



City of Chicago



O2021-444

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/27/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 11-I at 4640-4648 N
Western Ave - App No. 20610T1

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 of the B3-2 Community Shopping District symbols and indications as shown on Map No. 11-I in the area bounded by

A line 136.09 feet north of an parallel to West Eastwood Avenue;
North Western Avenue; a line 70.09 feet north of and parallel to
West Eastwood Avenue and the alley next west of and parallel to
North Western Avenue

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Address: 4640 to 4648 North Western Avenue, Chicago, Illinois

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 4640 TO 4648 NORTH WESTERN AVENUE, CHICAGO, ILLINOIS

ZONING: B3-3 COMMUNITY SHOPPING DISTRICT, TYPE 1.

LOT AREA: 7,128 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A FOUR-STORY, VACANT BUILDING AND A ONE-STORY, VACANT BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP THE PROPERTY WITH A 60'6" TALL, MIXED-USE, TRANSIT ORIENTED DEVELOPMENT WITH 23 DWELLING UNITS (INCLUDING ONE BUSINESS LIVE WORK UNIT ON THE GROUND FLOOR WHICH REQUIRES A SPECIAL USE PURSUANT TO 17-3-0207-TT AND 17-13-0900 OF THE CHICAGO ZONING ORDINANCE), APPROXIMATELY 3,500 SQUARE FEET OF GROUND FLOOR COMMERCIAL/RETAIL SPACE AND FIVE OFF-STREET PARKING SPACES.

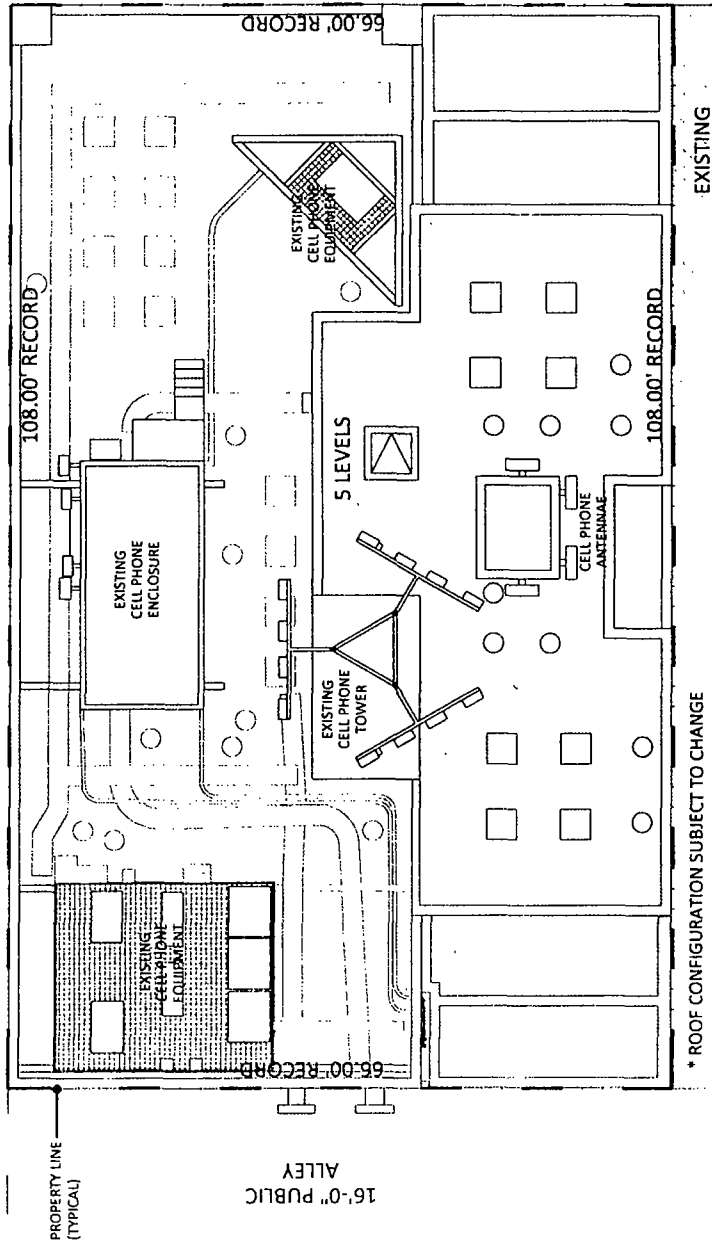
- (A) FLOOR AREA RATIO: 4.0 (3.0 BASE FAR PLUS 1.0 FAR PURSUANT TO SECTION 17-3-0403-C). TOTAL FLOOR AREA IS 28,512 SQUARE FEET
- (B) MINIMUM LOT AREA: 309 SQUARE FEET PER DWELLING UNIT
- (C) THE AMOUNT OF OFF-STREET PARKING: 5. APPLICANT IS SEEKING A PARKING REDUCTION BASED ON ITS STANDING AS A TRANSIT SERVED LOCATION
- (D) SETBACKS:
 - A. FRONT SETBACK: 0 FEET, 0 INCHES
 - B. REAR SETBACK: 2 FEET, 0 INCHES. VARIATION REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE SECTION 17-13-1101.
 - C. SIDE SETBACKS: 0 FEET, 0 INCHES (SOUTH) AND 0 FEET, 0 INCHES (NORTH)
 - D. BUILDING HEIGHT: 60 FEET, 6 INCHES
 - E. THE NUMBER OF OFF-STREET LOADING BERTHS: 0. VARIATION REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE SECTION 17-13-1101.

FINAL FOR PUBLICATION

**CTA BROWNLINE TRACKS
AND WESTERN STATION**

(RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILWAY)

**EXISTING 1-STORY
COMMERCIAL BUILDING
BELOW CTA TRACKS**



NORTH WESTERN AVENUE



1

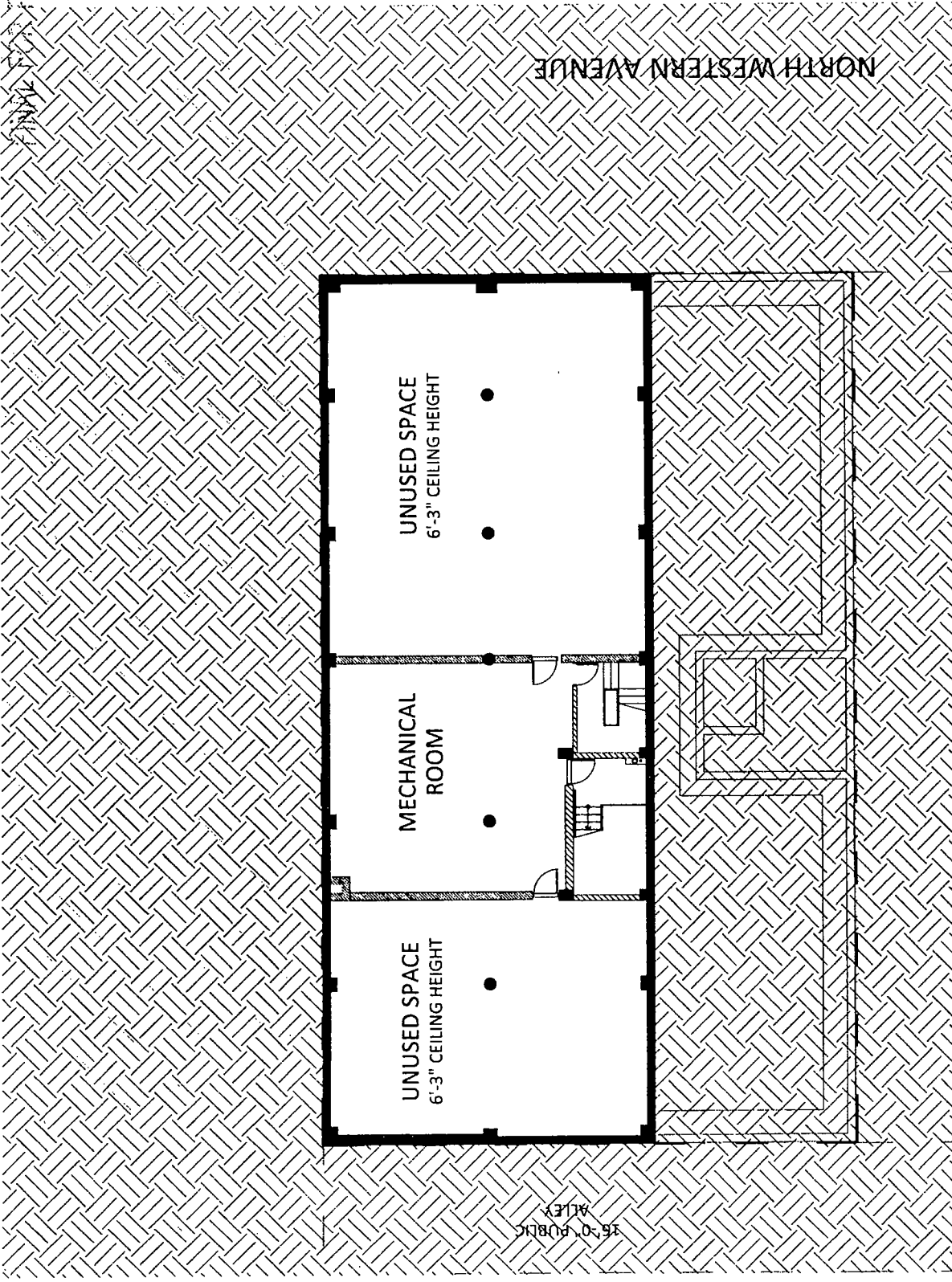
SITE PLAN 1/16" = 1'-0"

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15'-0" PUBLIC ALLEY

NORTH WESTERN AVENUE

BASEMENT PLAN 1/16" = 1'-0"

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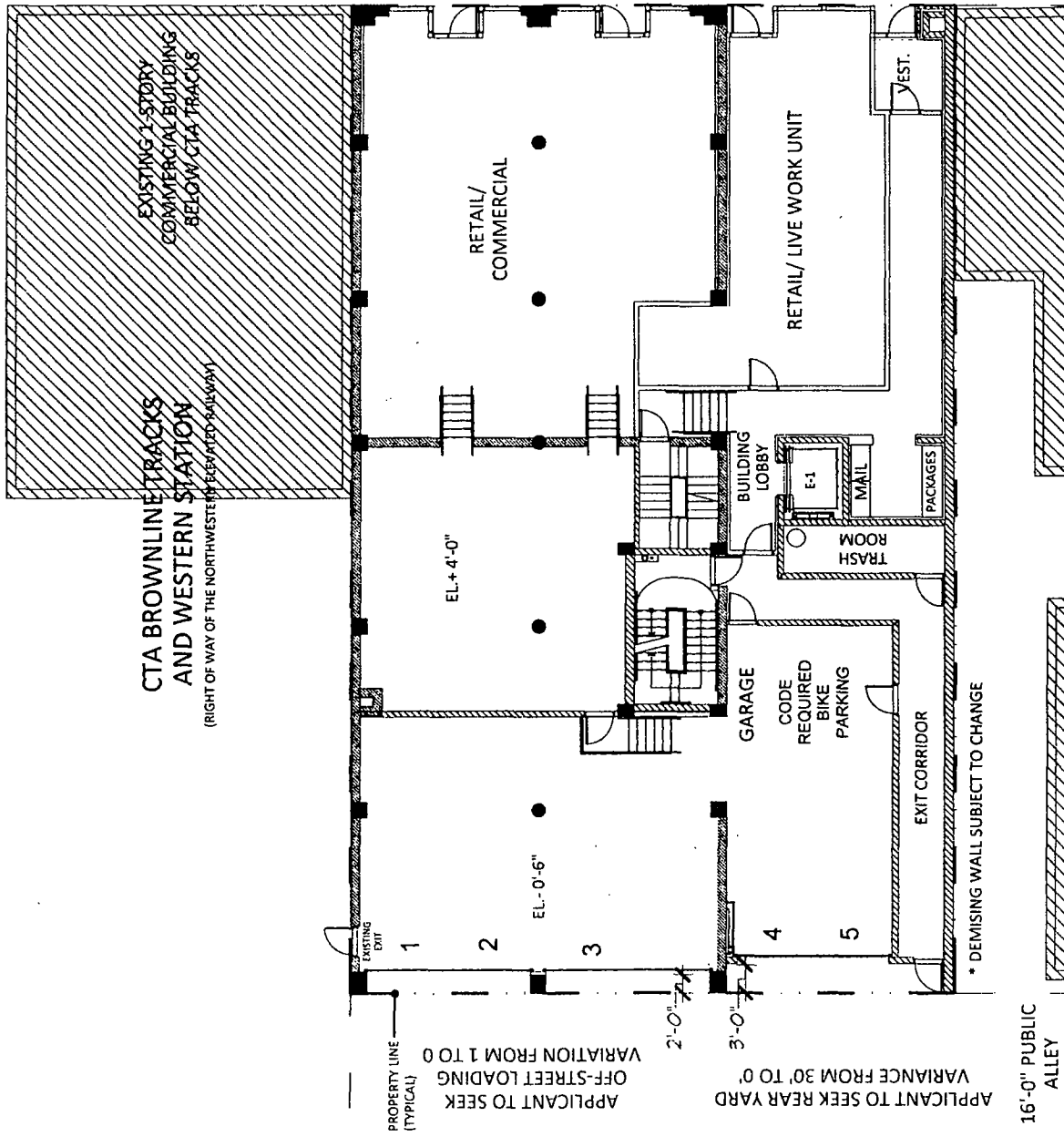
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2

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NORTH WESTERN AVENUE
EXISTING LOADING ZONE



16'-0" PUBLIC ALLEY

LEVEL 1 PLAN
1/16" = 1'-0"



3

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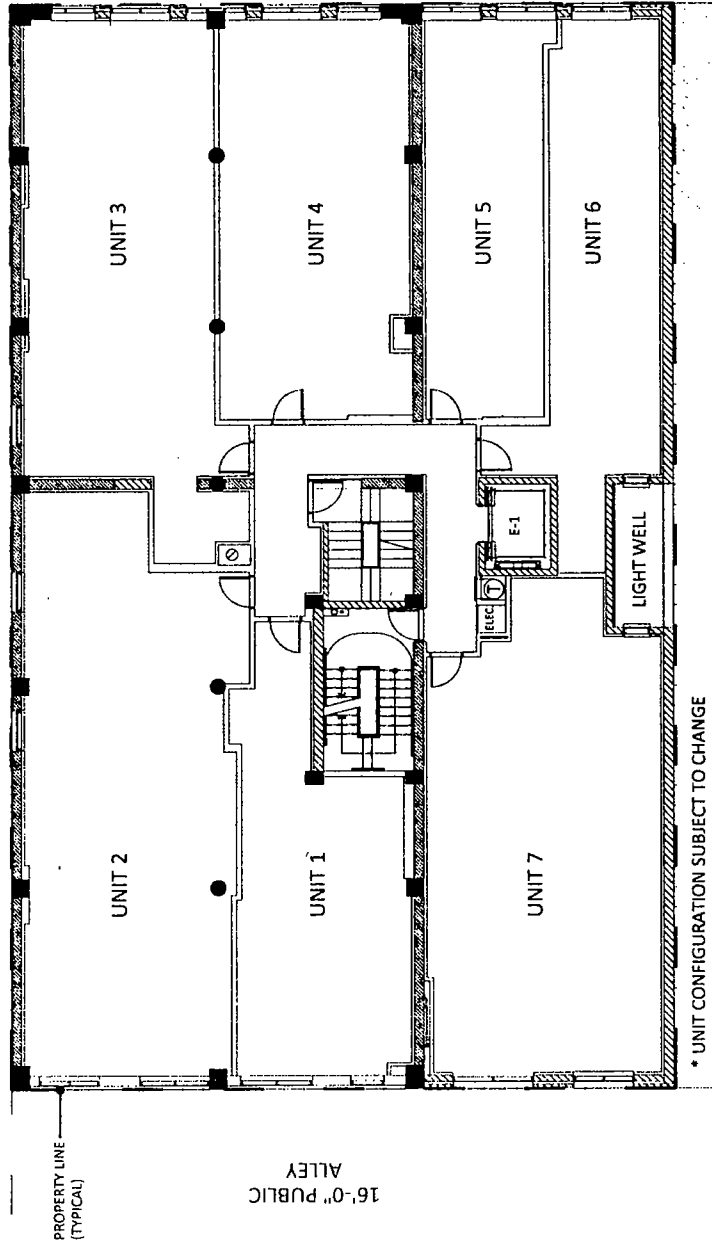
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CTA BROWNLINE TRACKS
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(RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILWAY)

EXISTING 1-STORY
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NORTH WESTERN AVENUE

LEVELS 2 & 3 PLAN 1/16" = 1'-0"

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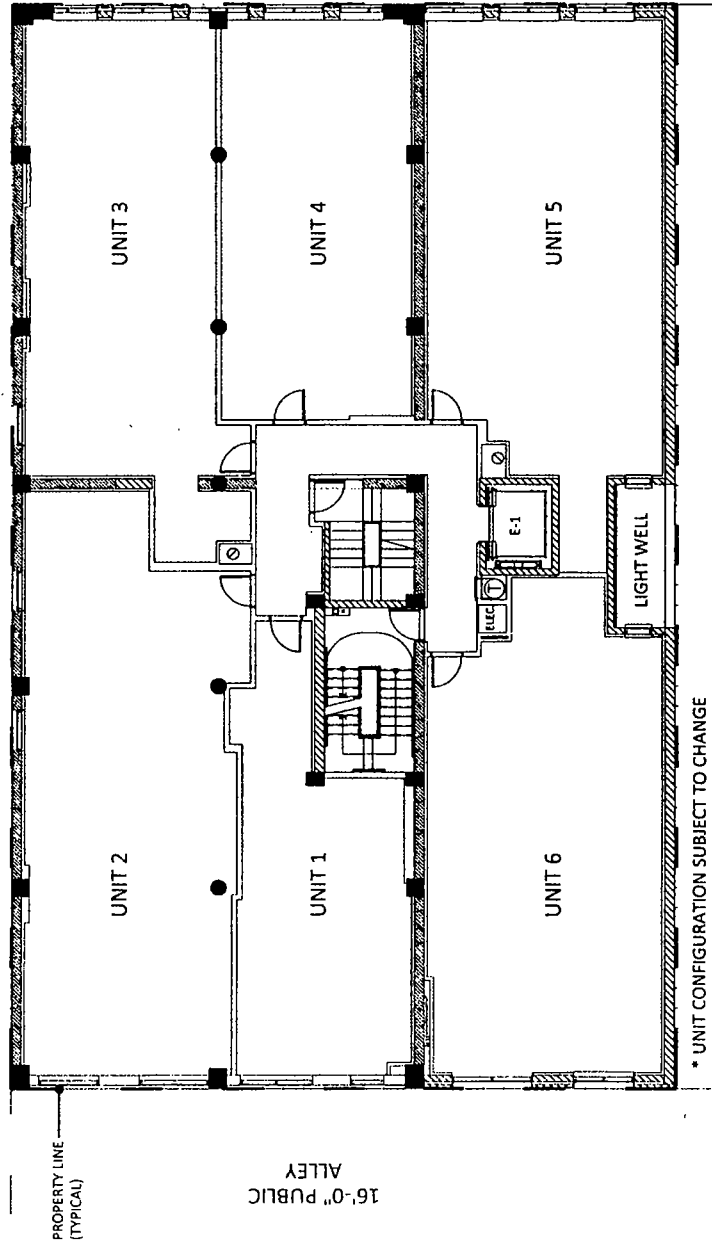
4

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CTA BROWNLINE TRACKS
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EXISTING 1-STORY
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NORTH WESTERN AVENUE

LEVEL 4 PLAN 1/16" = 1'-0"

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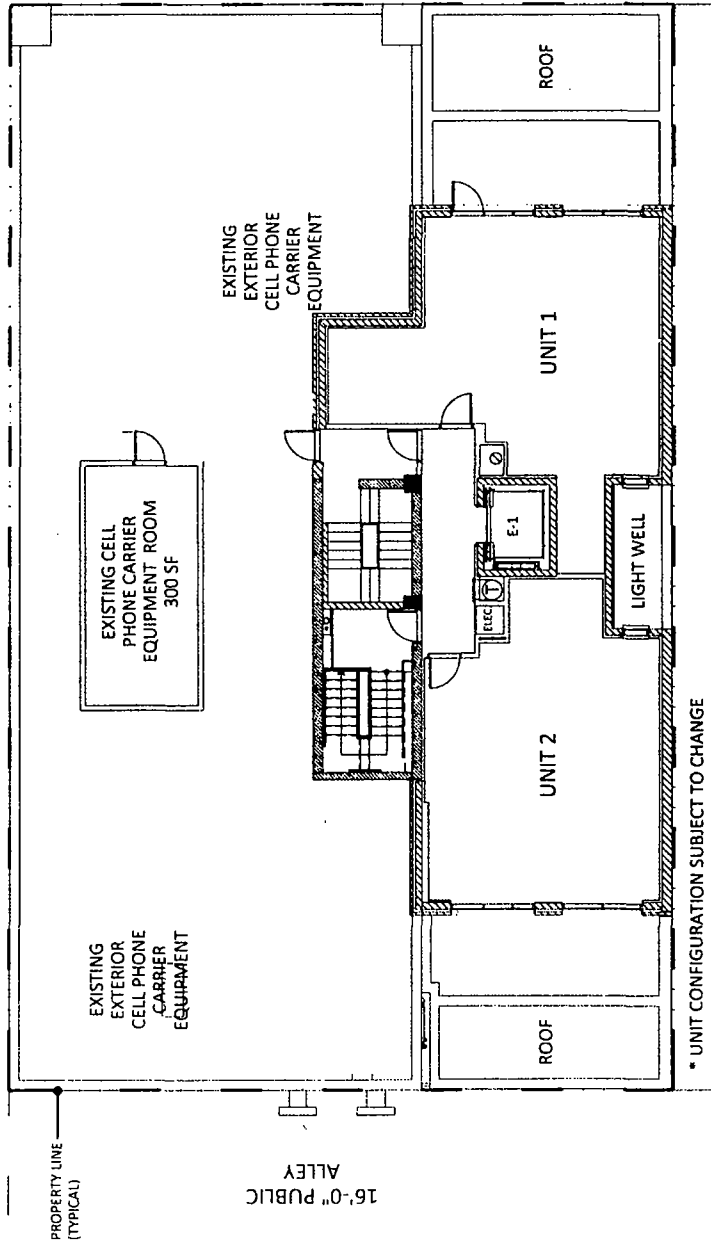


5

CTA BROWNLINE TRACKS
AND WESTERN STATION

(RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILWAY)

EXISTING 1-STORY
COMMERCIAL BUILDING
BELOW CTA TRACKS



NORTH WESTERN AVENUE

LEVEL 5 PLAN 1/16" = 1'-0"

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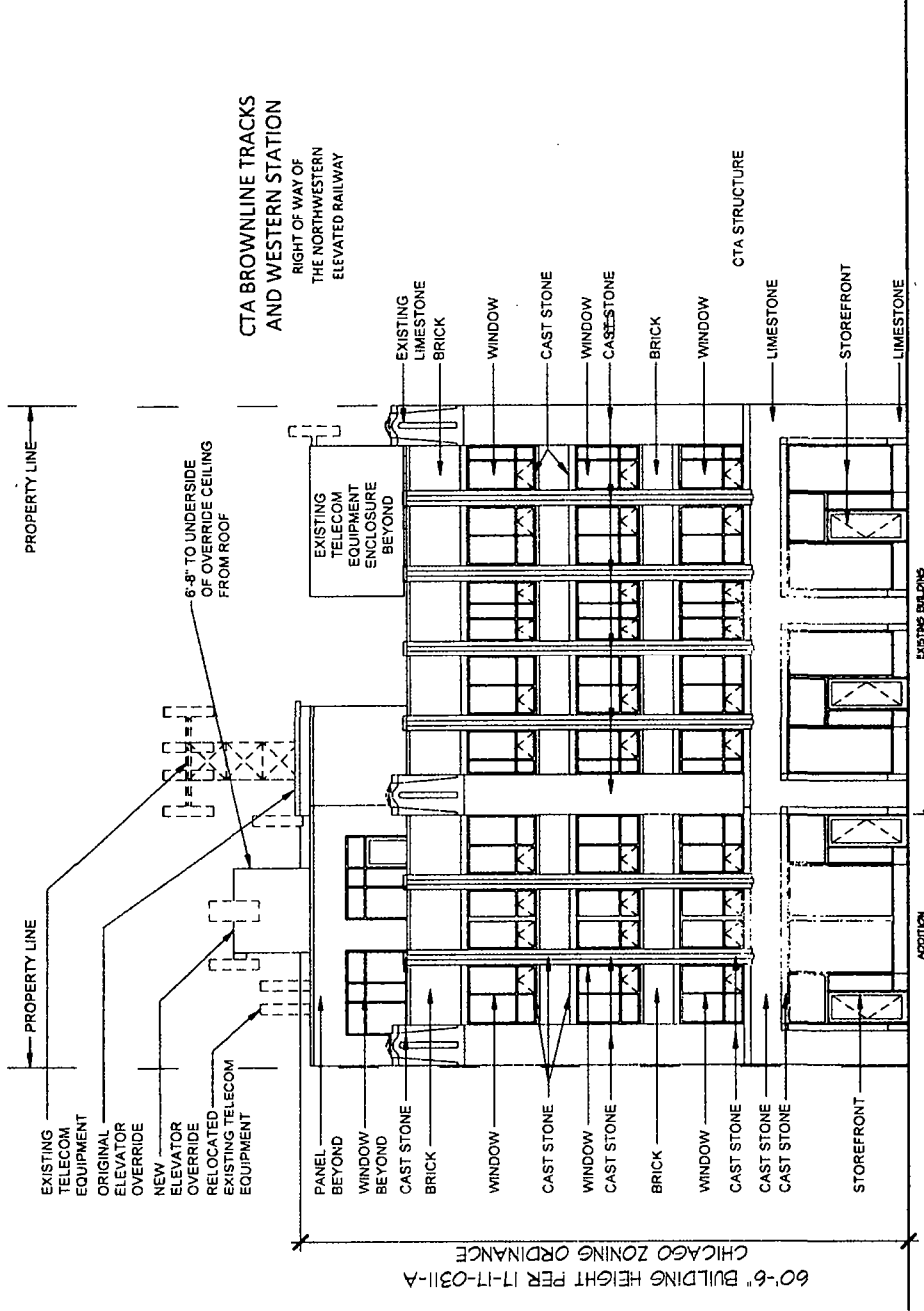
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6

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60'-6" BUILDING HEIGHT PER 17-17-0311-A CHICAGO ZONING ORDINANCE

EAST ELEVATION 1/16" = 1'-0"

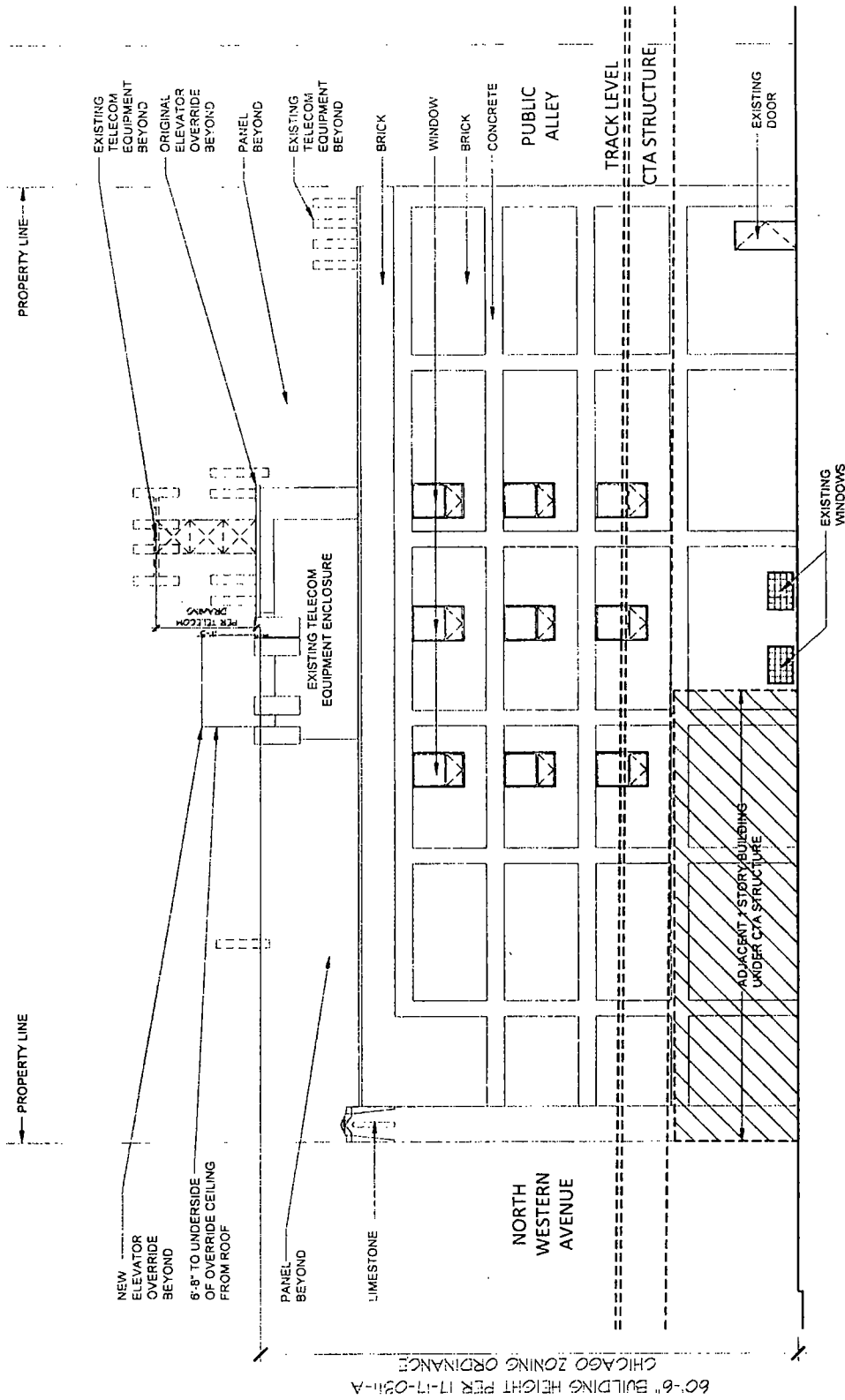
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7

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NORTH ELEVATION 1/16" = 1'-0"

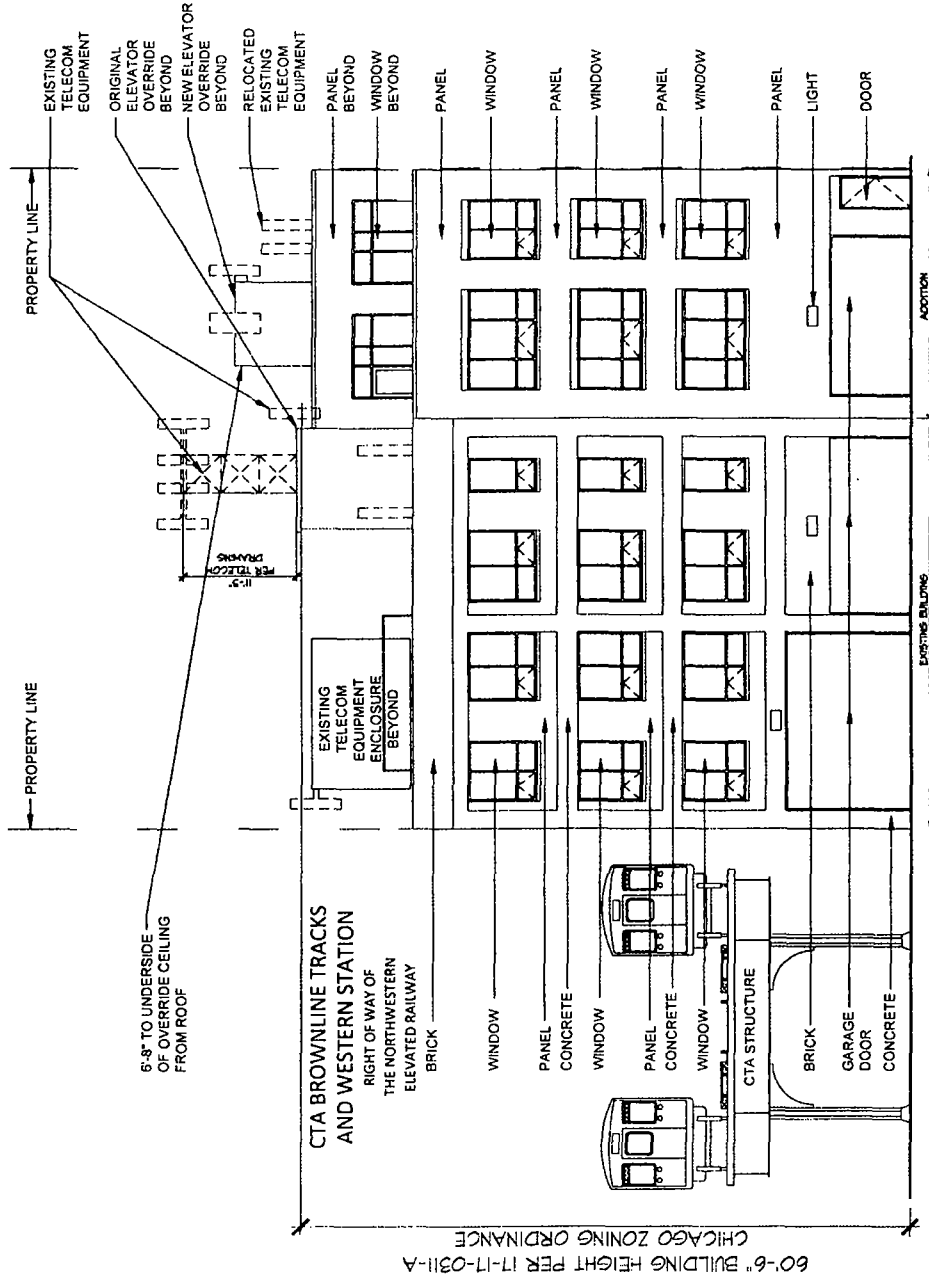
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8

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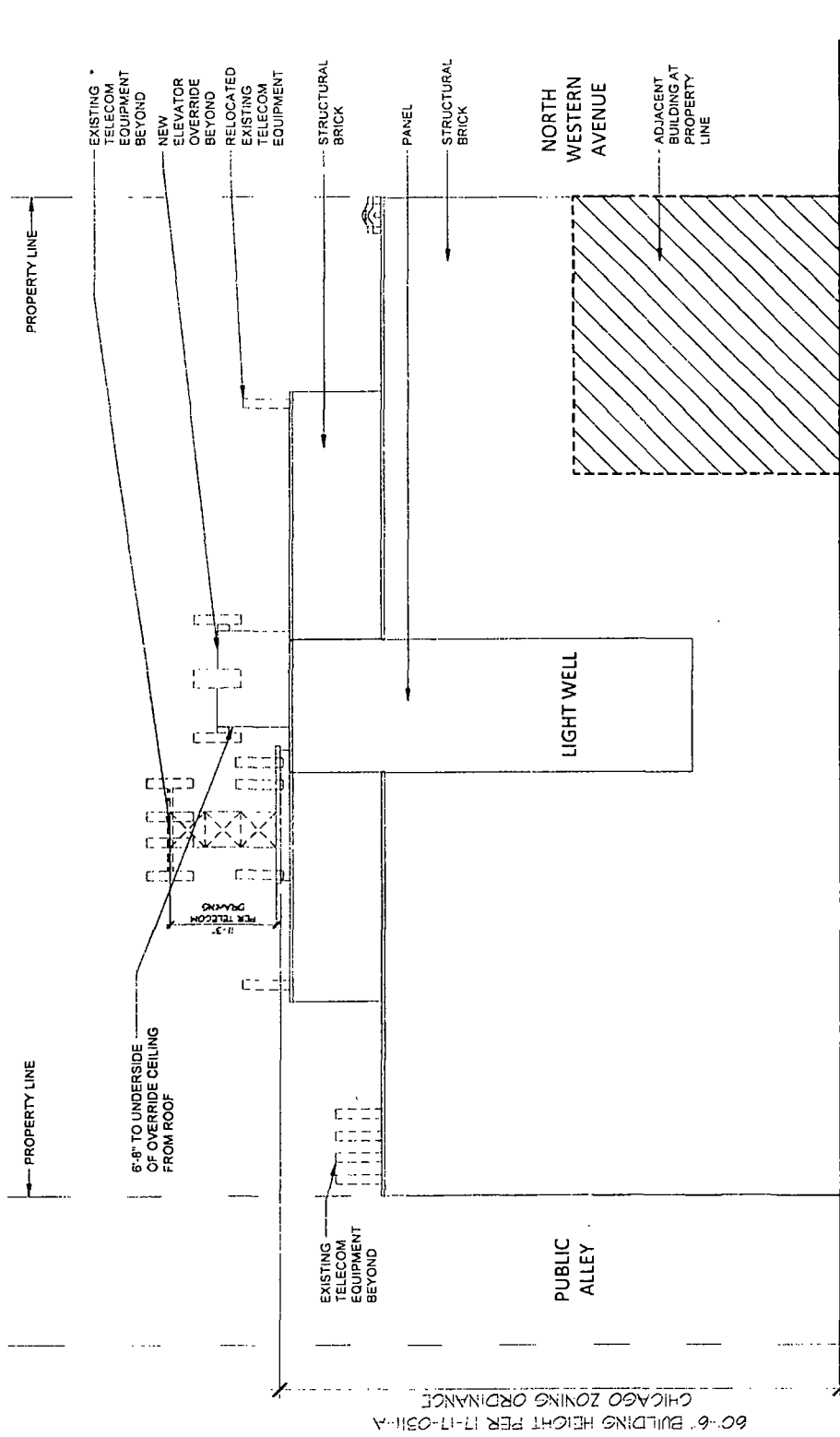
WEST ELEVATION 1/16" = 1'-0"

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60'-6" BUILDING HEIGHT PER 17-17-0311-A
CHICAGO ZONING ORDINANCE

SOUTH ELEVATION 1/16" = 1'-0"

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10