



City of Chicago



SO2018-6986

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1700-1714 N Western Ave - App No. 19809T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 symbols and indications as shown on Map No.5-I in the area bounded by

a line 162.74 feet north of and parallel to West Wabansia Avenue;
North Western Avenue; West Wabansia Avenue; and the alley
next west of and parallel to North Western Avenue,

to those of a B3-5 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: 1700-1714 North Western Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis – Substitute Narrative and Plans

1700-1714 North Western Avenue, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District (TOD)

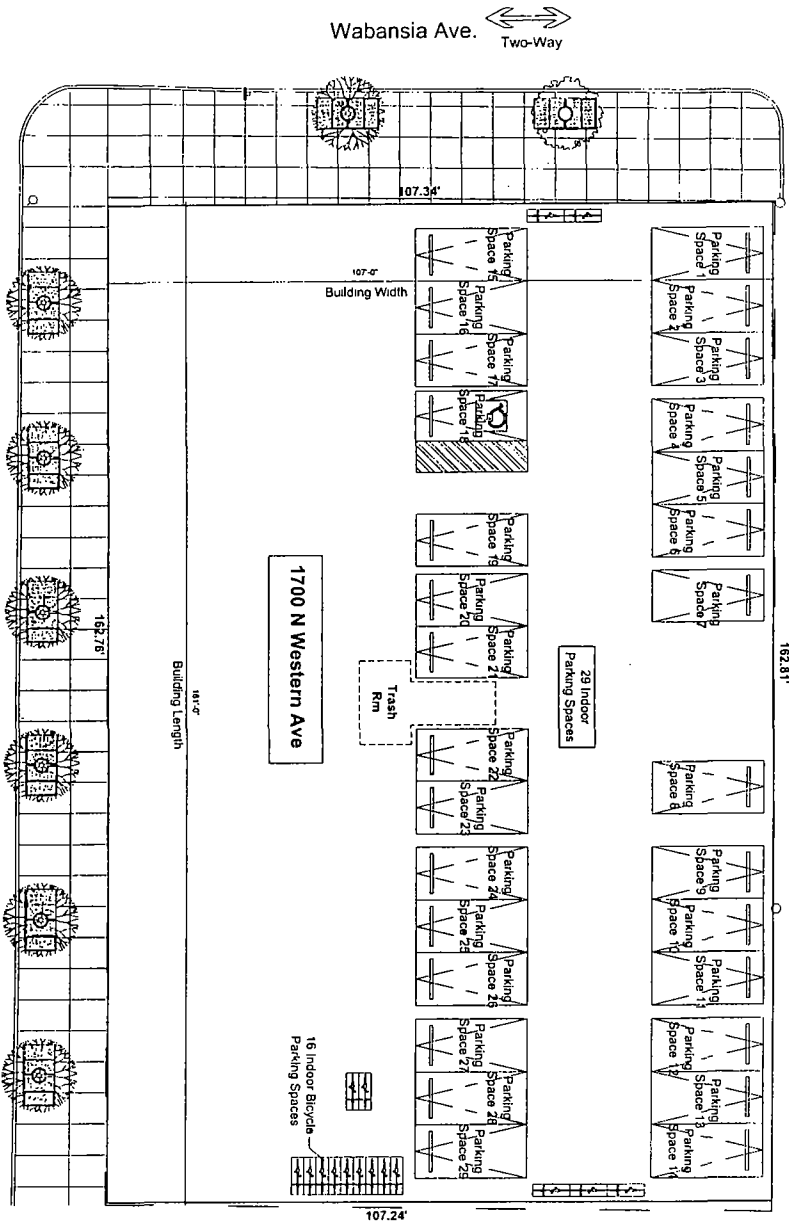
Lot Area: 17,462 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use building, at the subject site. The existing structures will be razed. The new proposed building will contain commercial/retail space – at grade level, and a sixty (60) dwelling units – above (2nd thru 5th Floors). The subject property is located less than 1,320 linear feet from the entrance to the Western CTA Station - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of twenty-nine (29) vehicles, located within the 1st Floor of the building, with access off of the Public Alley (west). The new building will be masonry in construction and measure 65 feet-7 inches in height.

- (A) The Project's Floor Area Ratio: 77,500 square feet (4.44 FAR)
- (B) The Project's Density (Lot Area / Dwelling Unit): 60 dwelling units (291 square feet)
- (C) The amount of off-street parking: 29 vehicular parking spaces
16 bicycle parking spaces
** The subject site is located within 1,320 linear feet of the entrance to the Western CTA Station, and – therefore, the Applicant is seeking a 52% reduction in the required onsite vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
**The Applicant will seek any necessary administrative relief, in order to reduce the required rear setback for the residential floors.*
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height: 65 feet-7 inches

FINAL FOR PUBLICATION

1700 N WESTERN AVE



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N Western Ave. Two-Way

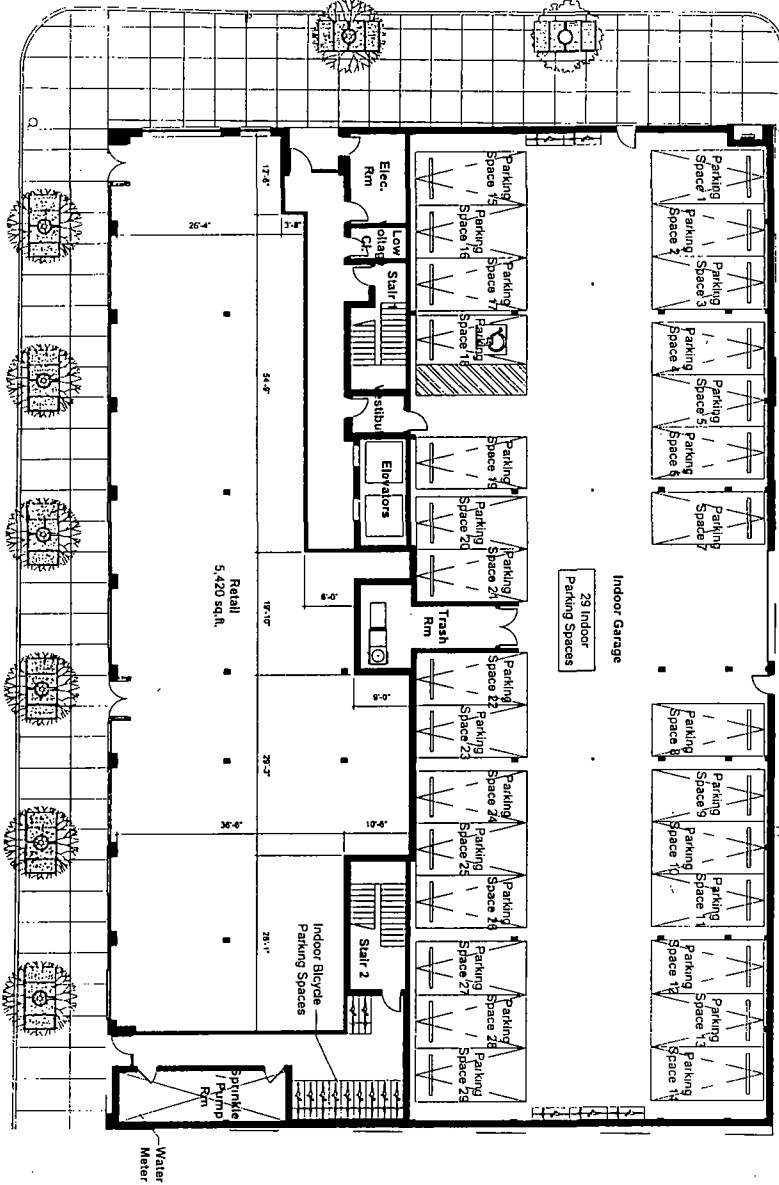
1 Site Plan
P01 Scale: 1/8" = 1'-0"

FINAL FOR PUBLICATION

1700 N WESTERN AVE

18'-0" Public Alley

Wabansia Ave. Two-Way



N Western Ave. Two-Way

1 First Floor Plan
P02 Scale 1/8" = 1'-0"



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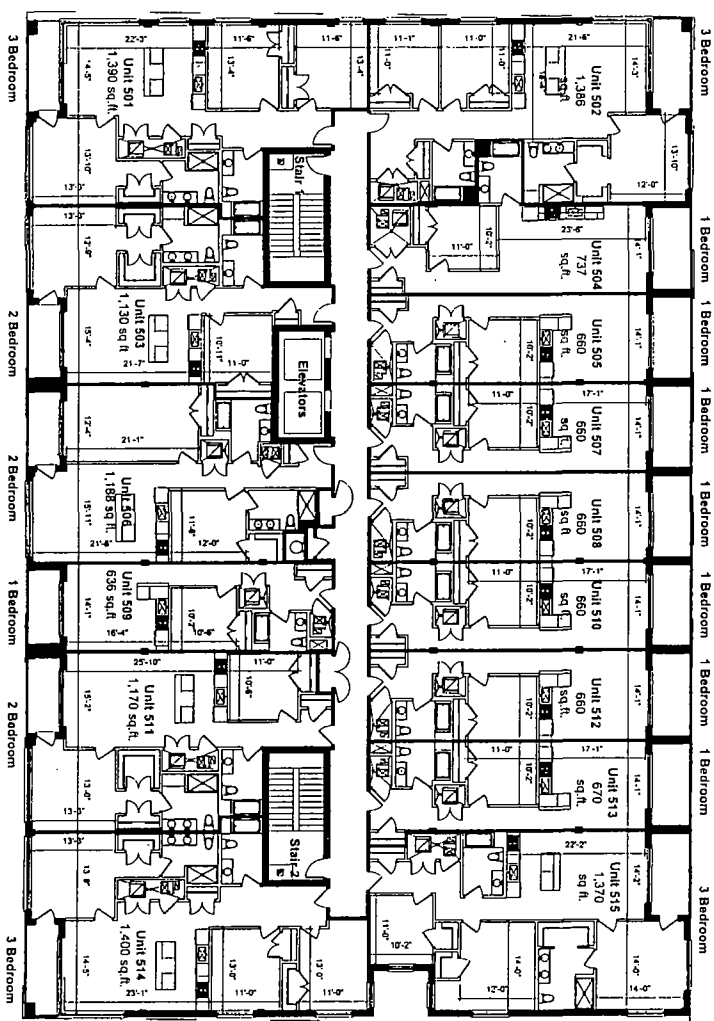
1700 N WESTERN AVE

18'-0" Public Alley

Wabansia Ave. Two-Way

N Western Ave. Two-Way

1 2nd thru 5th Floor Plan
P03



Units Count	
1 Bedrooms -	32
2 Bedrooms -	12
3 Bedrooms -	16
Total -	60

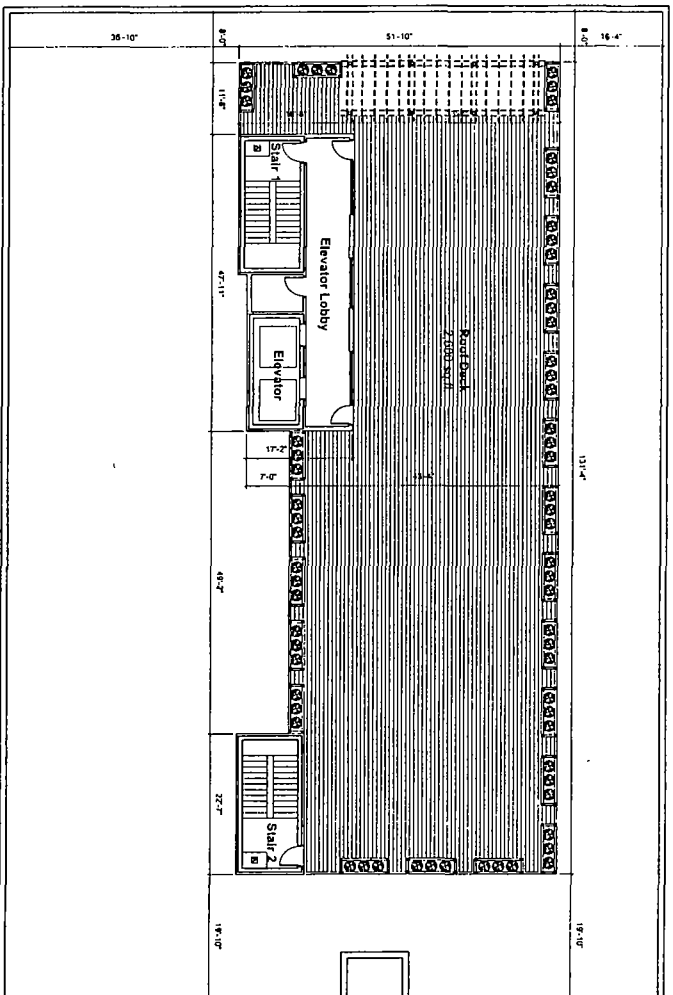


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200 N. LAUREL ST. SUITE 200
CHICAGO, ILLINOIS 60610

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P03
10-15-2018

1700 N WESTERN AVE



1 Roof Deck
P04
Scale: 1/8" = 1'-0"

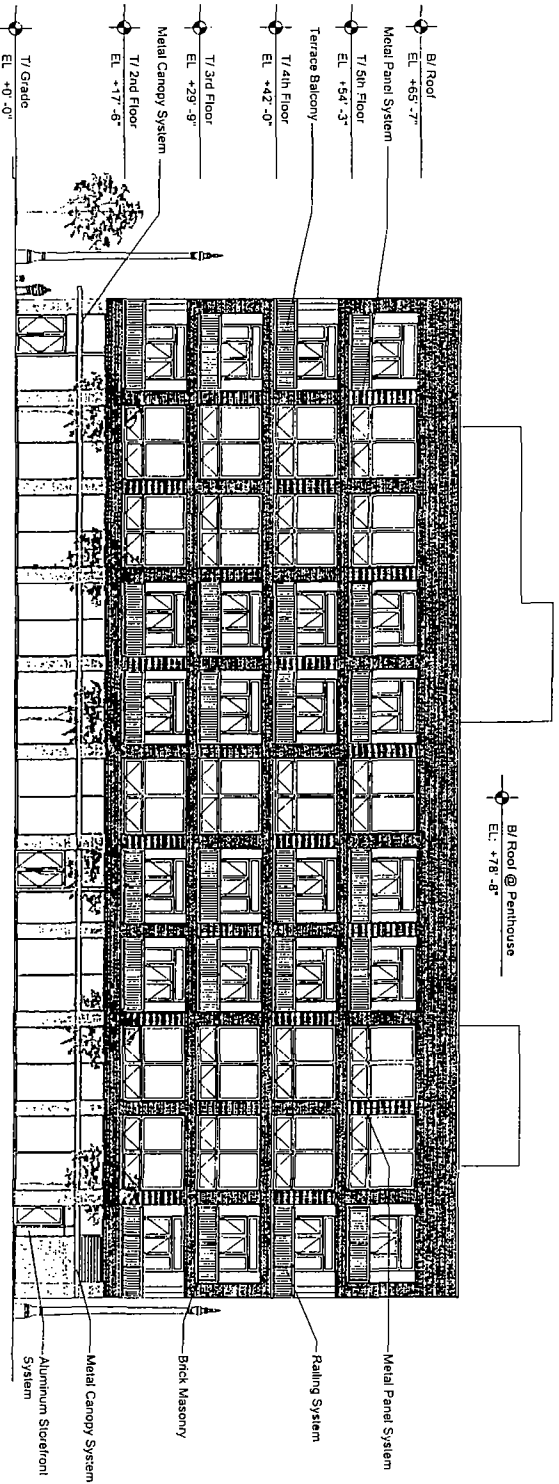


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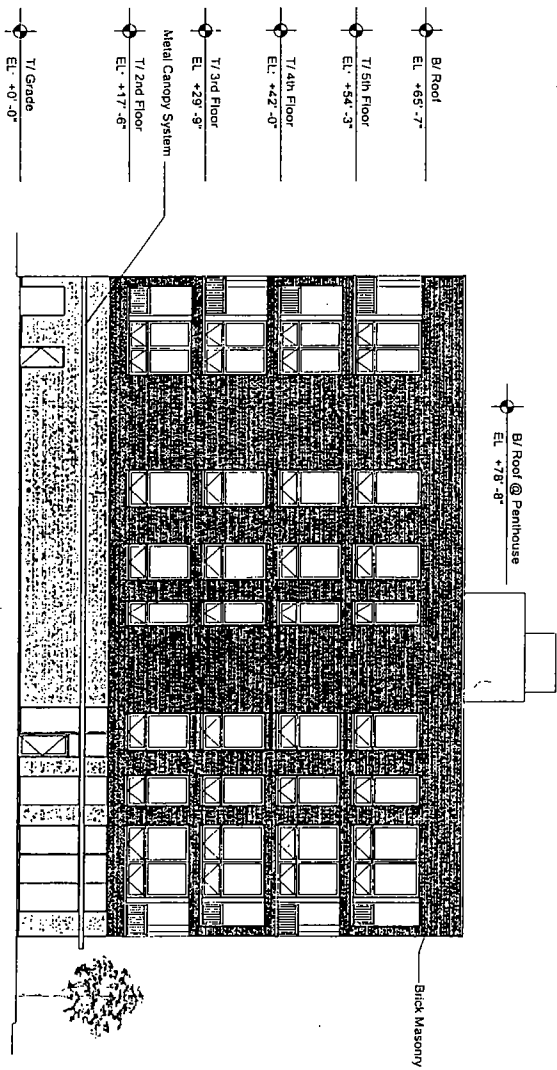
1700 N WESTERN AVE

Illinois



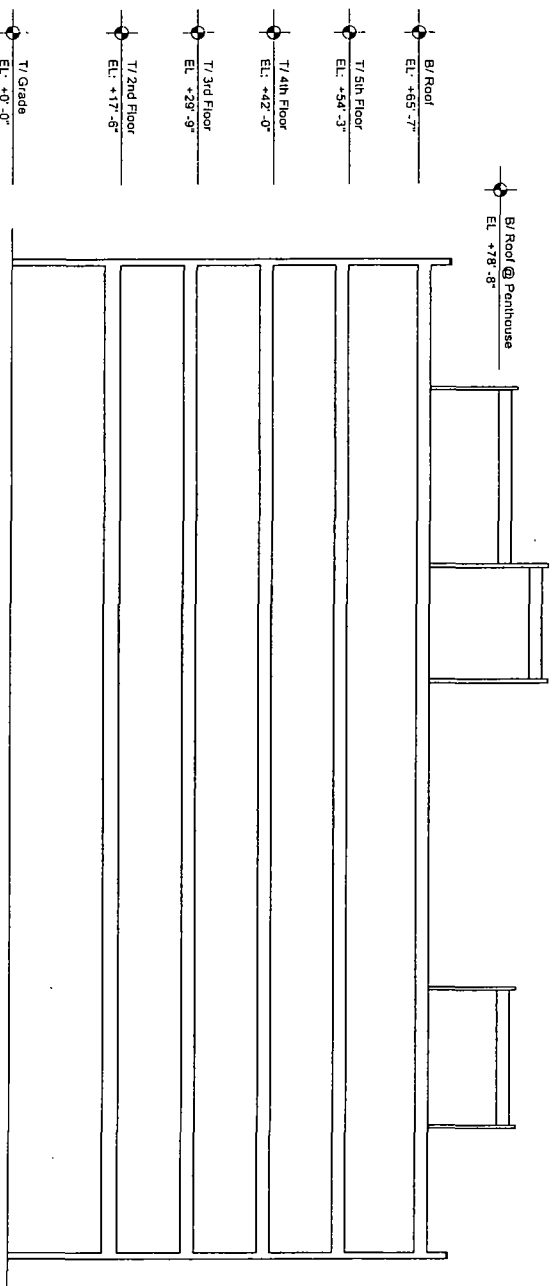
1 East Elevation
P05

1700 N WESTERN AVE



1 South Elevation
P06 Scale 1/8" = 1'-0"

1700 N WESTERN AVE



1 Building Section
P07

