



City of Chicago



SO2020-4560

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1601 N Western Ave - App No. 20506T1
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 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-2 Community Shopping 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

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

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

Lot Area: 22,115.2 square feet (*as recorded*)

Proposed Land Use: The Applicant is seeking to amend the previously approved and ratified *Type I Zoning Map Amendment*, in order to substitute a different set of architectural plans, which will allow for the permitting and construction of a new one-story retail building and a new four-story mixed-use (commercial-residential) building, at the subject property. The site is presently vacant and unimproved. The new one-story retail building is intended to be occupied and operated by a convenience store. The new proposed mixed-use building will feature commercial-retail space – at grade level, and a total of nine (9) dwelling units – above (2nd thru 4th Floors). There will be off-street parking for up to thirty-six (36) vehicles, which will serve each of the proposed new buildings. Both of the new proposed buildings will be masonry in construction, with the retail building measuring approximately 20 feet-0 inches in height and the mixed-use building measuring 47 feet-6 inches in height.

- (A) The Project's Floor Area Ratio: 20,078 square feet (0.9 FAR)
 - Retail Building: 4,650 square feet
 - Mixed-Use Building: 15,428 square feet
- (B) The Project's Density (Lot Area/Dwelling Unit): 9 dwelling units/2,457.23 square feet
- (C) The amount of off-street parking: Up to 36 vehicular parking spaces
- (D) Setbacks: Retail Building
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 61 feet-0 inches
 - c. Side Setbacks:
 - North: 66 feet-3 inches
 - South: 0 feet-0 inches
- Setbacks: Mixed-Use Building
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 66 feet-3 inches

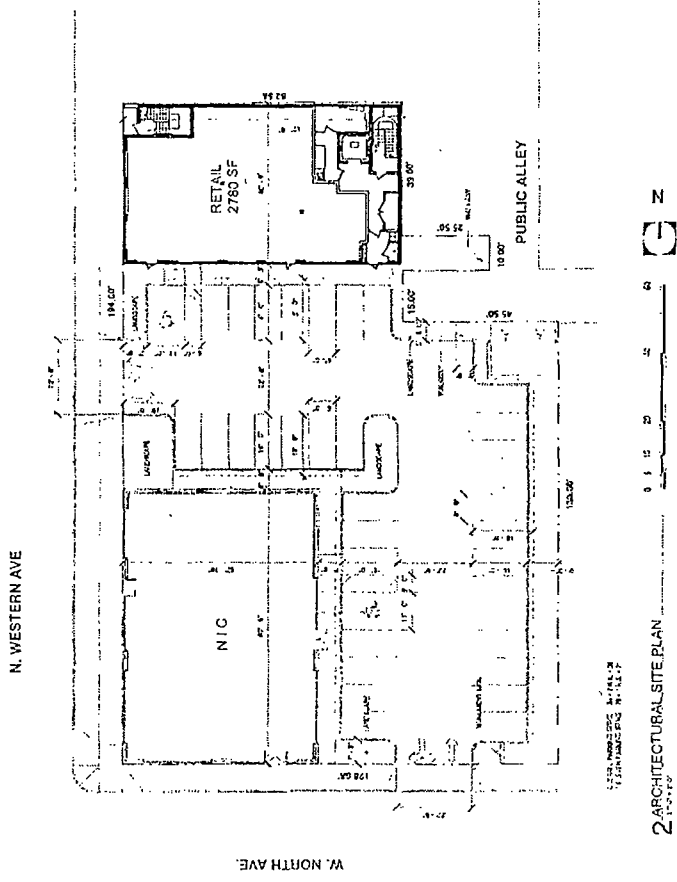
**The Applicant will seek any additional relief deemed necessary to bring the setback conditions into compliance under the Zoning Ordinance.*

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- (E) Building Height:
Retail Building: 20 feet-0 inches
Mixed-Use Building: 47 feet-6 inches

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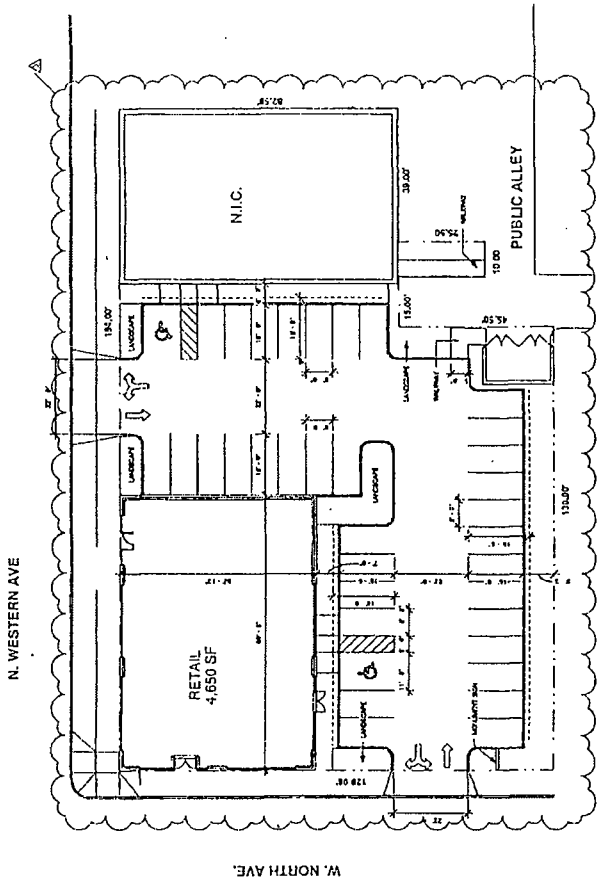
	GW PROPERTIES 1611 N WESTERN AVE CHICAGO, ILLINOIS 60647
	ARCHITECTURAL SITE PLAN
<p>DATE: 08.10.2020 PROJECT: 1611 N WESTERN AVE DRAWN: [Name] CHECKED: [Name]</p>	
	
A-1	



2 ARCHITECTURAL SITE PLAN
1:1000

FINAL FOR PUBLICATION

	GW PROPERTIES 2358 W. NORTH AVE CHICAGO, ILLINOIS 60647	
	PLANNING STUDIO INC. 1015 N. LAUREL ST. #100 CHICAGO, ILLINOIS 60610	
ARCHITECTURAL SITE PLAN PROJECT NO. 1015-100-01 DATE: 11/15/17		

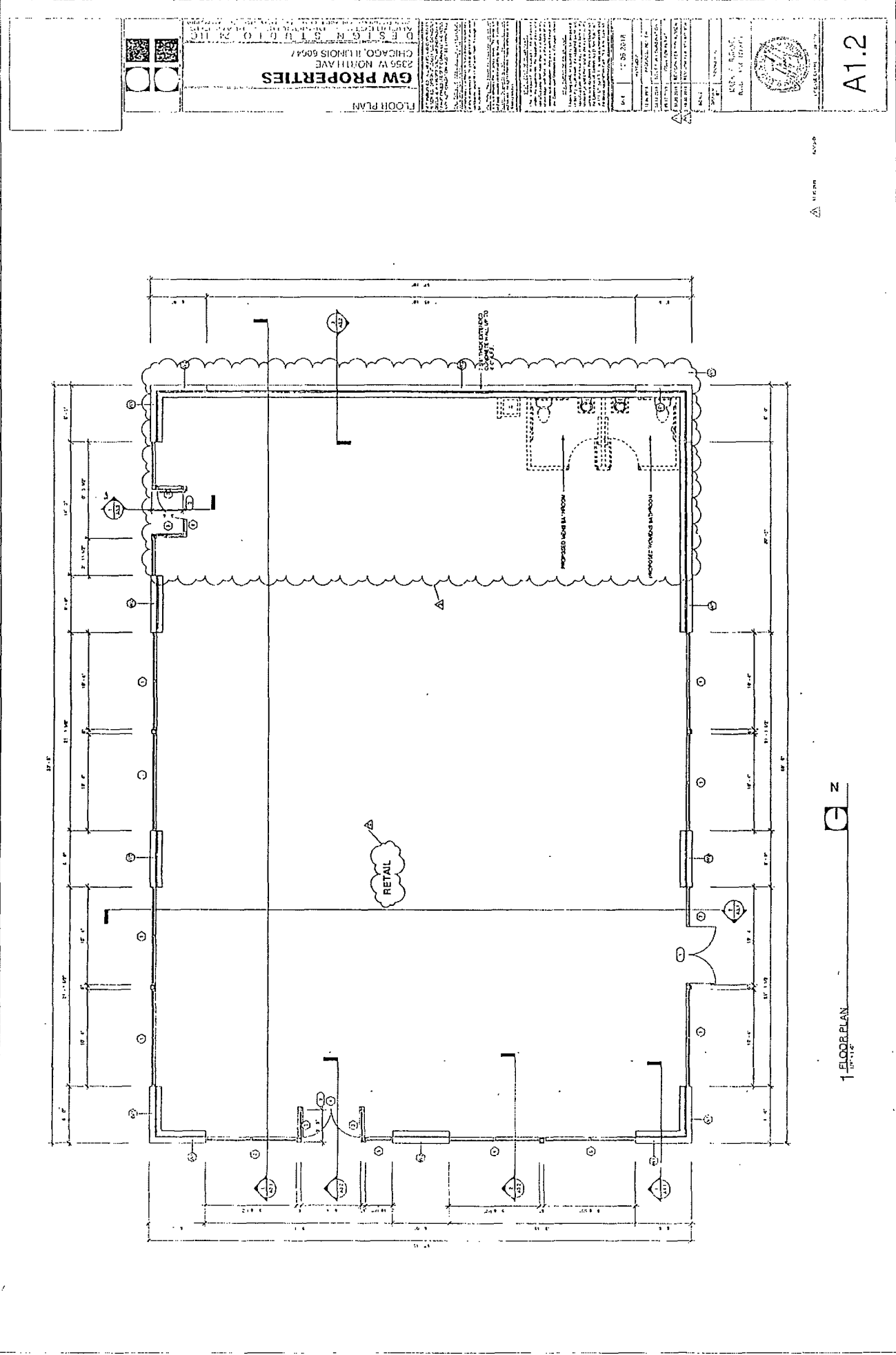


2 ARCHITECTURAL SITE PLAN
DATE: 11/15/17



A1.0

FINAL FOR FUELEDATION



GW PROPERTIES 2355 W NORTH AVE CHICAGO, ILLINOIS 60641		DESIGN STUDIO ARCHITECTS	
FLOOR PLAN		DATE: 1-23-2018	
<p>1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.</p> <p>2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.</p> <p>3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.</p> <p>4. ALL CEILING ARE 8" THICK UNLESS OTHERWISE NOTED.</p> <p>5. ALL ROOF ARE 6" THICK UNLESS OTHERWISE NOTED.</p> <p>6. ALL STRUCTURAL ELEMENTS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.</p> <p>7. ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL MECHANICAL ENERGY CODE (NEMEC).</p> <p>8. ALL ELECTRICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).</p> <p>9. ALL PLUMBING SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPC).</p> <p>10. ALL FIRE PROTECTION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.</p>		<p>OWNER: GW PROPERTIES</p> <p>PROJECT: 1234567890</p> <p>ARCHITECT: DESIGN STUDIO ARCHITECTS</p> <p>DATE: 1-23-2018</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NUMBER: 1234567890</p> <p>PROJECT NAME: 1234567890</p> <p>PROJECT ADDRESS: 1234567890</p> <p>PROJECT CITY: 1234567890</p> <p>PROJECT STATE: 1234567890</p> <p>PROJECT ZIP: 1234567890</p> <p>PROJECT PHONE: 1234567890</p> <p>PROJECT FAX: 1234567890</p> <p>PROJECT EMAIL: 1234567890</p> <p>PROJECT WEBSITE: 1234567890</p>	

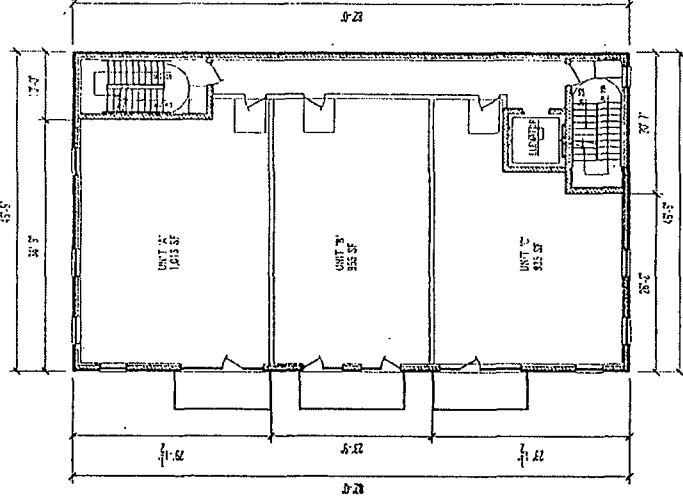
SECTION MARKER



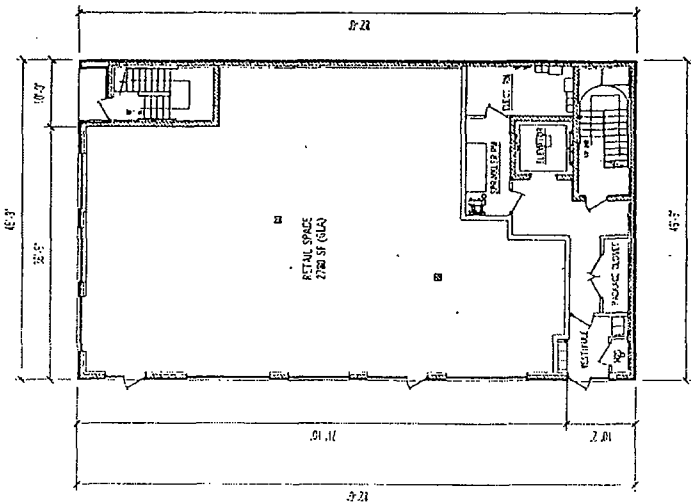
1 FLOOR PLAN
1/8" = 1'-0"

A1.2

FINAL FOR PUBLICATION



2 2ND-4TH FLOOR PLAN



1 1ST FLOOR PLAN

FLOOR PLANS

GW PROPERTIES
1611 N. WESTERN AVE.
CHICAGO, ILLINOIS 60614

OFFICE: 312.467.1000
RESIDENTIAL: 312.467.1001

DATE: 01/18/2022
DRAWN: J. HARRIS
CHECKED: J. HARRIS

MRS. J. HARRIS
1111 N. WESTERN AVE.
CHICAGO, ILLINOIS 60614

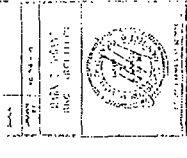
A-2

FINAL FOR PUBLICATION

GW PROPERTIES
 3526 W. NORTH AVE.
 CHICAGO, ILLINOIS 60647

SOUTH & EAST ELEVATIONS

DATE	11/25/21
PROJECT NO.	21-0000
CLIENT	GW PROPERTIES
DESIGNER	ARCHITECTURAL RECORDS, INC.
SCALE	AS SHOWN



A2.1

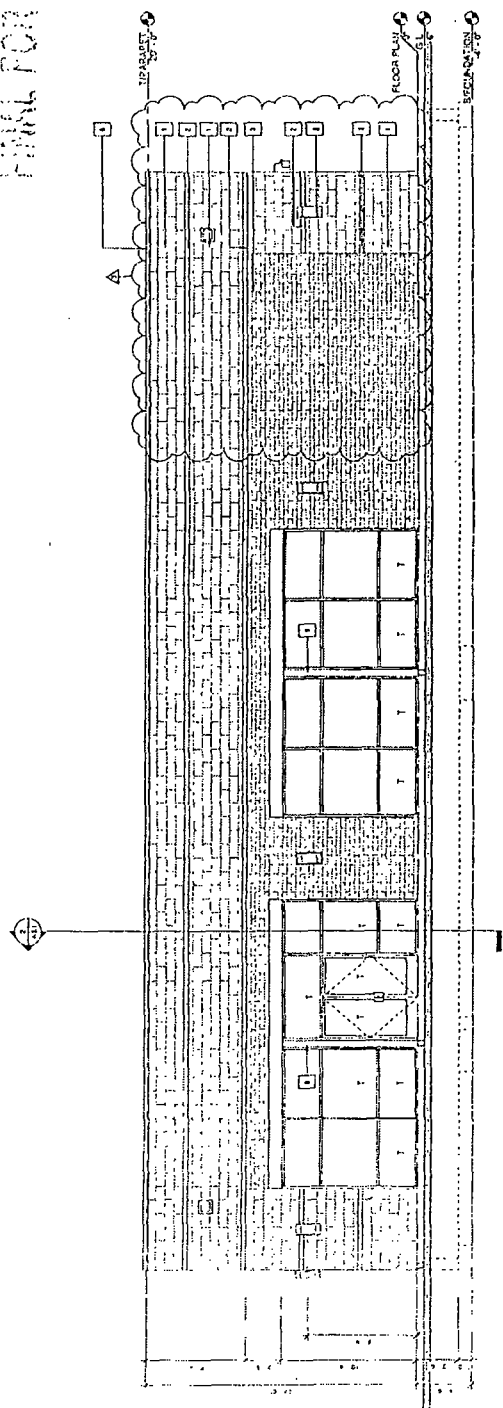
- EXTERIOR MATERIAL LEGENDS**
- 1. FINISH CONCRETE, PLUMBING AND ELECTRICAL
 - 2. FINISH CONCRETE, PLUMBING AND ELECTRICAL
 - 3. FINISH CONCRETE, PLUMBING AND ELECTRICAL
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GENERAL ELEVATION NOTES

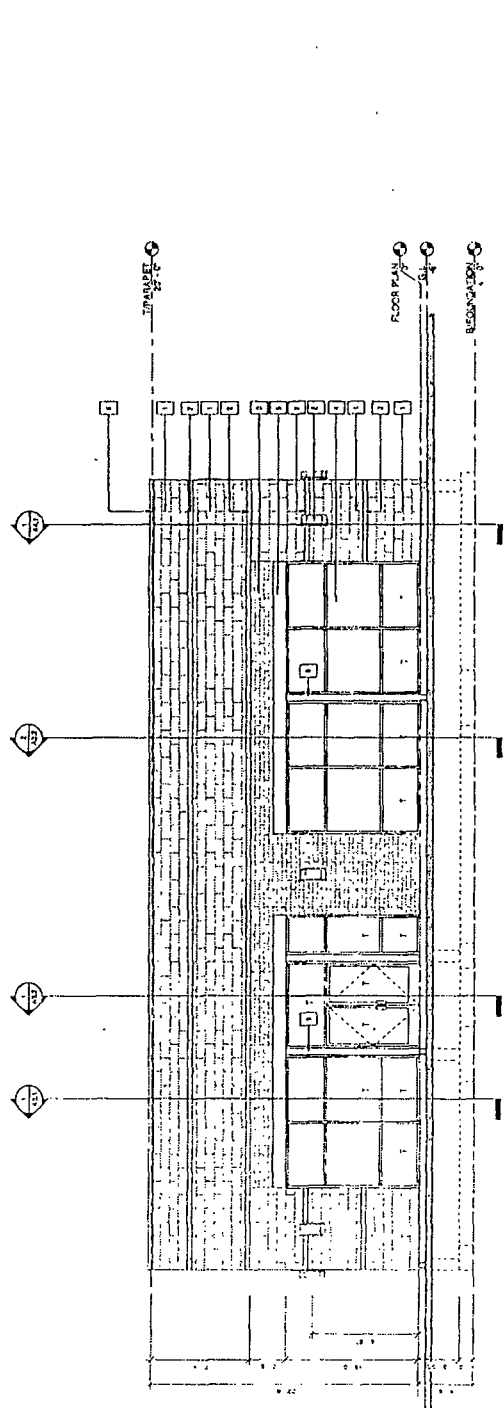
1. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.
2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE LATEST EDITIONS OF THE BUILDING CODES.
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SIGNAGE NOTE

1. SIGNAGE SHALL BE AS SHOWN ON THE DRAWINGS.



2 EAST ELEVATION



1 SOUTH ELEVATION

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GW PROPERTIES
 2335 W. NORTH AVE
 CHICAGO, ILLINOIS 60647

NORTH & WEST ELEVATION

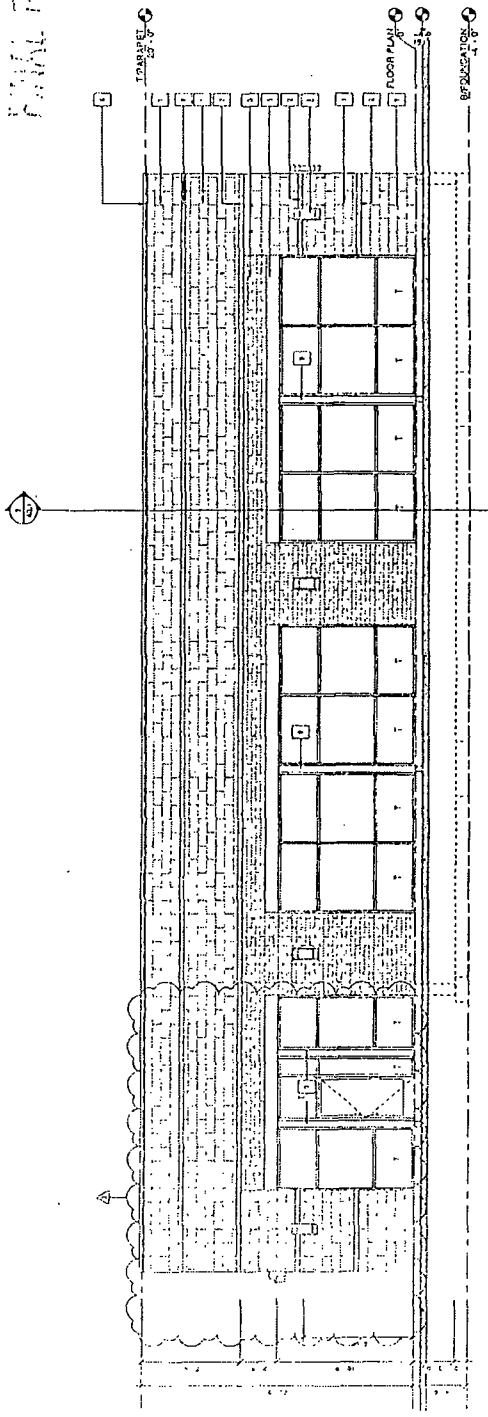
- EXTERIOR MATERIAL REVISIONS**
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 - 3. FINISH: BRICKWORK, ALL OTHERS AS SHOWN
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GENERAL ELEVATION NOTES

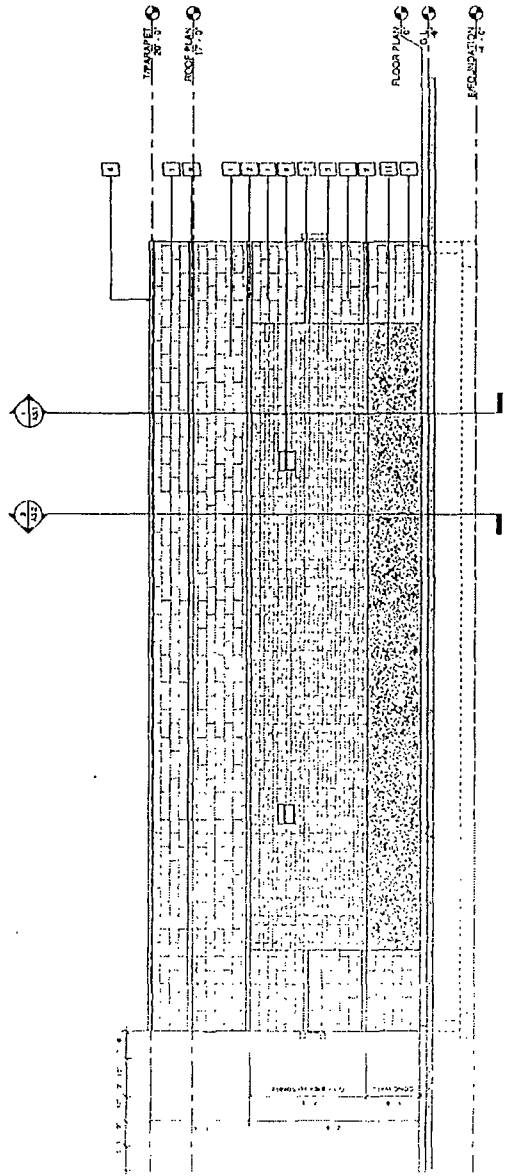
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SEWERAGE NOTE

1. SEWERAGE SHALL BE AS SHOWN ON THE DRAWING.



2 WEST ELEVATION

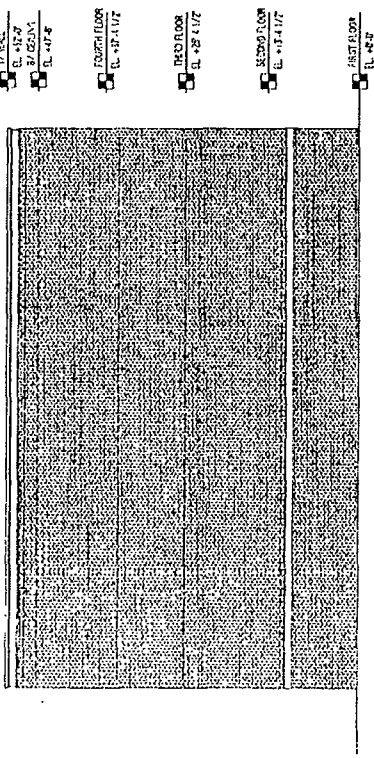


1 NORTH ELEVATION

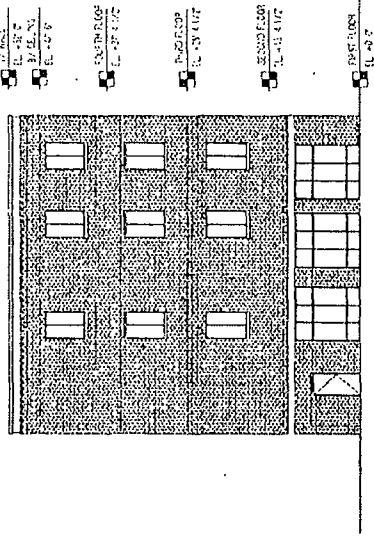


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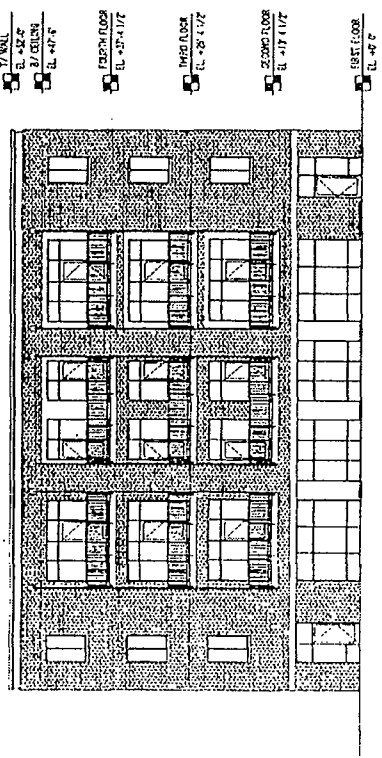
FINAL FOR PUBLICATION



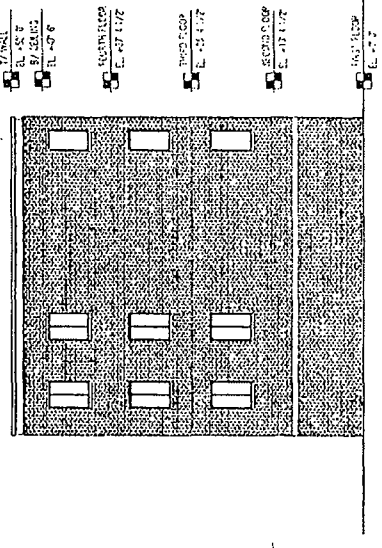
3 NORTH ELEVATION
1/4" = 1'-0"



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



1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

BUILDING ELEVATIONS

GW PROPERTIES
1811 N. WESTERN AVE.
CHICAGO, ILLINOIS 60647

1919 2500
1811 N. WESTERN AVE.
CHICAGO, ILLINOIS 60647

A-3

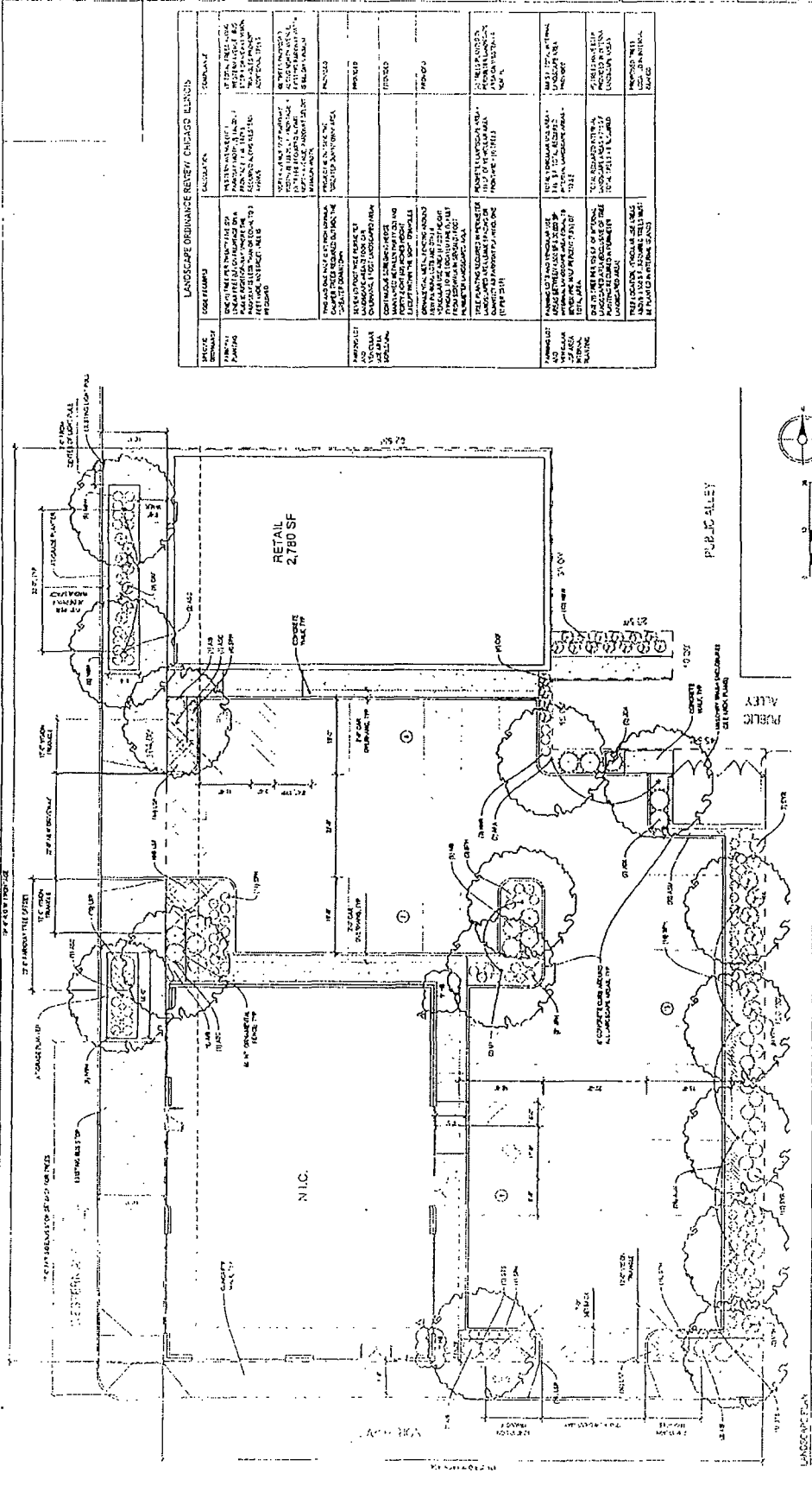
FORM FOR PUBLICATION

GW PROPERTIES
1811 N WESTERLY AVE
CHICAGO, ILLINOIS 60647

DESIGN STUDIO

LANDSCAPE PLAN

L-1.0



DATE	DESCRIPTION	BY	APPROVED BY

DATE	DESCRIPTION	BY	APPROVED BY

LANDSCAPE NOTES

- THE SHIP LIFT AND PLATFORM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- THE SHIP LIFT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- THE SHIP LIFT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

STATEMENT BY OWNER

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

STATEMENT BY REGISTERED LANDSCAPE ARCHITECT

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

LEGEND

- (with dot) - TREE
- (with cross) - SHRUB
- (with vertical lines) - PERENNIAL
- (with horizontal lines) - ANNUAL
- (with diagonal lines) - GRASS
- (with wavy lines) - WATER
- (with dashed lines) - PATH
- (with solid lines) - WALL
- (with dotted lines) - FENCE

JULIE
PLANNED ENVIRONMENT ASSOCIATES
800 N. LAKE ST. SUITE 100
CHICAGO, ILL. 60610
Tel: (312) 786-1000
Fax: (312) 786-1001
www.juliepa.com

[Signature]