City of Chicago

SO2021-2629

Office of the City Clerk

Document Tracking Sheet

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

Final for Publication

ORDINANCE

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

SECTION I. 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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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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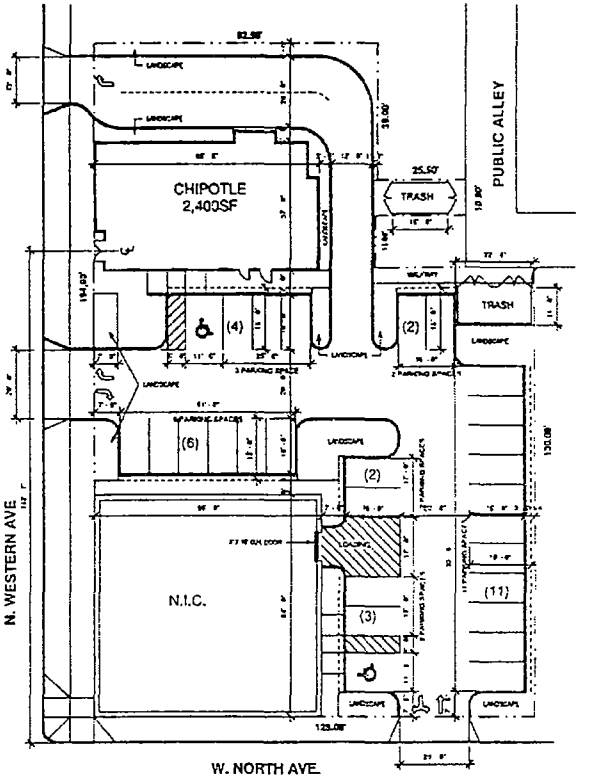

1 ARCHITECTURAL SITE PLAN

ARCHITECTURAL SITE PLAN

GW PROPERTIES
1015 N WESTERN AVE
CHICAGO, ILLINOIS 60647

DESIGN STUDIO 24, LLC

A0.4

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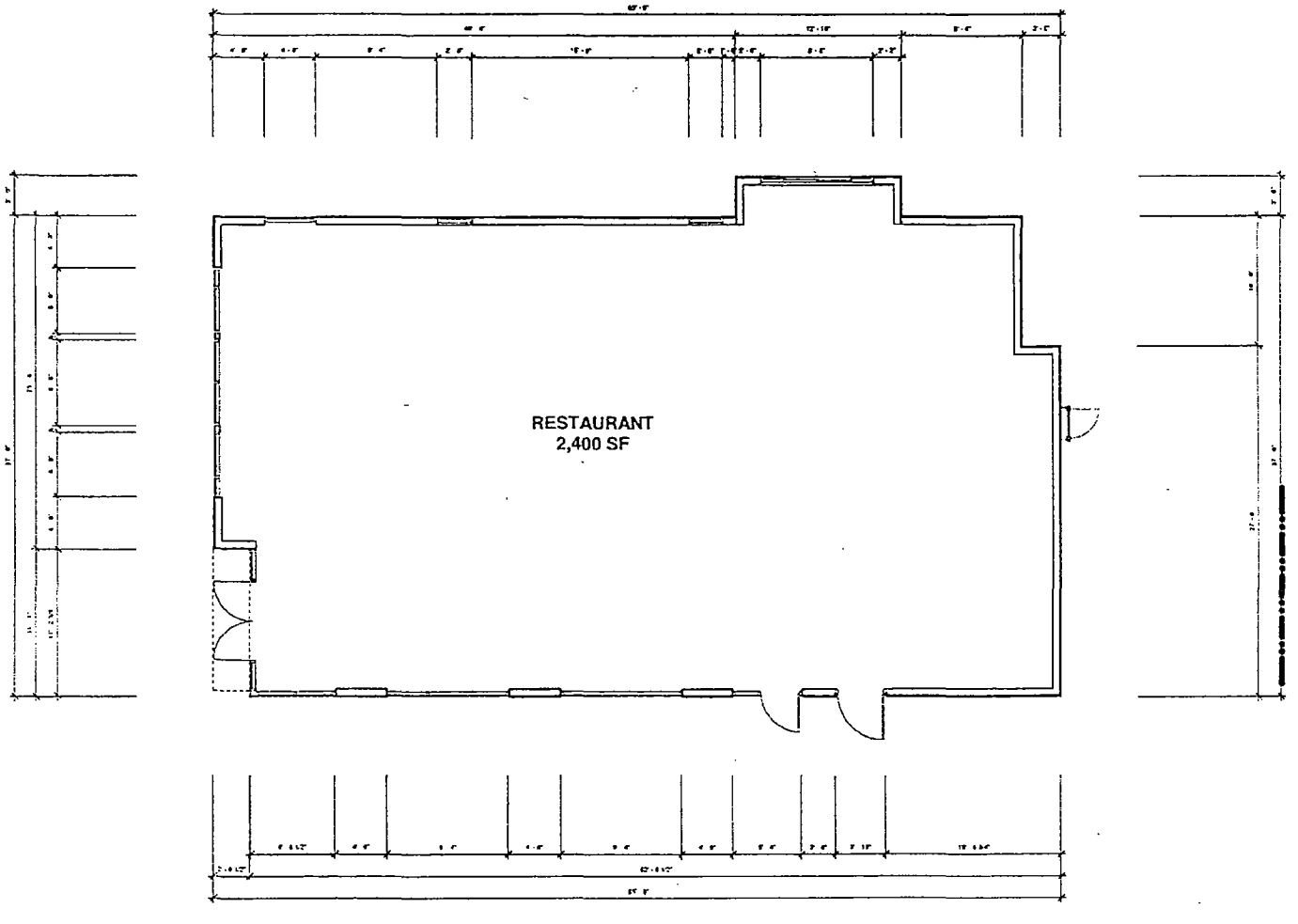

1 FLOOR PLAN

FLOOR PLAN

GW PROPERTIES
1615 N WESTERN AVE
CHICAGO, ILLINOIS 60647

A1.2

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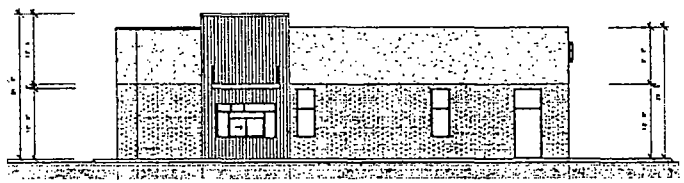
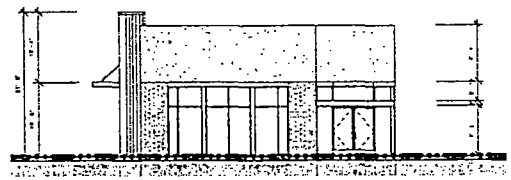
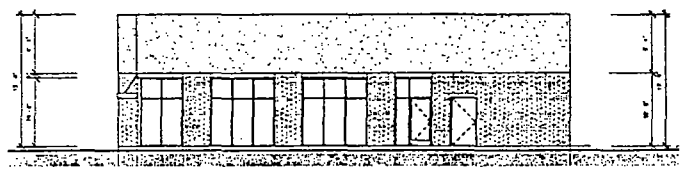


3 NORTH ELEVATION



4 WEST ELEVATION



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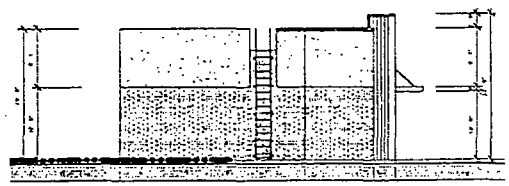

2 EAST ELEVATION

BUILDING ELEVATIONS

GW PROPERTIES
1615 N WESTERN AVE
CHICAGO, ILLINOIS 60647

DESIGN STUDIO, ZA, LLC.

A2.1

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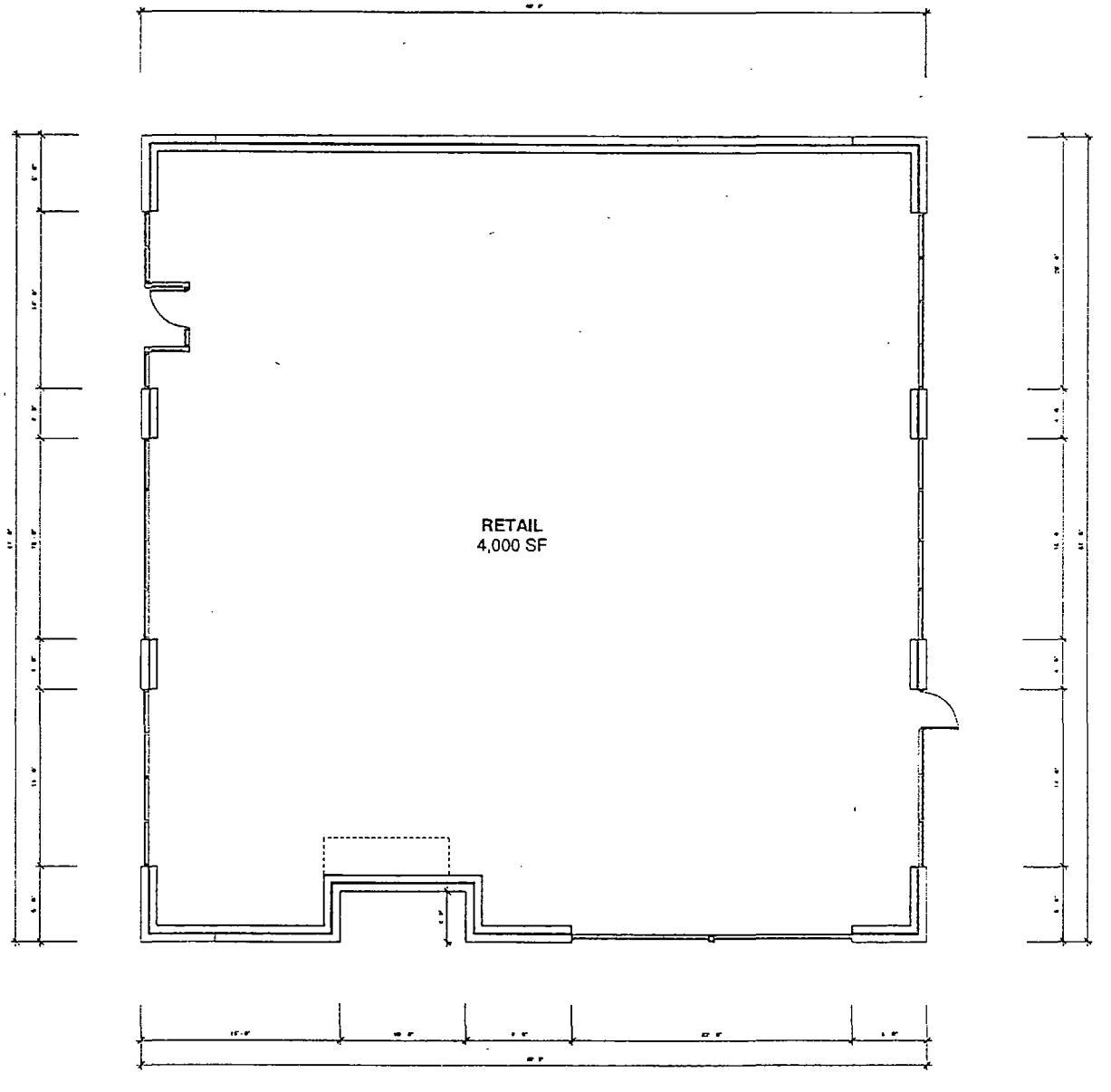

1 FLOOR PLAN

N

FLOOR PLAN

GW PROPERTIES
1615 N. WESTERN AVE
CHICAGO, ILLINOIS 60647

A2

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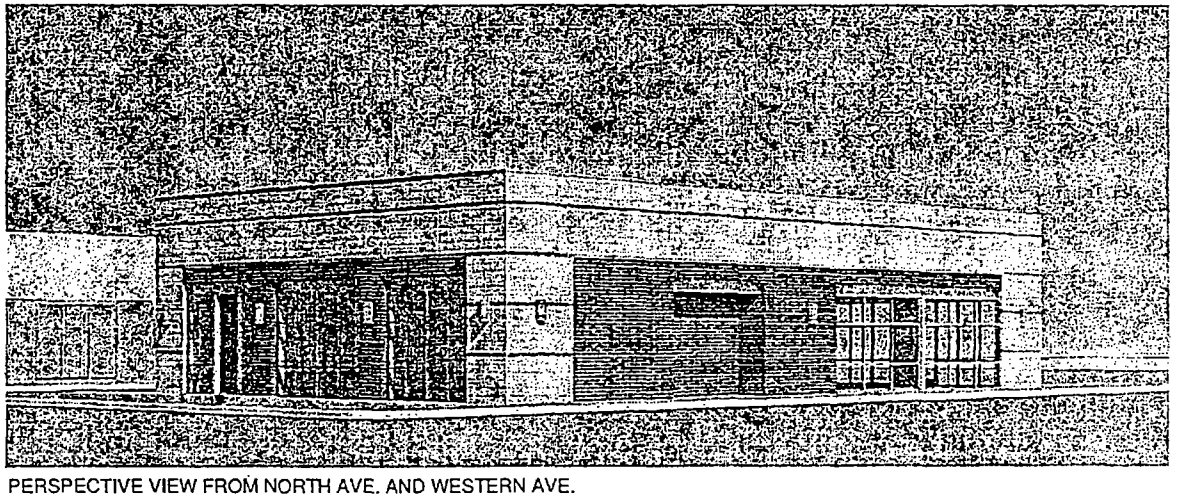
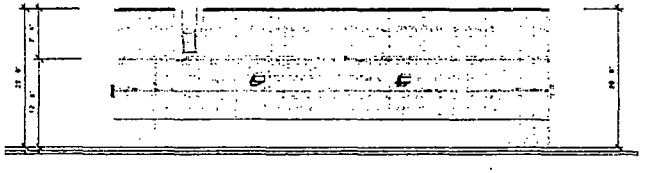
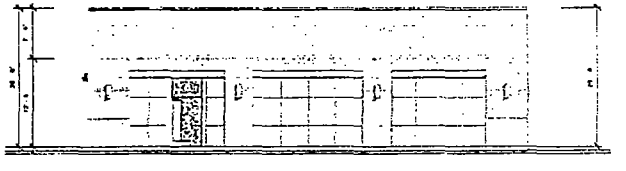


PERSPECTIVE VIEW FROM NORTH AVE. AND WESTERN AVE.



3 NORTH ELEVATION



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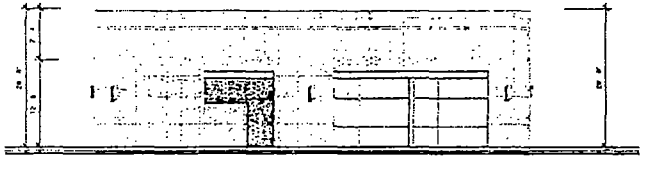
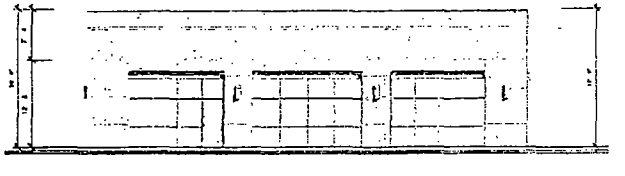


1 SOUTH ELEVATION



2 EAST ELEVATION

BUILDING ELEVATIONS

GW PROPERTIES
1615 N. WESTERN AVE
CHICAGO, ILLINOIS 60647

A3