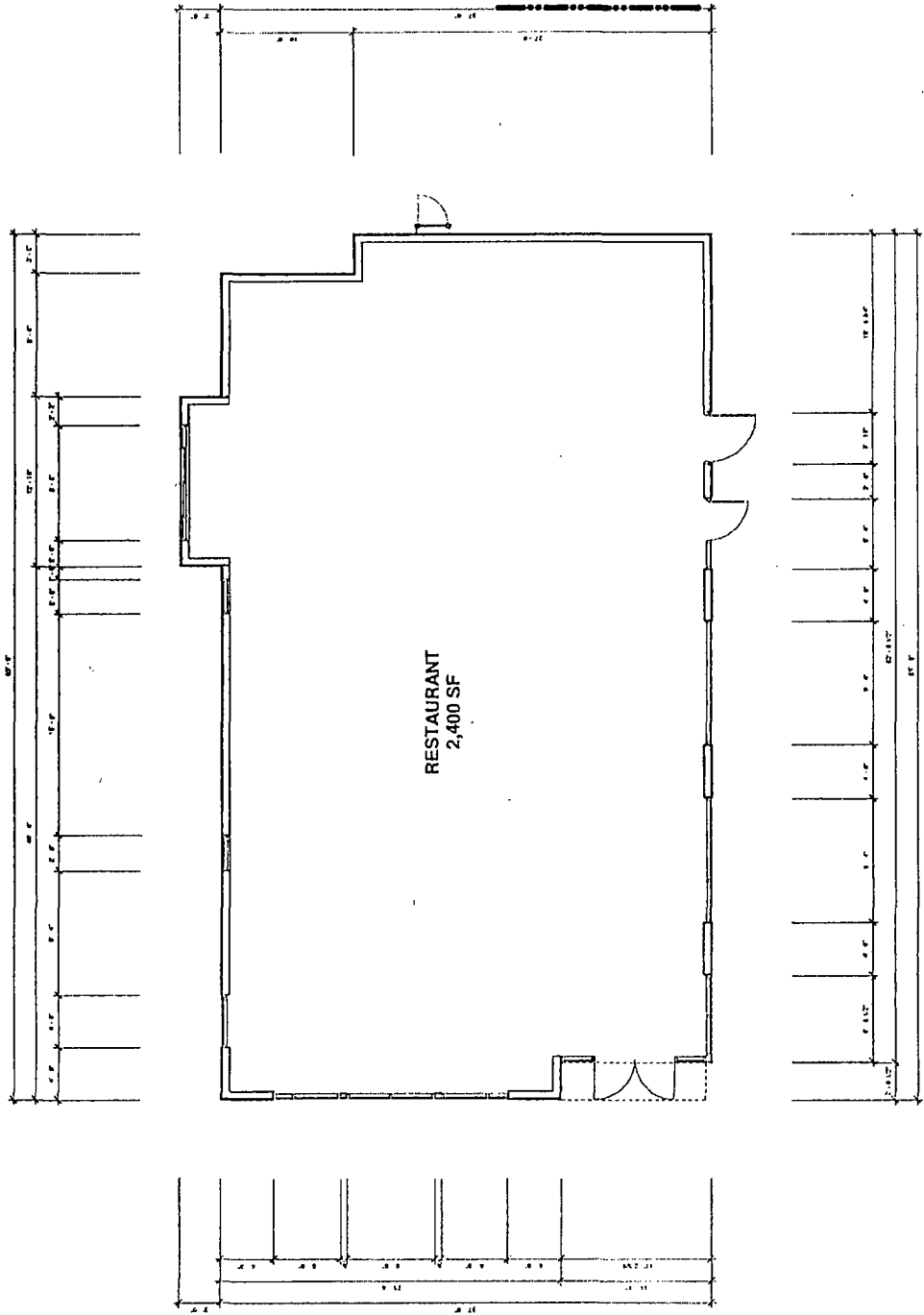


1 ARCHITECTURAL SITE PLAN PARKING SPACE BY PARKING SPACE OF ADA  
 0 5 10 20 30 40  
 W. NORTH AVE  
 N. WESTERN AVE  
 PUBLIC ALLEY  
 N

		<b>GW PROPERTIES</b> 1815 N WESTERN AVE CHICAGO, ILLINOIS 60647 DESIGN STUDIO ARCHITECTS 1100 N LA SALLE ST CHICAGO, ILLINOIS 60610 TEL: 312.467.1234 FAX: 312.467.1235 WWW.GWPROPERTIES.COM
PROJECT NO. DATE	SHEET NO. TOTAL SHEETS	SCALE DRAWN BY CHECKED BY
PREPARED FOR PROJECT NO. DATE		
ARCHITECTURAL SITE PLAN		

A0.4

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1 FLOOR PLAN  
UNIT: FT

N

FLOOR PLAN

**GM PROPERTIES**  
1618 N WESTERN AVE  
CHICAGO, ILLINOIS 60647

DESIGN STUDIO 24 LLC  
ARCHITECTS

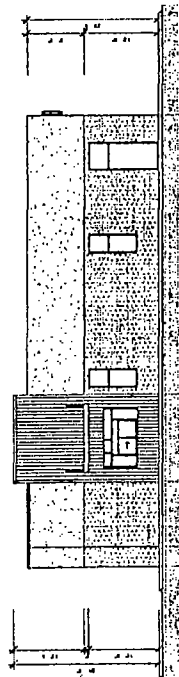
DATE: 11.17.2016

NO.	DESCRIPTION
1	PROJECT: 1618 N WESTERN AVE
2	DATE: 11/17/2016
3	SCALE: 1/8" = 1'-0"
4	PROJECT: 1618 N WESTERN AVE
5	DATE: 11/17/2016
6	SCALE: 1/8" = 1'-0"
7	PROJECT: 1618 N WESTERN AVE
8	DATE: 11/17/2016
9	SCALE: 1/8" = 1'-0"
10	PROJECT: 1618 N WESTERN AVE
11	DATE: 11/17/2016
12	SCALE: 1/8" = 1'-0"

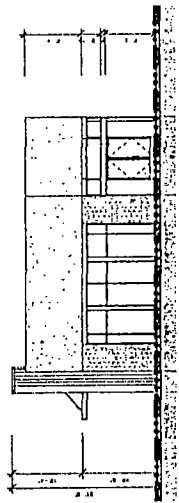
UNIVERSITY MICROFILMS  
SERIALS ACQUISITION  
300 N ZEEB RD  
ANN ARBOR MI 48106-1500

A1.2

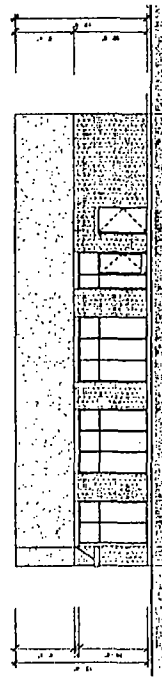
Final for Publication



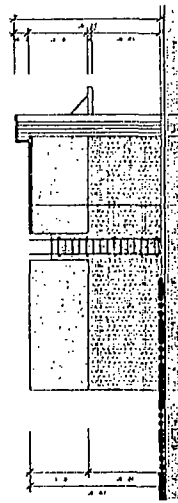
3 NORTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"



1 SOUTH ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"

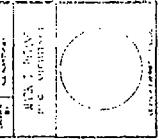


BUILDING ELEVATIONS  
**GW PROPERTIES**  
1615 N WESTERN AVE  
CHICAGO, ILLINOIS 50617  
DESIGNED BY  
S I I D O  
ARCHITECTS  
1110 N LA SALLE ST  
CHICAGO, ILLINOIS 60610

DATE: 11-12-2015  
SCALE: 1/8" = 1'-0"  
PROJECT: 1615 N WESTERN AVE  
DRAWN BY: S I I D O  
CHECKED BY: S I I D O  
APPROVED BY: S I I D O

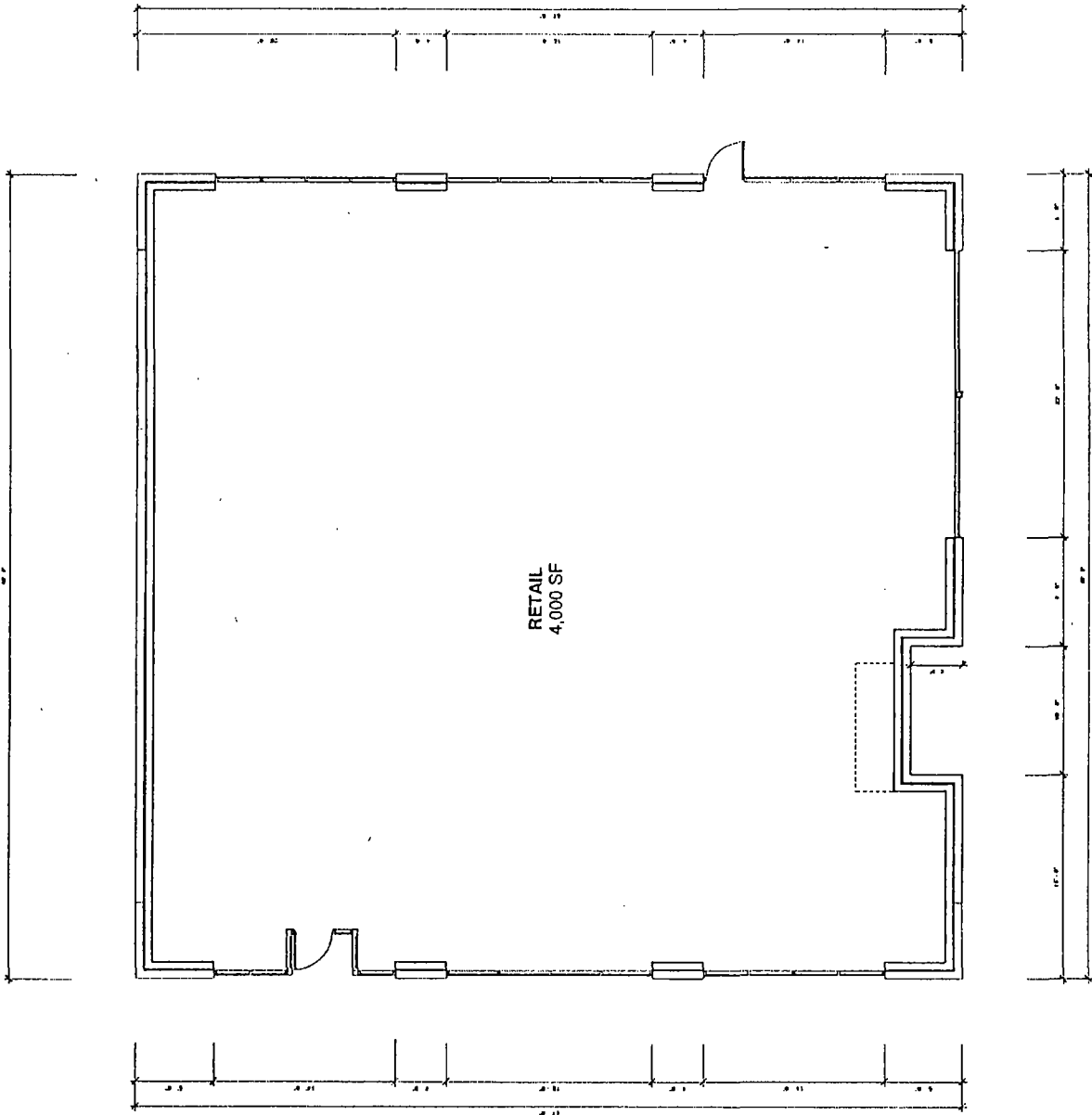
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.  
4. MATERIALS ARE TO BE AS SHOWN ON THE MATERIAL SCHEDULE.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING CONDITIONS.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.

DATE: 11-12-2015  
SCALE: 1/8" = 1'-0"  
PROJECT: 1615 N WESTERN AVE  
DRAWN BY: S I I D O  
CHECKED BY: S I I D O  
APPROVED BY: S I I D O



A2.1

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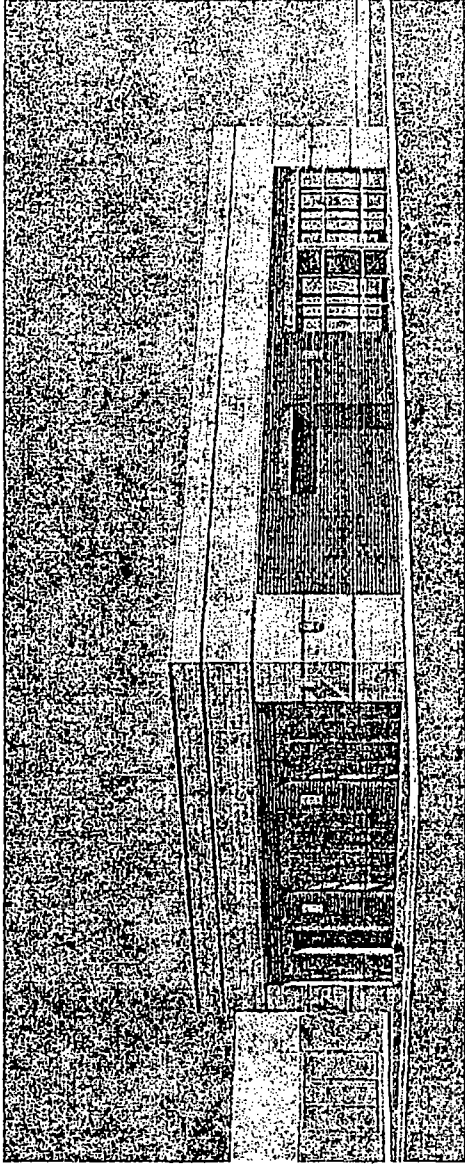
1 FLOOR PLAN  
1/4" = 1'-0"

A2

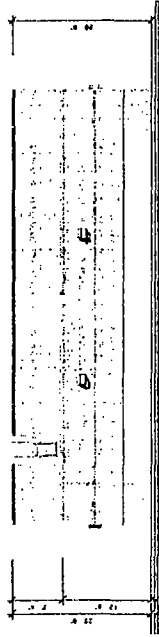
FLOOR PLAN

<b>GW PROPERTIES</b> 1615 N. WESTERN AVE. CHICAGO, ILLINOIS 60647		<b>DESIGN STUDIO 24 LLC</b> ARCHITECTS & INTERIORS 1515 N. LAUREL ST. #100 CHICAGO, ILLINOIS 60642	
DATE: 08/14/14	PROJECT: 1615 N. WESTERN AVE.	SCALE: 1/4" = 1'-0"	DATE: 08/14/14
PROJECT NO: 1615N	CLIENT: GW PROPERTIES	DESIGNER: [Name]	CHECKER: [Name]
ARCHITECT: [Name]	INTERIORS: [Name]	MECHANICAL: [Name]	ELECTRICAL: [Name]
PLUMBING: [Name]	STRUCTURAL: [Name]	LANDSCAPE: [Name]	OTHER: [Name]
PHOTOGRAPHY: [Name]	VIDEOGRAPHY: [Name]	3D RENDERING: [Name]	CONSTRUCTION ADMINISTRATION: [Name]
GENERAL CONTRACTOR: [Name]	MECHANICAL CONTRACTOR: [Name]	ELECTRICAL CONTRACTOR: [Name]	PLUMBING CONTRACTOR: [Name]
STRUCTURAL CONTRACTOR: [Name]	LANDSCAPE CONTRACTOR: [Name]	OTHER CONTRACTOR: [Name]	OWNER: GW PROPERTIES

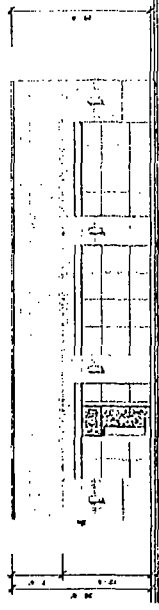




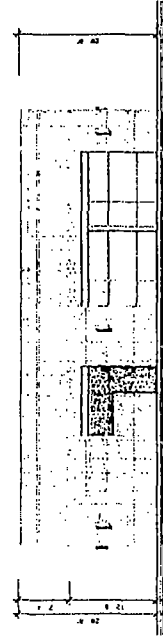
PERSPECTIVE VIEW FROM NORTH AVE. AND WESTERN AVE.



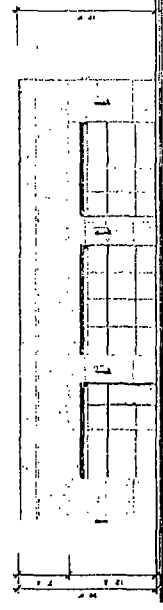
3 NORTH ELEVATION



4 WEST ELEVATION



1 SOUTH ELEVATION



2 EAST ELEVATION

		<b>GW PROPERTIES</b> 1615 N WESTERN AVE CHICAGO, ILLINOIS 60647 DESIGN STUDIO, LLC 212 N LAUREL ST. CHICAGO, ILLINOIS 60610	BUILDING ELEVATIONS PROJECT NO. 1615 WESTERN AVE SHEET NO. 1 OF 1 DATE: 10/15/17 DRAWN BY: J. [unreadable] CHECKED BY: [unreadable] APPROVED BY: [unreadable]	<b>A3</b>
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