



City of Chicago



SO2021-634

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 2/24/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 9-K at 4435-4471 W Irving
Park Rd, 3942-3956 N Kenneth Ave and 3943-3957 N
Kilbourn Ave - App No. 20634T1

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. That the Chicago Zoning Ordinance be amended by changing all the B3-1, Community Shopping District and RS-2, Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 9-K in the area bounded by:

West Irving Park Road; North Kenneth Avenue; the alley next south of and parallel to West Irving Park Road and the centerline of said alley where no alley exists; and North Kilbourn Avenue,

to those of B3-3, Community Shopping District.

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

COMMON ADDRESS: 4435 – 4471 W. Irving Park Road; 3942-3956 N. Kenneth Avenue; and 3943-3957 N. Kilbourn Avenue

FINAL FOR PUBLICATION

**SUBSTITUTE NARRATIVE AND PLANS FOR
TYPE 1 ZONING AMENDMENT APPLICATION
FROM B3-1 AND RS-2 TO B3-3**

NORTHWESTERN MEMORIAL HEALTHCARE (THE "APPLICANT")

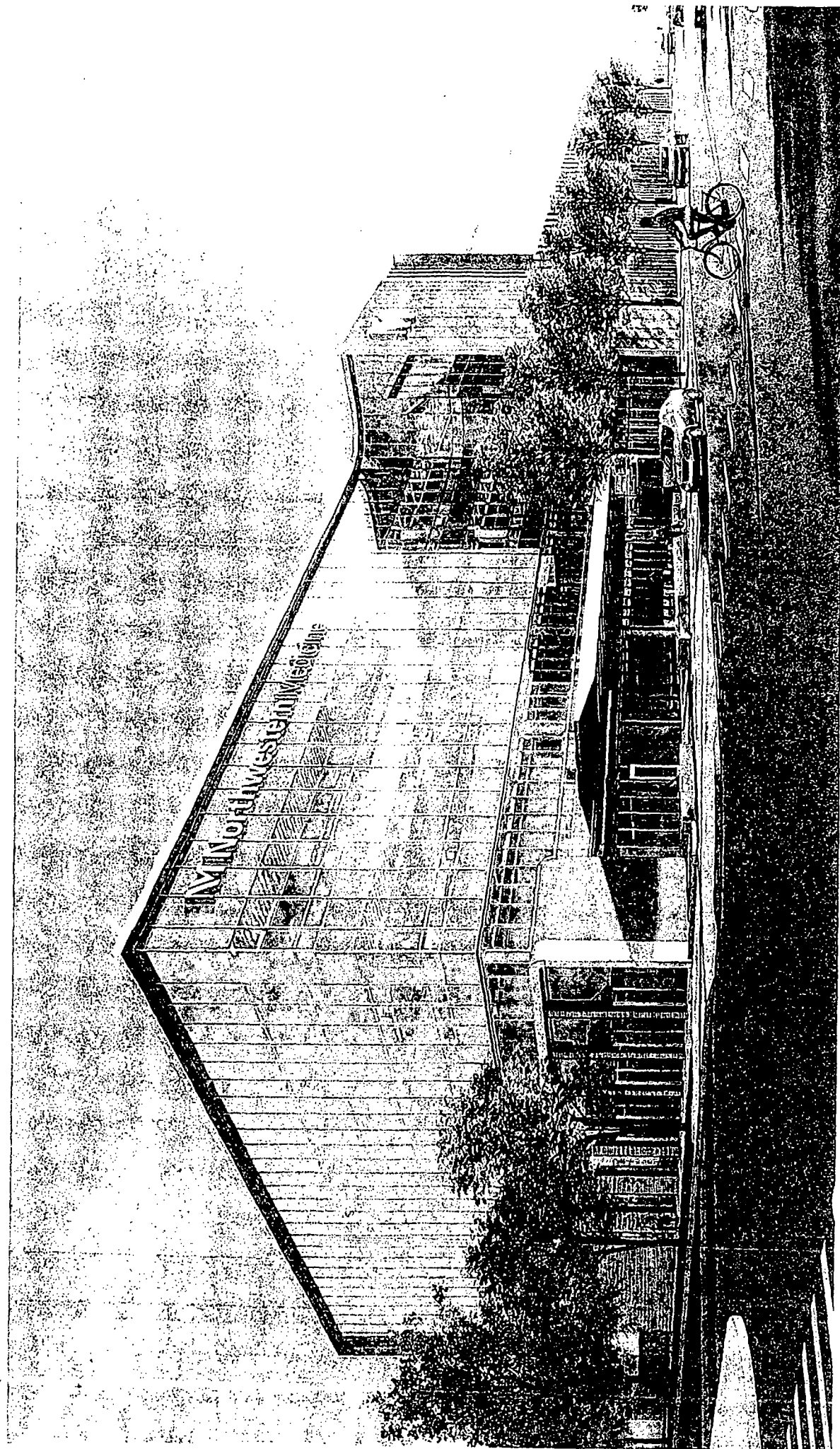
**4435 – 4471 W. IRVING PARK ROAD; 3943-3957 N. KILBOURN AVENUE; AND
3942-3956 N. KENNETH AVENUE**

The Applicant seeks approval for a Type 1 zoning amendment from B3-1 and RS-2 (split-zoning lot) to B3-3 to construct a new 4-story, approximately 158,630 square foot medical office building, with accessory uses, that measures approximately 58'-6" in height. The Project proposes 341 parking spaces, which will be located on 2 levels below grade and above grade. The subject property is bounded by W. Irving Park Road, N. Kilbourn Ave, N. Kenneth Ave. and a "dead-end", east/west alley to the south. The Applicant has submitted a Dedication Application to CDOT (Application # 22-45-21-3961) to eliminate the dead-end alley and establish a complete, 16' x 394.35' (approx.) foot public alley between N. Kilbourn Ave. and N. Kenneth Ave. The alley dedication will also eliminate the need for a rear yard setback (Section 17-3-0405-B).

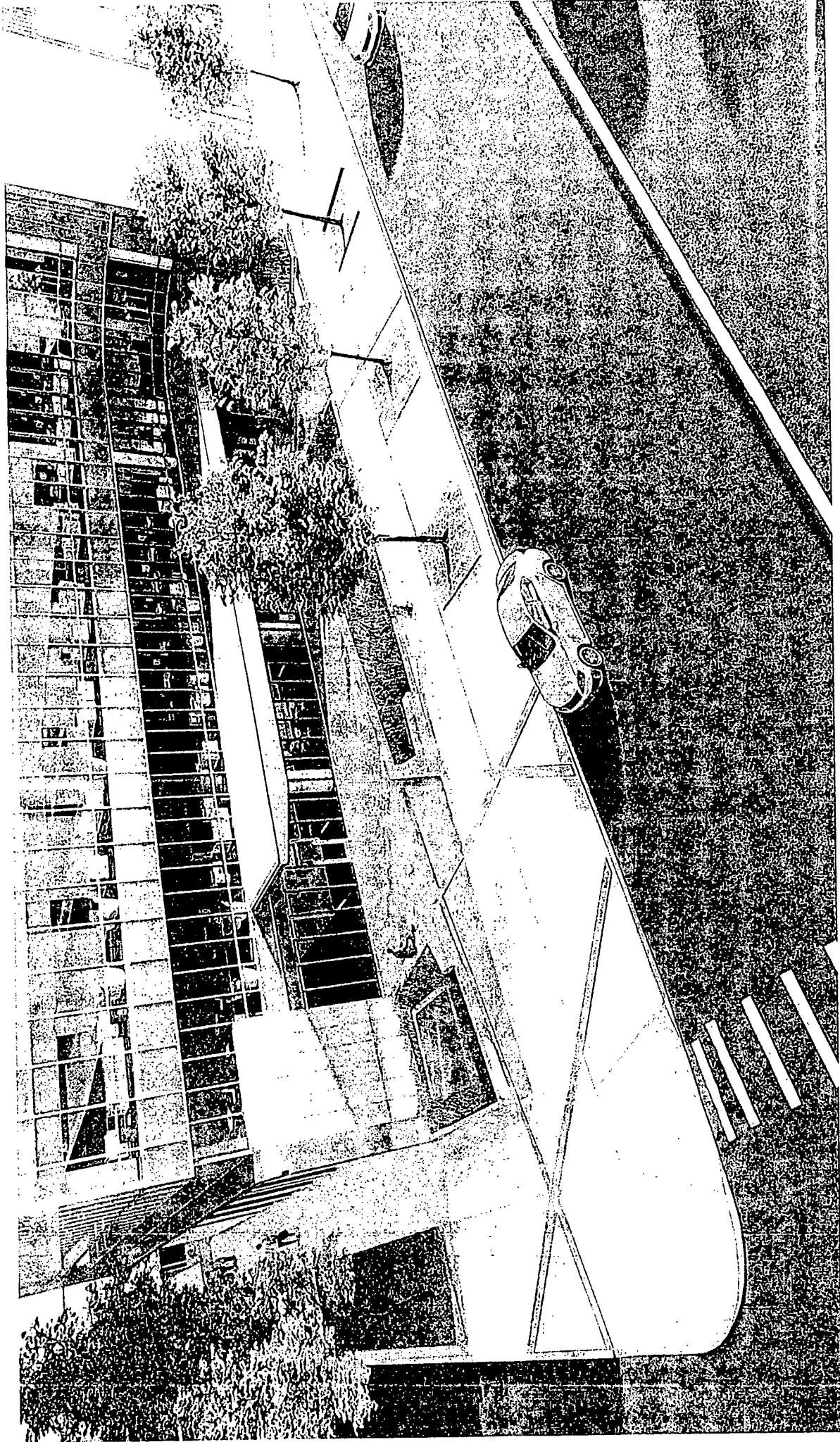
Lot Area: 59,127 square feet
Maximum F.A.R.: 3.00 Proposed F.A.R.: 2.70 Building Area: Approximately 158,630 square feet
Accessory Parking: Required: 328 spaces -- Providing: 341 spaces Loading Spaces: 1 loading space measuring approximately 75' x 12'
Building Height: Approximately 58'-6"
Setbacks: Front (North): W. Irving Park Road: 0'-0" Side (East): N. Kenneth Ave: 0'-0" Side (West): N. Kilbourn Ave: 0'-0" Rear (South): Alley: 0'-0"

Applicant: Northwestern Memorial HealthCare
Address: 4435 – 4471 W. Irving Park Road; 3943-3957 N. Kilbourn Avenue; and 3942-3956 N. Kenneth Avenue
Introduction Date: February 24, 2021

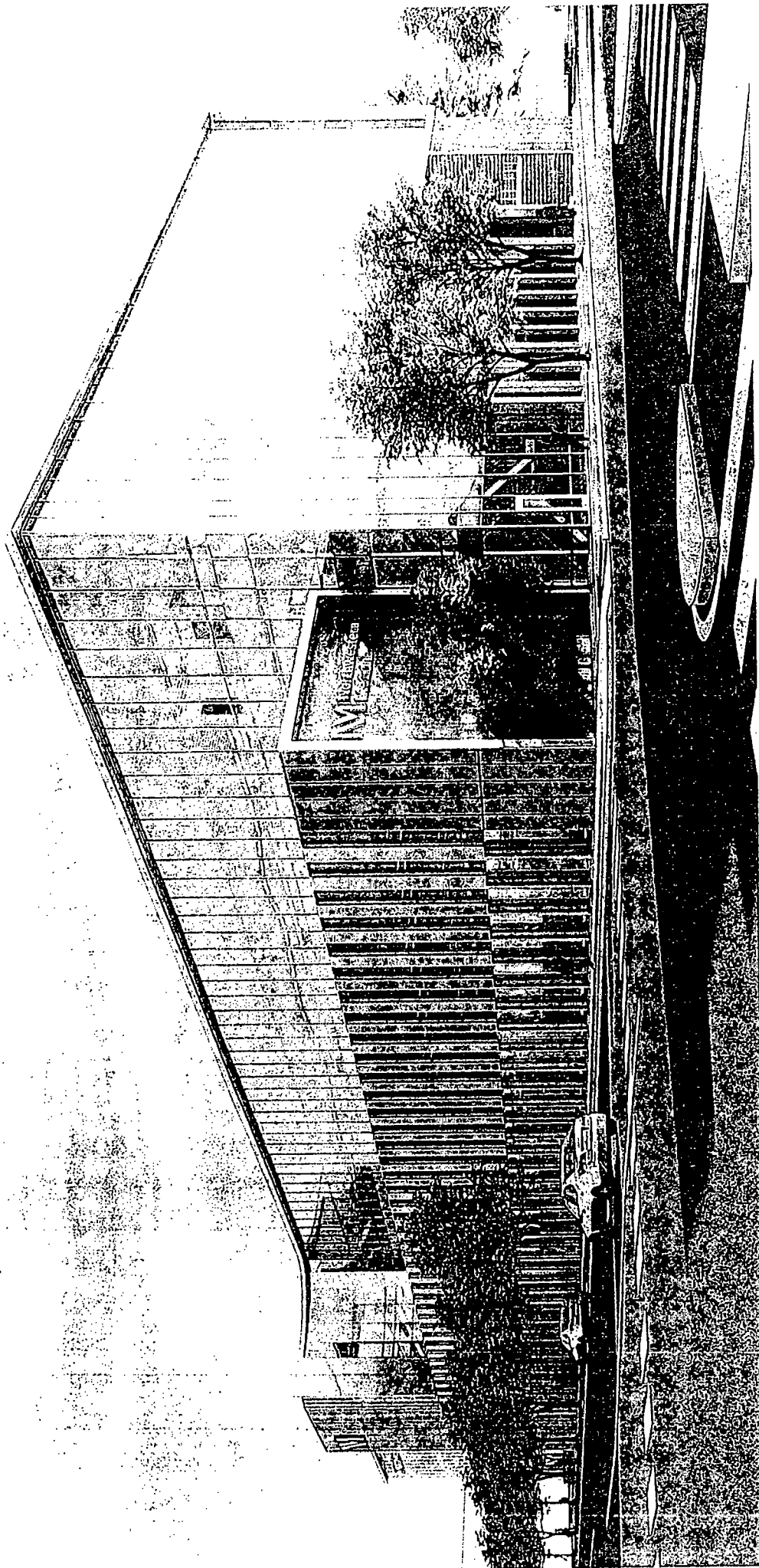
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Northwestern Memorial Healthcare

**Old Irving Park
Advanced Outpatient Care Center**

CANNONDESIGN

225 N. Michigan Ave Suite 1100

Chicago, IL 60601

P: 312.332.9600

F: 312.332.9601

BOSTON NEW YORK BALTIMORE WASHINGTON DC BUFFALO TORONTO COLUMBUS PITTSBURGH DALLAS
CHICAGO ST. LOUIS IRVINE SAN FRANCISCO DENVER HOUSTON LOS ANGELES PHOENIX PASADENA MUMBAI

Applicant: Northwestern Memorial HealthCare
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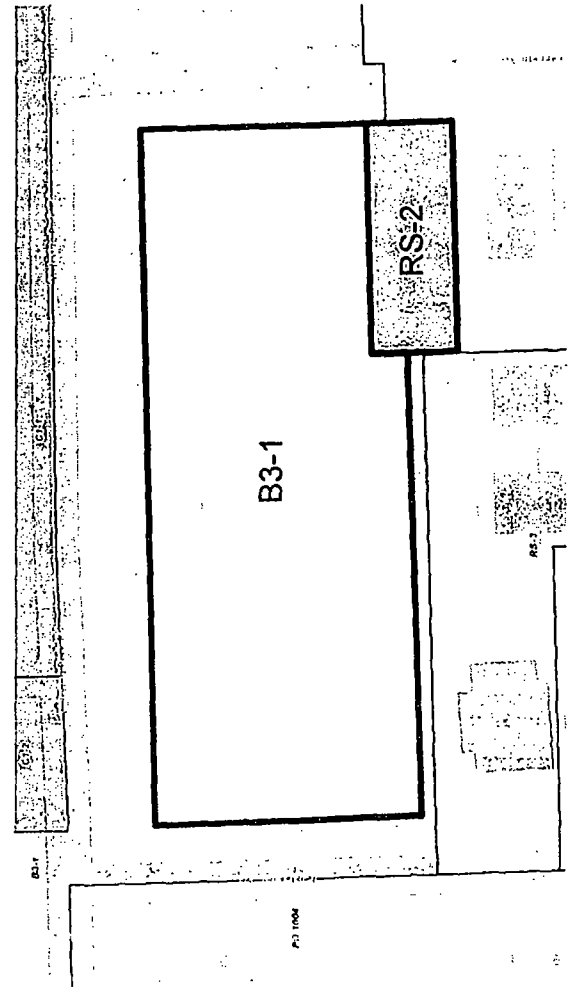
3943 - 3957 N. Kilbourn Avenue and
3942 - 3956 N. Kenneth Avenue

Introduction Date: February 24, 2021

FINAL FOR PUBLICATION

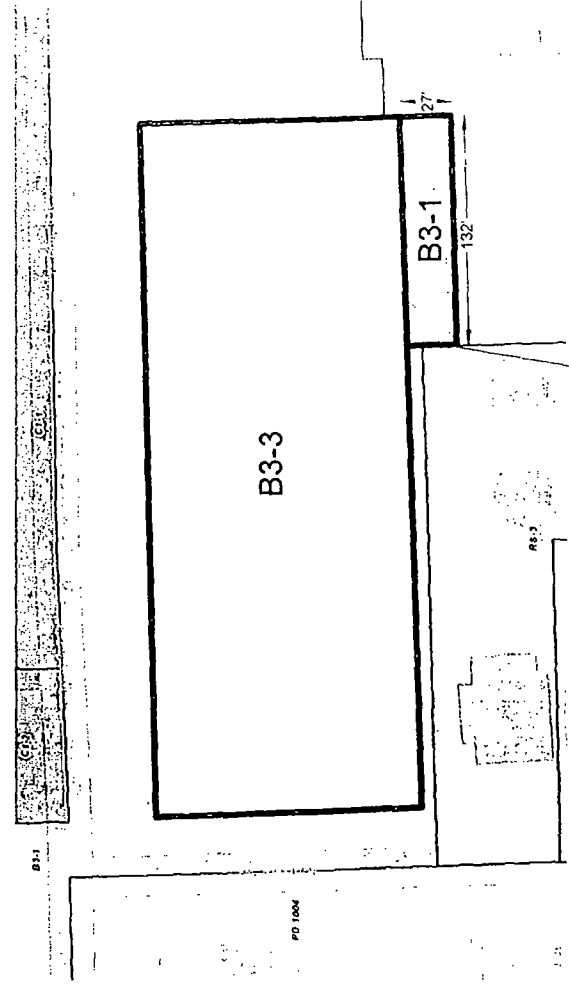
EXISTING ZONING

SITE AREA: 62,726 SF



PROPOSED ZONING

SITE AREA: 59,127 SF

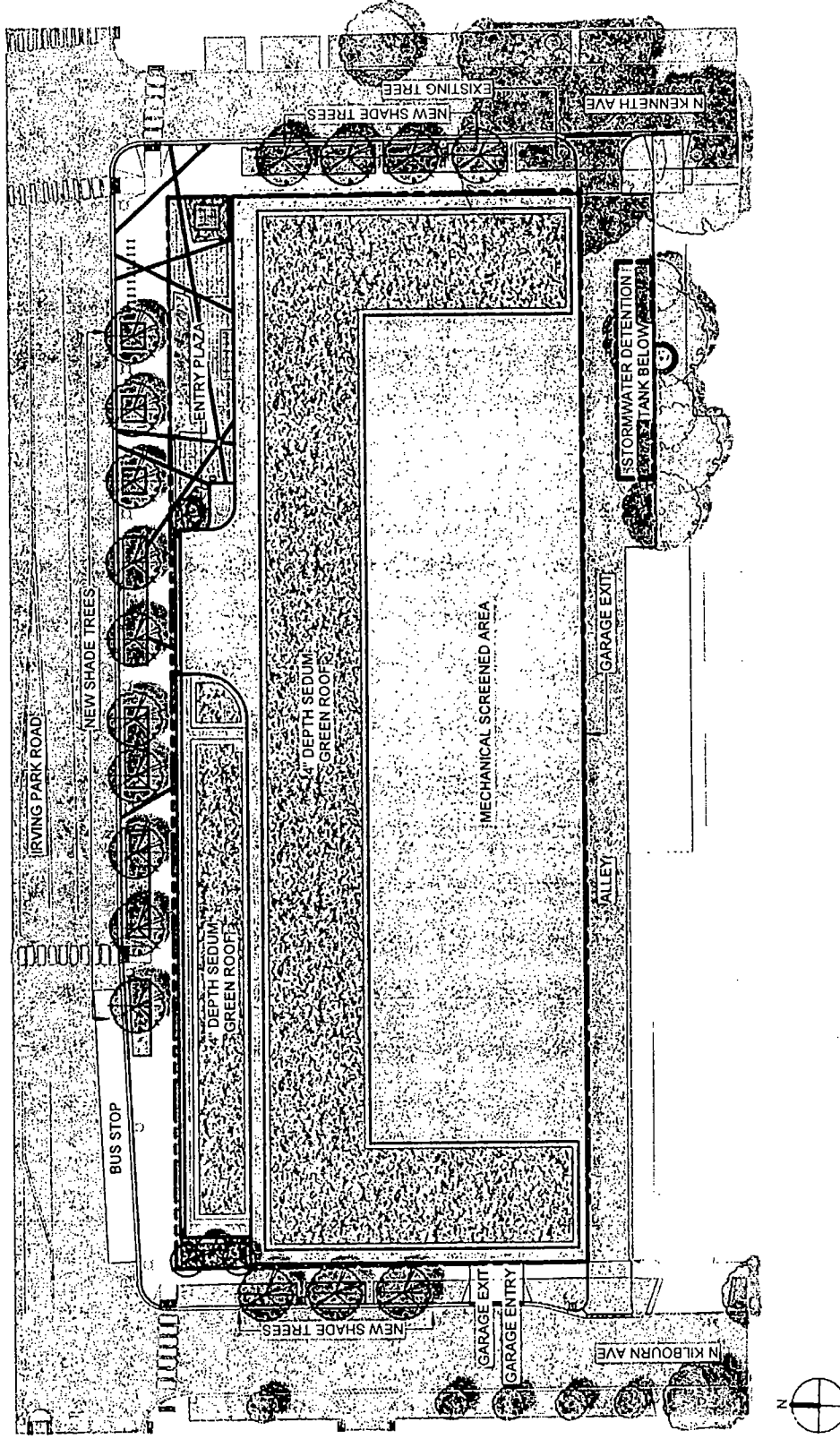


B3-1 AREA TO BE DEDICATED BACK TO THE CITY OF CHICAGO. THIS PORTION WILL SERVE TO EXTEND THE EXISTING ALLEY FROM KILBOURN TO KENNETH AVE.

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3943 - 3957 N. Kilbourn Avenue and
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CURRENT VS. PROPOSED ZONING

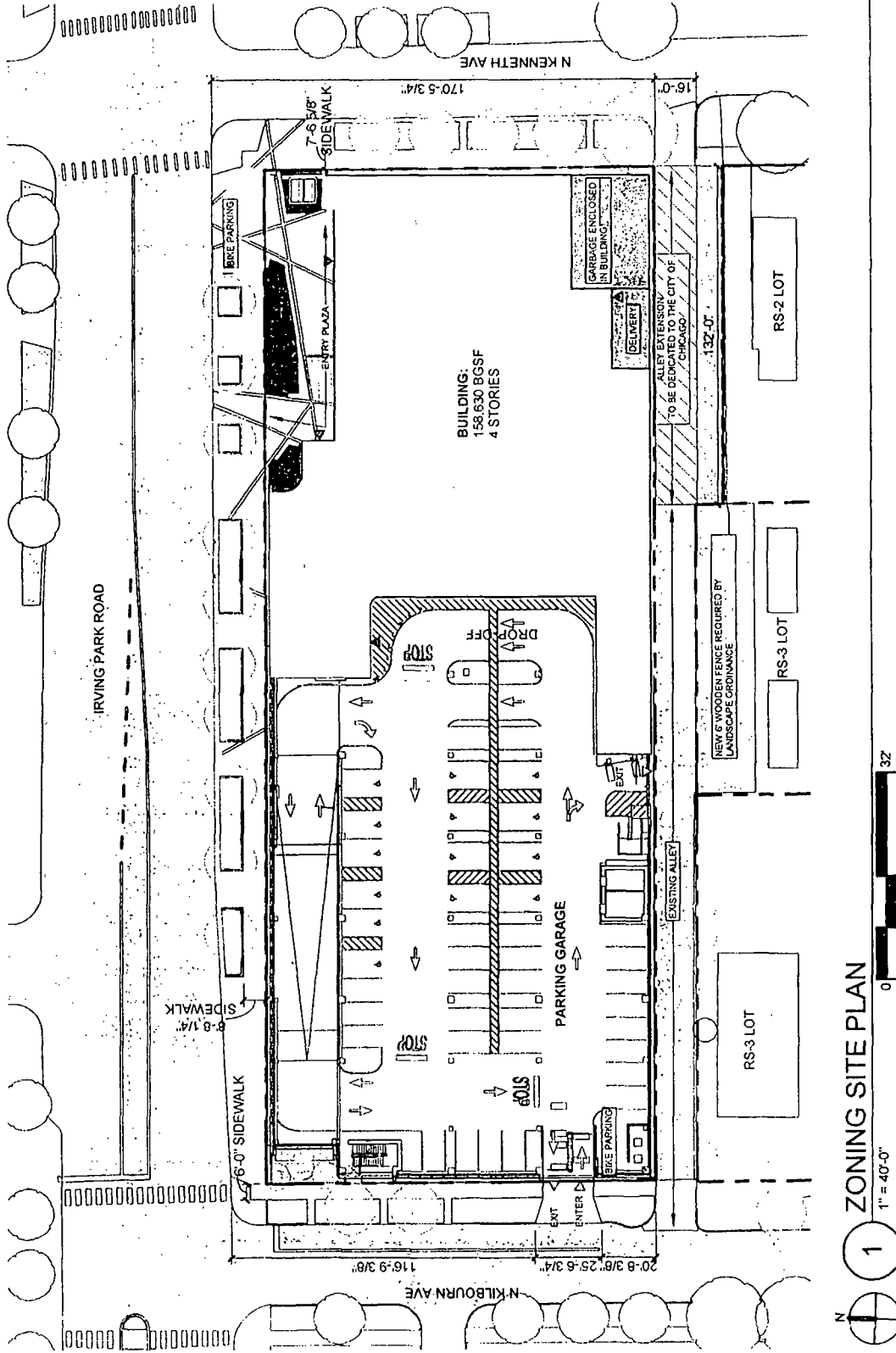
FINAL FOR PUBLICATION



LANDSCAPE PLAN

Applicant: Northwestern Memorial HealthCare
Address: 4435 - 4471 W. Irving Park Road
3943 - 3957 N. Kilbourn Avenue and
3942 - 3956 N. Kenneth Avenue
Introduction Date: February 24, 2021

PLAN FOR RELOCATION



ZONING SITE PLAN

Applicant: Northwestern Memorial HealthCare
Address: 4435 - 4471 W. Irving Park Road
3943 - 3957 N. Kilbourn Avenue and
3942 - 3956 N. Kenneth Avenue
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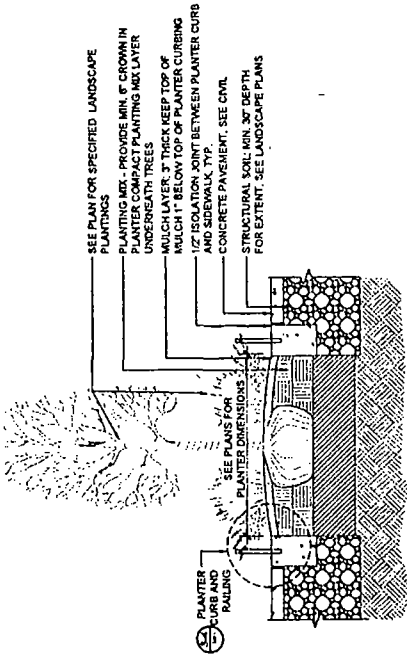
PARKWAY TREES PLANT LIST

City	Year	Population (thous.)	Sample size	3-yr	1980s
1	1976	1,000,000	1,000	2.7%	2.5%
2	1976	1,000,000	1,000	2.7%	2.5%
3	1976	1,000,000	1,000	2.7%	2.5%
4	1976	1,000,000	1,000	2.7%	2.5%
5	1976	1,000,000	1,000	2.7%	2.5%
6	1976	1,000,000	1,000	2.7%	2.5%
7	1976	1,000,000	1,000	2.7%	2.5%
8	1976	1,000,000	1,000	2.7%	2.5%
9	1976	1,000,000	1,000	2.7%	2.5%
10	1976	1,000,000	1,000	2.7%	2.5%
11	1976	1,000,000	1,000	2.7%	2.5%
12	1976	1,000,000	1,000	2.7%	2.5%
13	1976	1,000,000	1,000	2.7%	2.5%
14	1976	1,000,000	1,000	2.7%	2.5%
15	1976	1,000,000	1,000	2.7%	2.5%
16	1976	1,000,000	1,000	2.7%	2.5%
17	1976	1,000,000	1,000	2.7%	2.5%
18	1976	1,000,000	1,000	2.7%	2.5%
19	1976	1,000,000	1,000	2.7%	2.5%
20	1976	1,000,000	1,000	2.7%	2.5%
21	1976	1,000,000	1,000	2.7%	2.5%
22	1976	1,000,000	1,000	2.7%	2.5%
23	1976	1,000,000	1,000	2.7%	2.5%
24	1976	1,000,000	1,000	2.7%	2.5%
25	1976	1,000,000	1,000	2.7%	2.5%
26	1976	1,000,000	1,000	2.7%	2.5%
27	1976	1,000,000	1,000	2.7%	2.5%
28	1976	1,000,000	1,000	2.7%	2.5%
29	1976	1,000,000	1,000	2.7%	2.5%
30	1976	1,000,000	1,000	2.7%	2.5%
31	1976	1,000,000	1,000	2.7%	2.5%
32	1976	1,000,000	1,000	2.7%	2.5%
33	1976	1,000,000	1,000	2.7%	2.5%
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51	1976	1,000,000	1,000	2.7%	2.5%
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53	1976	1,000,000	1,000	2.7%	2.5%
54	1976	1,000,000	1,000	2.7%	2.5%
55	1976	1,000,000	1,000	2.7%	2.5%
56	1976	1,000,000	1,000	2.7%	2.5%
57	1976	1,000,000	1,000	2.7%	2.5%
58	1976	1,000,000	1,000	2.7%	2.5%
59	1976	1,000,000	1,000	2.7%	2.5%
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65	1976	1,000,000	1,000	2.7%	2.5%
66	1976	1,000,000	1,000	2.7%	2.5%
67	1976	1,000,000	1,000	2.7%	2.5%
68	1976	1,000,000	1,000	2.7%	2.5%
69	1976	1,000,000	1,000	2.7%	2.5%
70	1976	1,000,000	1,000	2.7%	2.5%
71	1976	1,000,000	1,000	2.7%	2.5%
72	1976	1,000,000	1,000	2.7%	2.5%
73	1976	1,000,000	1,000	2.7%	2.5%
74	1976	1,000,000	1,000	2.7%	2.5%
75	1976	1,000,000	1,000	2.7%	2.5%
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87	1976	1,000,000	1,000	2.7%	2.5%
88	1976	1,000,000	1,000	2.7%	2.5%
89	1976	1,000,000	1,000	2.7%	2.5%
90	1976	1,000,000	1,000	2.7%	2.5%
91	1976	1,000,000	1,000	2.7%	2.5%
92	1976	1,000,000	1,000	2.7%	2.5%
93	1976	1,000,000	1,000	2.7%	2.5%
94	1976	1,000,000	1,000	2.7%	2.5%
95	1976	1,000,000	1,000	2.7%	2.5%
96	1976	1,000,000	1,000	2.7%	2.5%
97	1976	1,000,000	1,000	2.7%	2.5%
98	1976	1,000,000	1,000	2.7%	2.5%
99	1976	1,000,000	1,000	2.7%	2.5%
100	1976	1,000,000	1,000	2.7%	2.5%

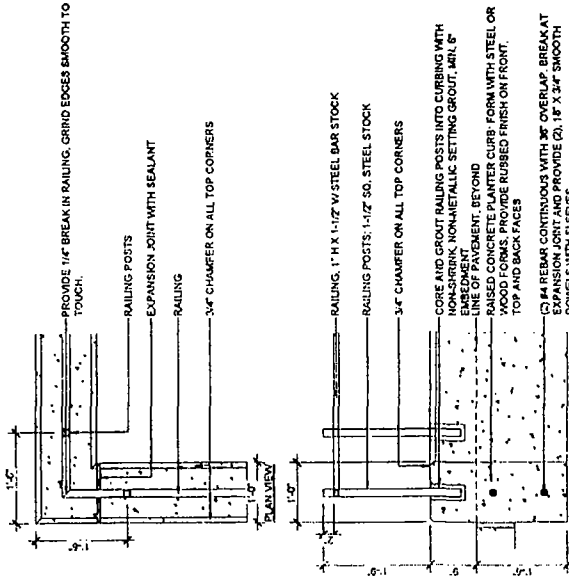
1. TOP-TO-BOTTOM IS REQUIRED THROUGHOUT THE FULL ESTIMATES OF ALL PLANTERS 4" DEEP, ALL CONSTRUCTION SHALL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER TO EXPOSE THE UNDERLYING PUBLIC UTILITY.
2. ALL PLANTERS MUST BE REPLACED WITHIN A PERIOD OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

- | LEGEND | |
|---|---------------------------------|
|  | PROPERTY |
|  | BLIND |
|  | CONCRETE PAVING AND
BASE |
|  | CONCRETE WALL AND BASE |
|  | ASBESTOS CEMENT ROOFING |
|  | GRAVEL, SAND AND
BULK |
|  | STRUCTURE, ETC. |
|  | CONCRETE CURB AND GUTTER |
|  | CONCRETE WALL AND
FOUNDATION |
|  | DRIVE, DRIVEWAY |
|  | INTERIOR FLOORING |
|  | CONCRETE WALL AND
FOUNDATION |
|  | CONCRETE CURB |
|  | WOOD |
|  | PAINTING, STAINING |
|  | STREET LIGHT |
|  | RAILROAD |
|  | CEMENT |
|  | PERSONAL RECORDS AND
MAIL |

Zoning Landscape Plan

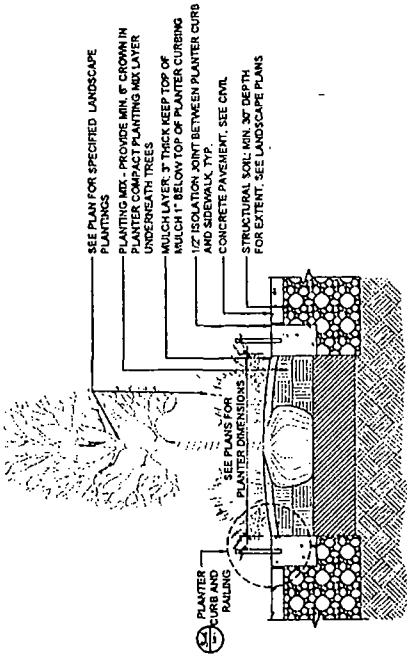


1 SHADE/ORNAMENTAL TREE PLANTING DETAIL

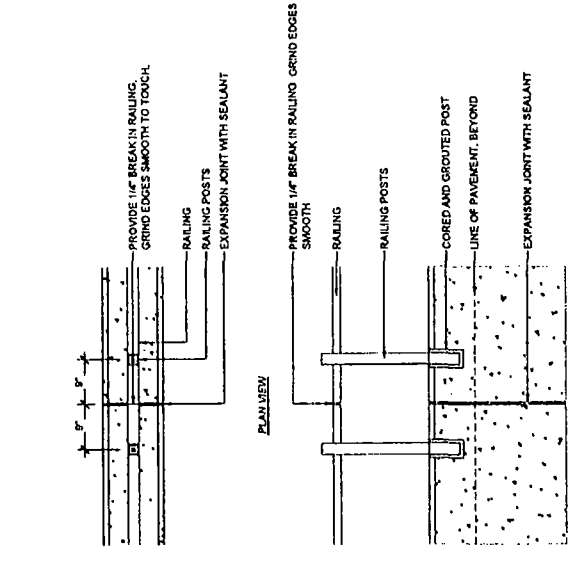


2 PARKWAY TREE PLANTING DETAIL

3 PLANTER RAILING ELEVATION



3 PLANTER RAILING ELEVATION

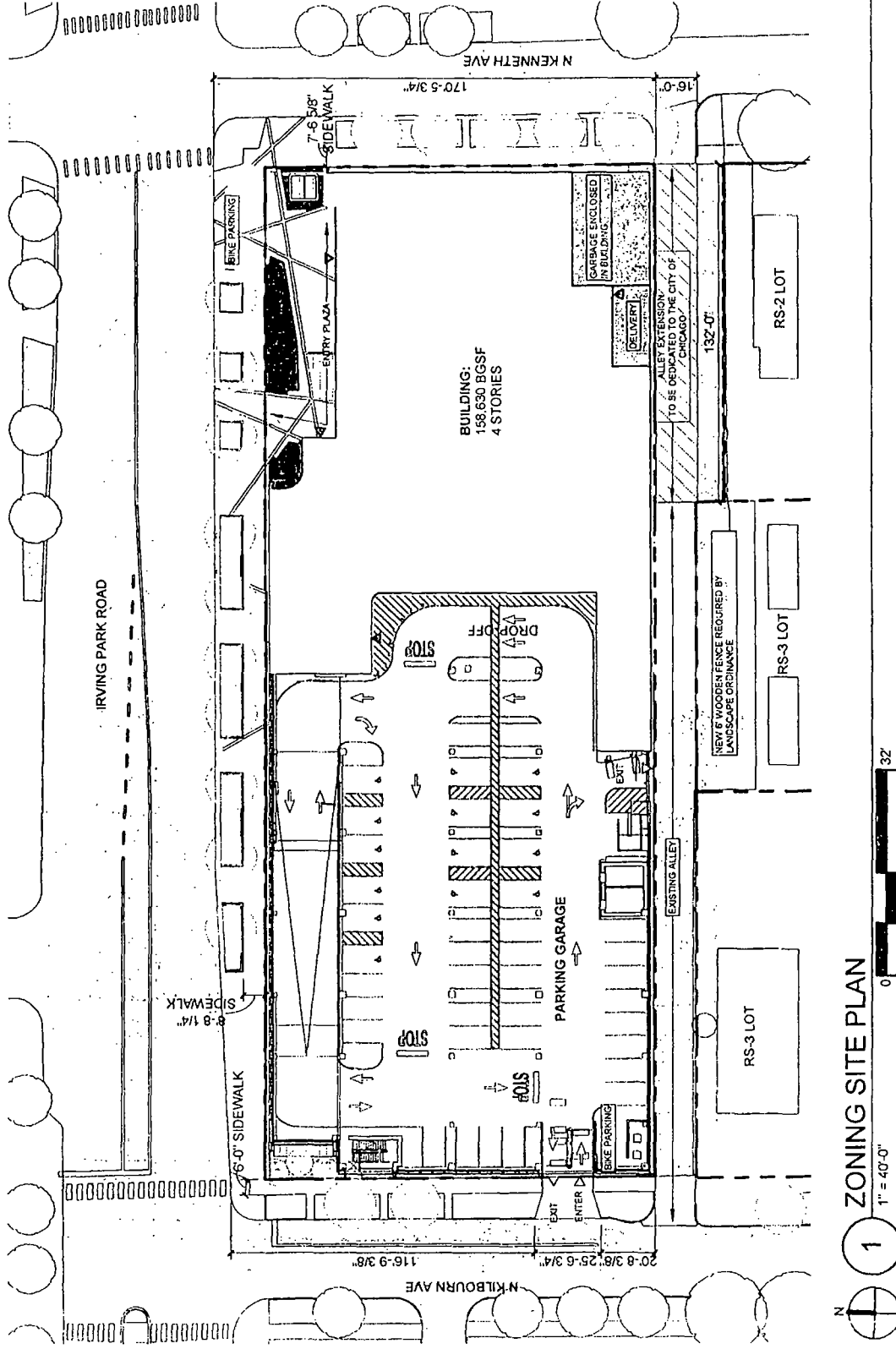


4 PLANTER RAILING DETAILS

Landscape Details

Applicant: Northwestern Memorial HealthCare
 Address: 4435 - 4471 W. Irving Park Road
 3943 - 3957 N. Kilbourn Avenue and
 3942 - 3956 N. Kenneth Avenue
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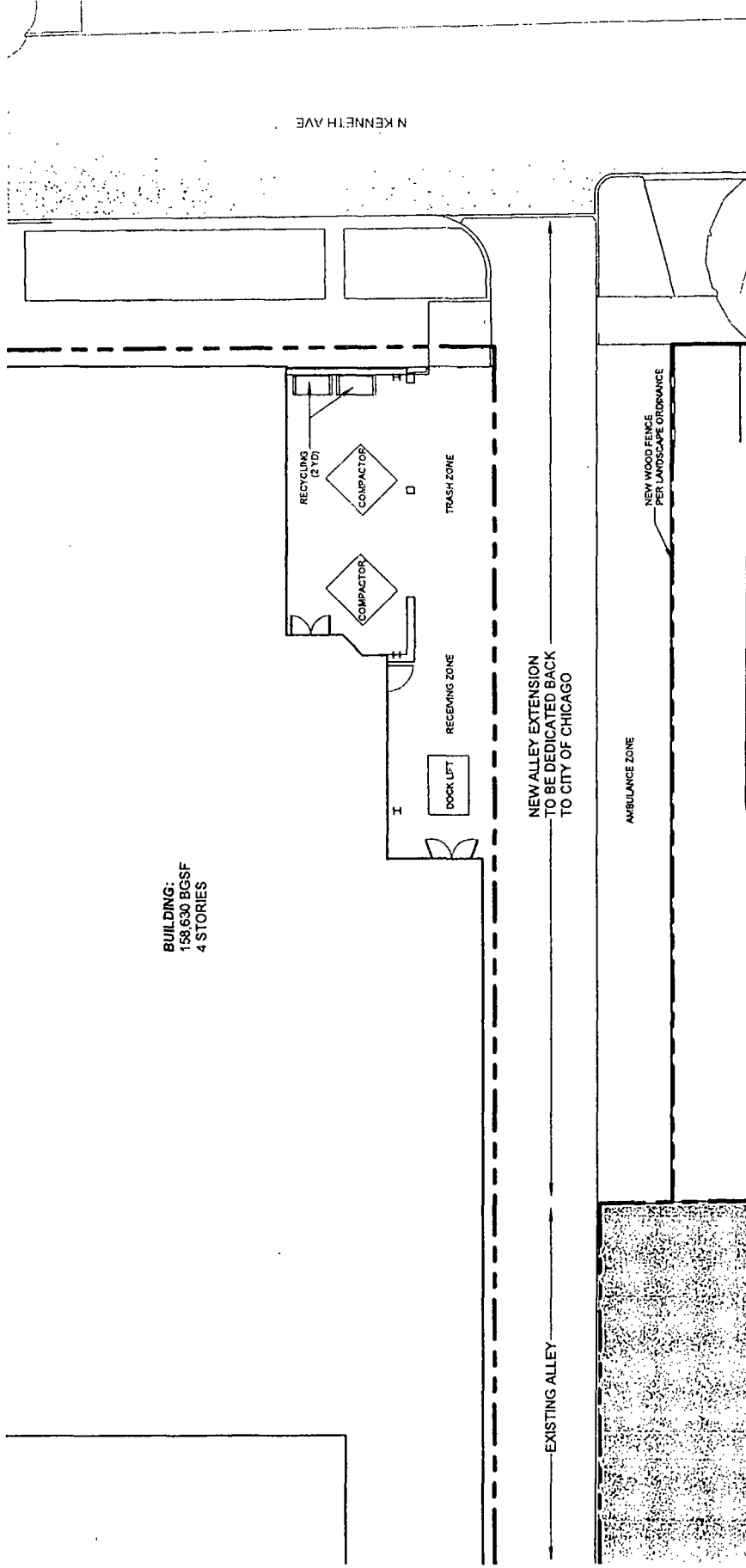
AREA FOR RELOCATION



ZONING SITE PLAN

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Address: 4435 - 4471 W. Irving Park Road
3943 - 3957 N. Kilbourn Avenue and
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FINAL FOR PUBLICATION



BUILDING:
158,630 BGSF
4 STORIES

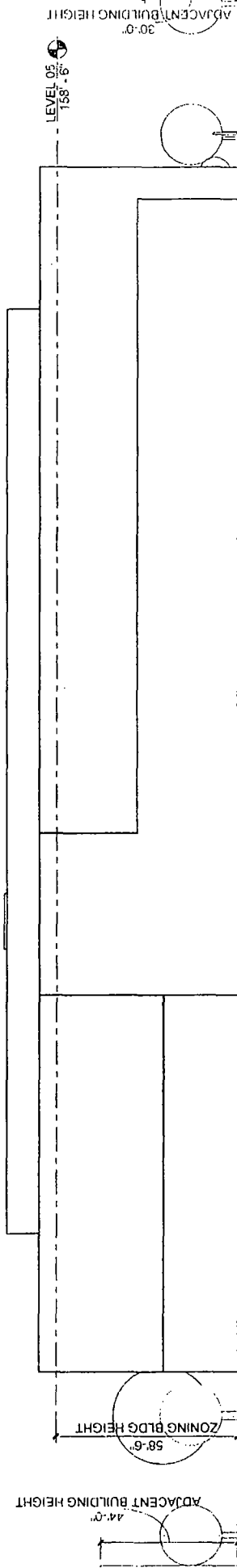
1 LEVEL 01
1/16" = 1'-0"

0 32'

SERVICE + CIRCULATION PLAN

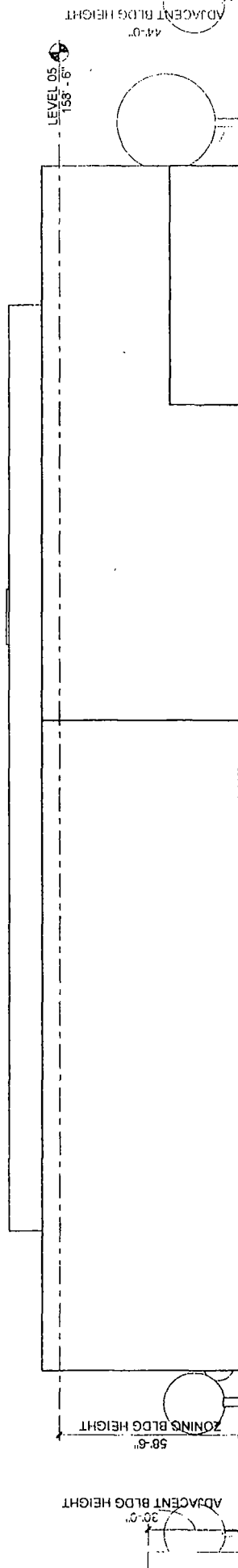
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FINAL FOR PERMITS



1 NORTH ELEVATION

1/32" = 1'-0"



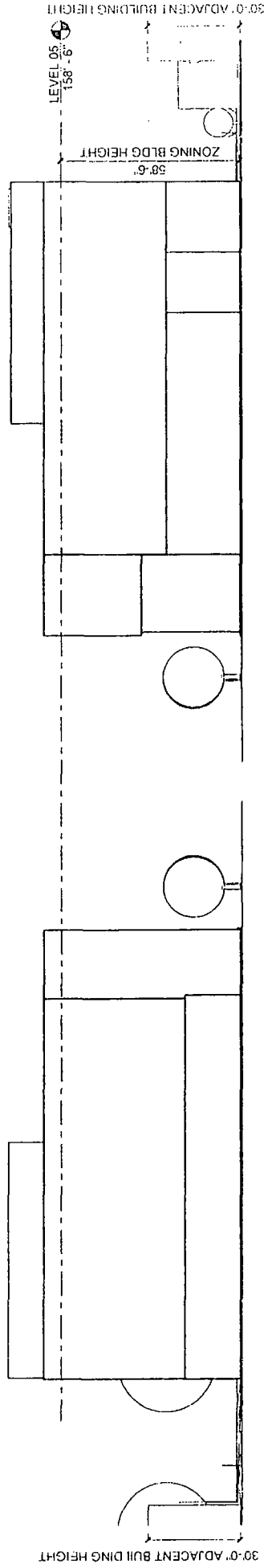
2 SOUTH ELEVATION

1/32" = 1'-0"

BUILDING FAR = 2.68
BUILDING HEIGHT = 58'-6"

BUILDING MASSING

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1 EAST ELEVATION
1/32" = 1'-0"

2 WEST ELEVATION
1/32" = 1'-0"

BUILDING FAR = 2.68
BUILDING HEIGHT = 58'-6"

BUILDING MASSING

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