



# City of Chicago



O2016-6332

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-H at 1667-1675 N Western Ave - App No. 18937T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18937 TI  
INTRO DATE:  
9-14-16

## 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 C1-2 Neighborhood Commercial District, and M1-2 Limited Manufacturing/Business Park symbols and indications as shown on Map No. 5-H in the area bounded by

West Wabansia Avenue; the alley next east of and parallel to North Western Avenue; a line 125 feet south of and parallel to West Wabansia Avenue; and North Western Avenue,

to those of a B3-3 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: 1667-75 North Western Avenue

**17-13-0303-C (1) Narrative Zoning Analysis**

1667-1675 North Western Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 13,500 square feet

Proposed Land Use: The Applicants are seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The new proposed building will contain commercial/retail unit at grade level – fronting Western Avenue, and thirty (30) dwelling units above. There will also be interior parking for twenty-five (25) vehicles, located at grade level – with access via Wabansia Avenue. The new proposed building will be masonry in construction and measure 50 feet-10 inches in height. Due to its close proximity to the Western (Blue Line) CTA Station, the Applicants are proposing to redevelop the subject property, pursuant to the Transit Oriented Development (TOD) Ordinance.

(A) The Project's Floor Area Ratio: 43,210 square feet (3.2 FAR)

*\*The Applicants are providing 25% of their required ARO units within the proposed building, and therefore, are seeking an FAR increase up to 3.5, pursuant to the TOD Ordinance.*

(B) The Project's Density (Lot Area Per Dwelling Unit):  
30 dwelling units (450 square feet)

(C) The amount of off-street parking: 25 parking spaces

*\*The Applicants are seeking a 17% reduction in the amount of required parking, from 30 spaces to 25 spaces, pursuant to the TOD Ordinance.*

(D) Setbacks:

a. Front Setback: 0 feet-0 inches

b. Rear Setback: 0 feet-0 inches

*\*The Applicants will seek a Variation for a reduction to the required rear setback.*

c. Side Setbacks:  
North: 0 feet-0 inches  
South: 0 feet-0 inches

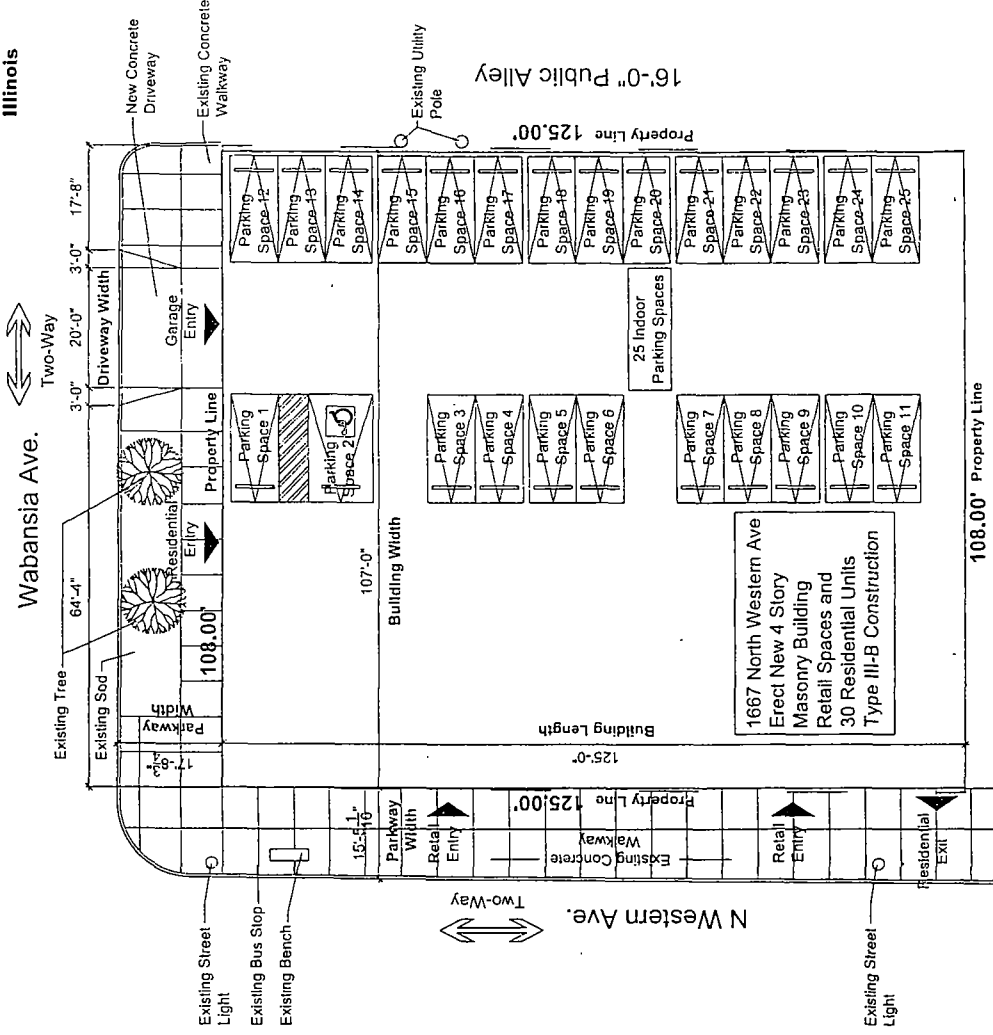
(E) Building Height:  
50 feet-10 inches

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# 1667 N WESTERN AVE

Chicago

Illinois



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100 N. WABANSIA  
SUITE 200  
CHICAGO, ILLINOIS 60644

TEL: 312.255.1333  
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1 Site Plan  
P1 Scale: 1"=20'-0"



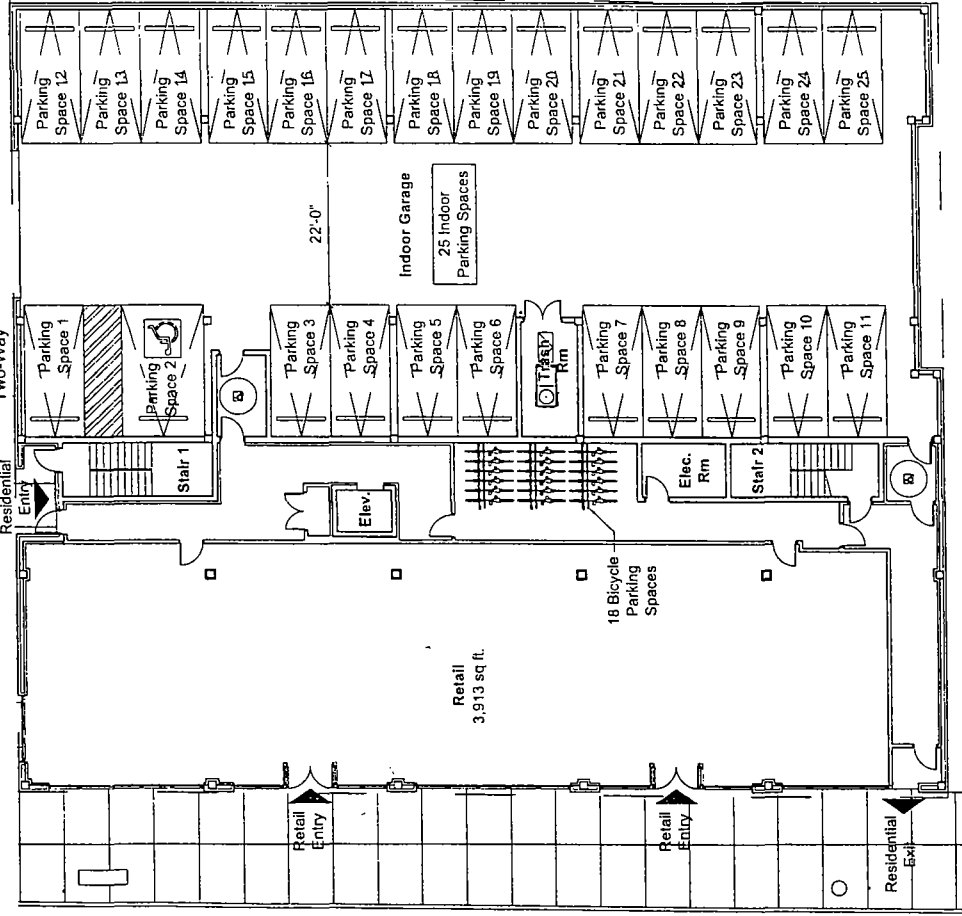
P1

8-26-16

# 1667 N WESTERN AVE

Illinois

Wabansia Ave. Two-Way



16'-0" Public Alley



1 First Floor Plan  
Scale 1/8" = 1'-0"

P2

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1000 N. LAKE ST.  
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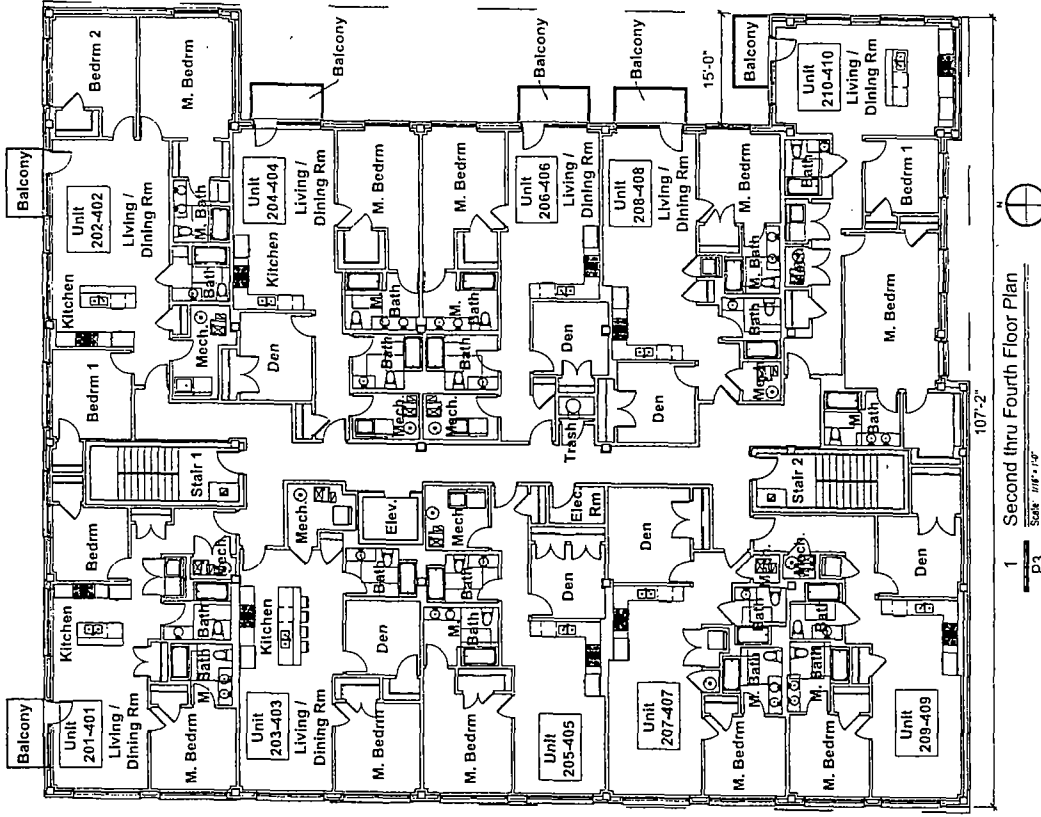
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# 1667 N WESTERN AVE

Chicago

Illinois

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1 Second thru Fourth Floor Plan  
Scale 1/8" = 1'-0"



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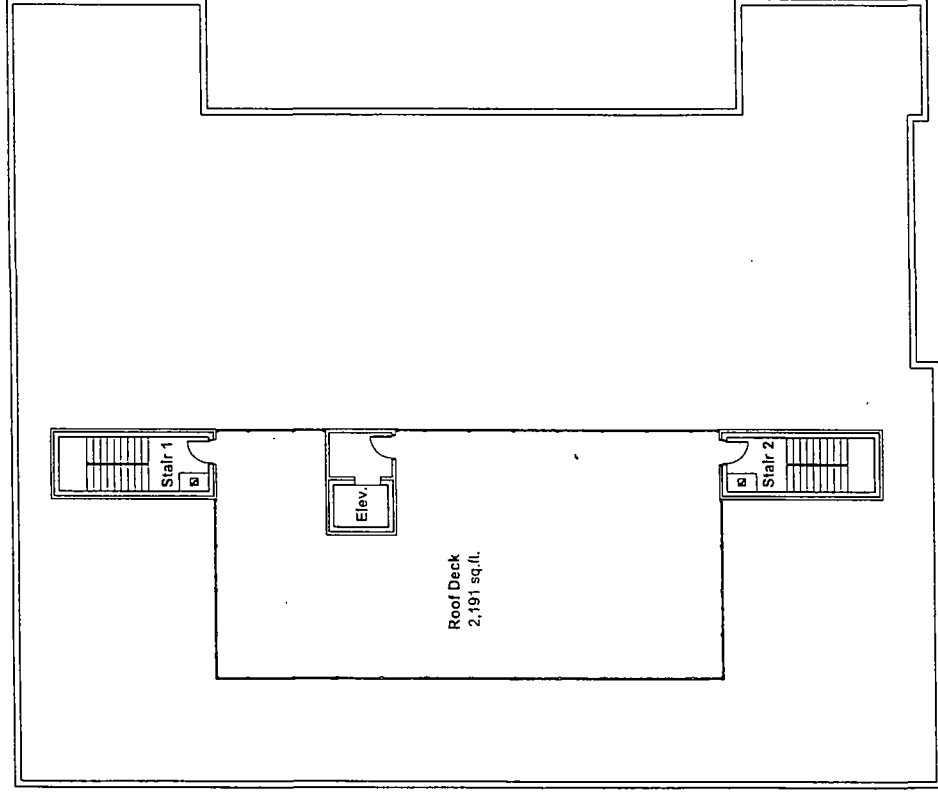
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1667 N WESTERN AVE

Illinois

Chicago



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1 Roof Plan  
p4 Scale 1/8" = 1'-0"

P4

8-26-16



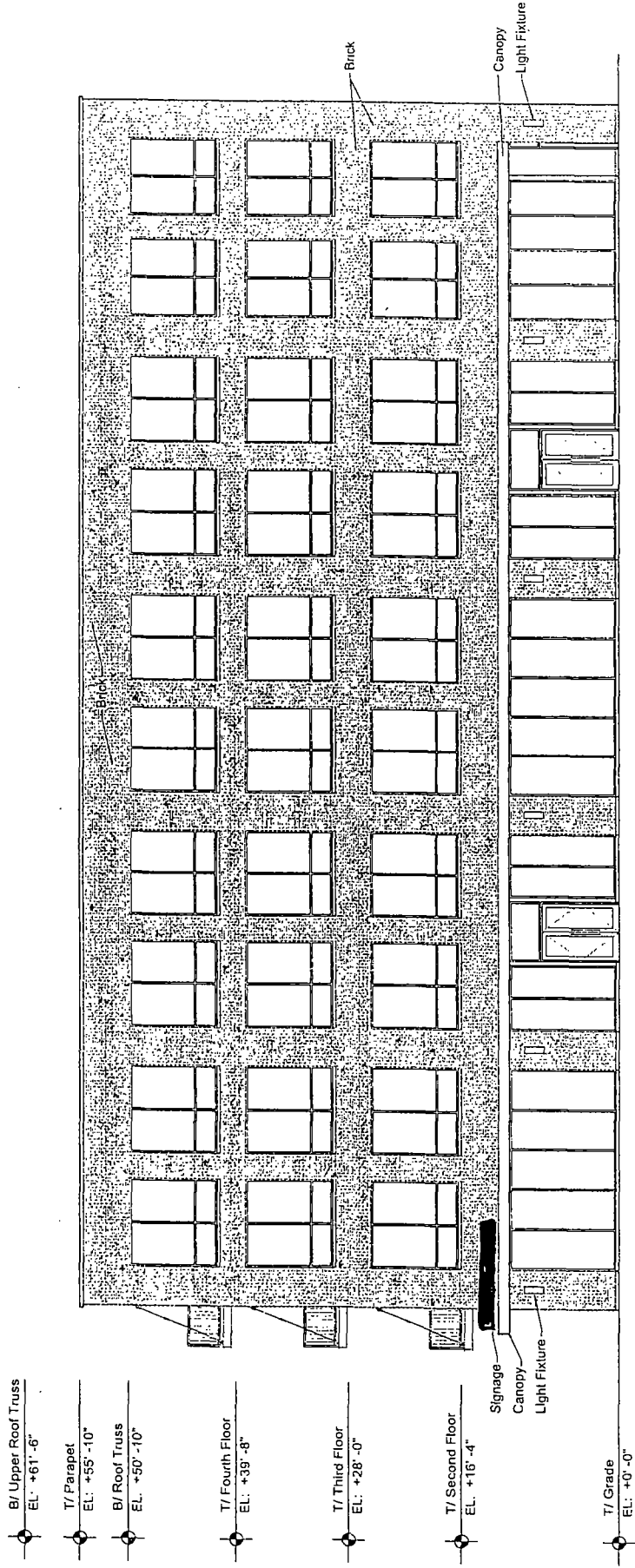
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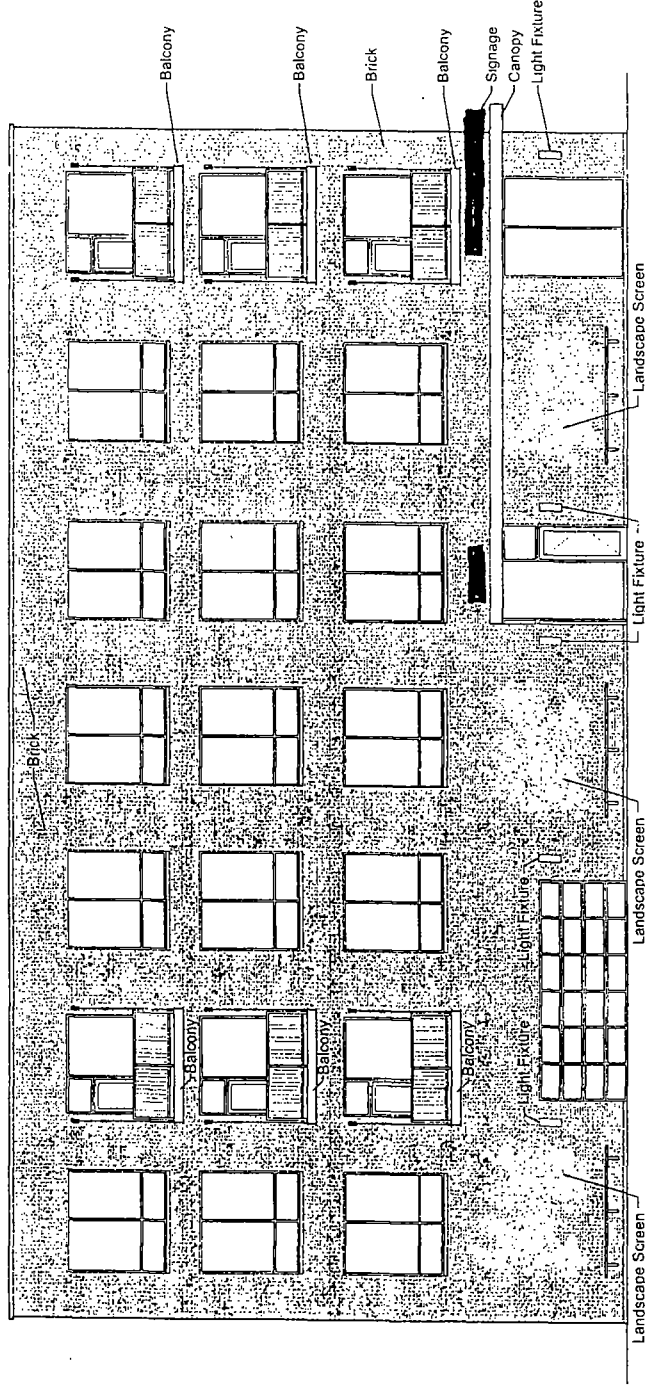


1667 N WESTERN AVE

Chicago

Illinois

B/ Upper Roof Truss  
EL +61'-6"



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# 1667 N WESTERN AVE

Chicago

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B/ Upper Roof Truss  
EL: +61'-6"

T/ Parapet  
EL: +55'-10"

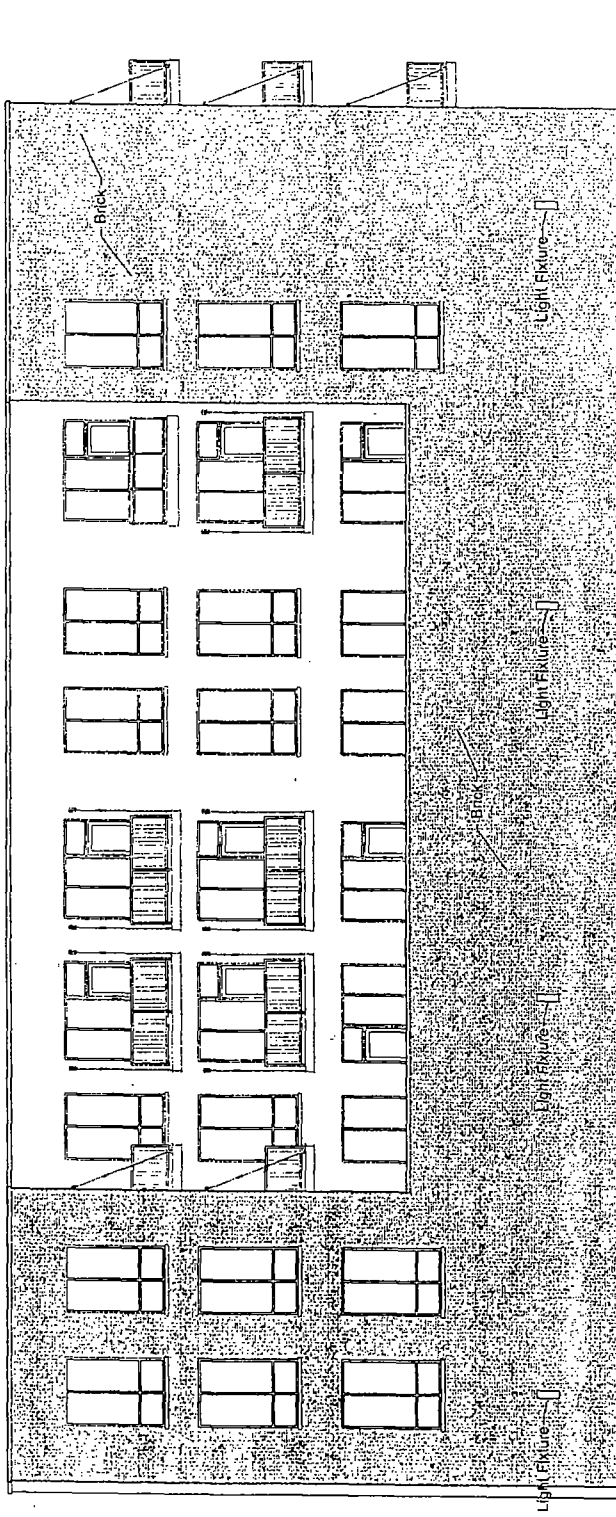
B/ Roof Truss  
EL: +50'-10"

T/ Fourth Floor  
EL: +39'-8"

T/ Third Floor  
EL: +28'-0"

T/ Second Floor  
EL: +16'-4"

T/ Grade  
EL: +0'-0"



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1667 N WESTERN AVE

Chicago

Illinois

B/ Upper Roof Truss  
EL. +61'-6"

T/ Parapet

EL. +55'-10"

B/ Roof Truss

EL. +50'-10"

T/ Fourth Floor

EL. +39'-8"

T/ Third Floor

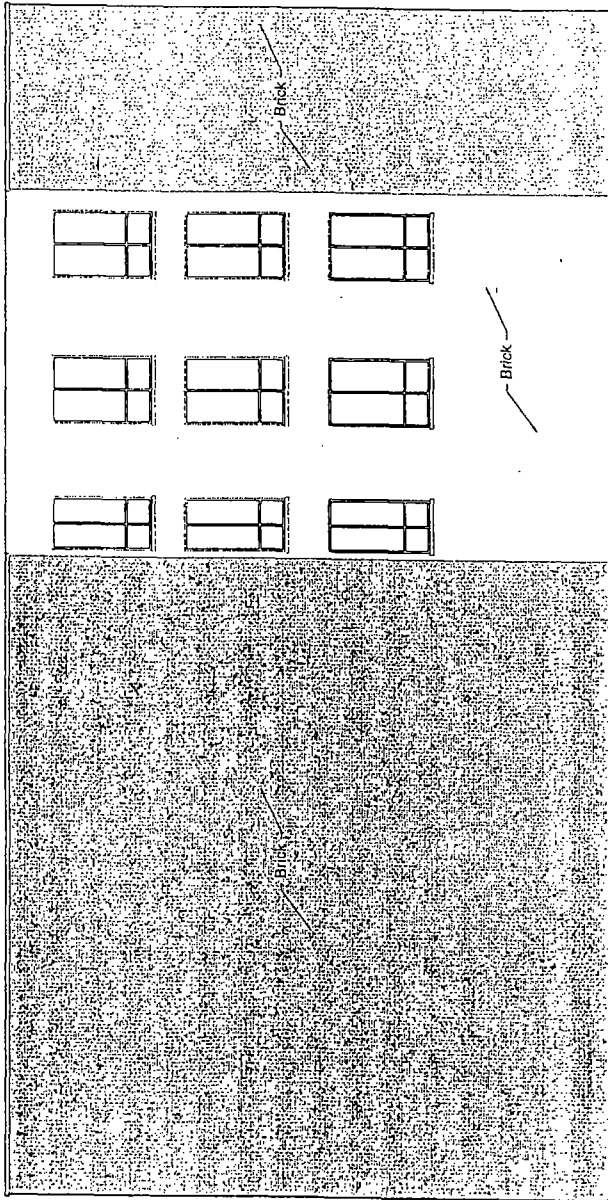
EL. +28'-0"

T/ Second Floor

EL. +16'-4"

T/ Grade

EL. +0'-0"



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