



City of Chicago



SO2021-1506

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1317-1335 N Western Ave - App No. 20667T1
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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 3-H in an area bound by

A line 359.28 feet north of and parallel to West Potomac Avenue; the public alley next east of and parallel to North Western Avenue; a line 167.28 feet north of and parallel to West Potomac Avenue; And North Western Avenue

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1317-35 North Western Avenue

AMENDED TO BE A Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

1317-35 North Western Avenue – C1-2 to B3-3

The applicant wishes to rezone the property to allow sufficient density for the construction of a proposed 5-story mixed-use building with 38 dwelling units, 2 ground floor commercial units, 2 loading births and 32 interior parking stalls.

FAR	2.96
Building Area	61,398 Square Feet
Density (MLA)	545 Square Feet per unit
Lot Area	20,736 Square Feet
Building Height	60 Feet 0 Inches
Front Setback	0 Feet 8 Inches
Rear Setback	30 Feet 0 Inches, Residential Floors
North Side Setback	1 Feet 0 Inches
South Side Setback	1 Feet 0 Inches
Parking	32 Parking Stalls

1317-35 NORTH WESTERN

COMBINED ZONING DATA

ADDRESS: 1317-35 NORTH WESTERN AVENUE
 LOT SIZE: 192.0' x 108.0' (SEE PLAT OF SURVEY)
 LOT AREA: 20,736 SQ. FT.

	CURRENT ZONING	NEW ZONING	PROVIDED*
ZONING DISTRICT:	C2-2	BB-3	BB-3
F.A.R.:	2.20	3.02	2.97
MINIMUM LOT AREA	1,000 SQ. FT. / UNIT	400 SQ. FT. / UNIT	545 SQ. FT. / UNIT
MAXIMUM BUILDABLE AREA:	49,694 SQ. FT.	62,208 SQ. FT.	61,610 SQ. FT.
MAXIMUM NUMBER OF UNITS:	20 RESIDENTIAL UNITS	51 RESIDENTIAL UNITS	34 RESIDENTIAL UNITS
MAXIMUM BUILDING HEIGHT:	45'-0"	65'-0"	60'-0"
SETBACKS:			
FRONT YARD	N/A	N/A	0'-8" MIN.
REAR YARD	30'-0" @ RESIDENTIAL FLOORS	30'-0" @ RESIDENTIAL FLOORS	30'-0" @ RES. FLOORS
SIDE YARDS	N/A	N/A	1'-0" MIN
MINIMUM PARKING:	1 SPACE / RES. UNIT	1 SPACE / RES. UNIT	32 PARKING SPACES
REAR YARD-OPEN SPACE:	N/A	N/A	N/A
LOADING BERTH:	(1) 10'-0" x 25'-0"	(1) 10'-0" x 25'-0"	(2) 10'-0" x 25'-0"
COMMERCIAL SPACE:	-	4,147 SQ. FT.	4,186 SQ. FT.

*BASED UPON 2018 ILL. ZONING ACT

F.A.R. SQUARE FOOTAGE BREAKDOWN

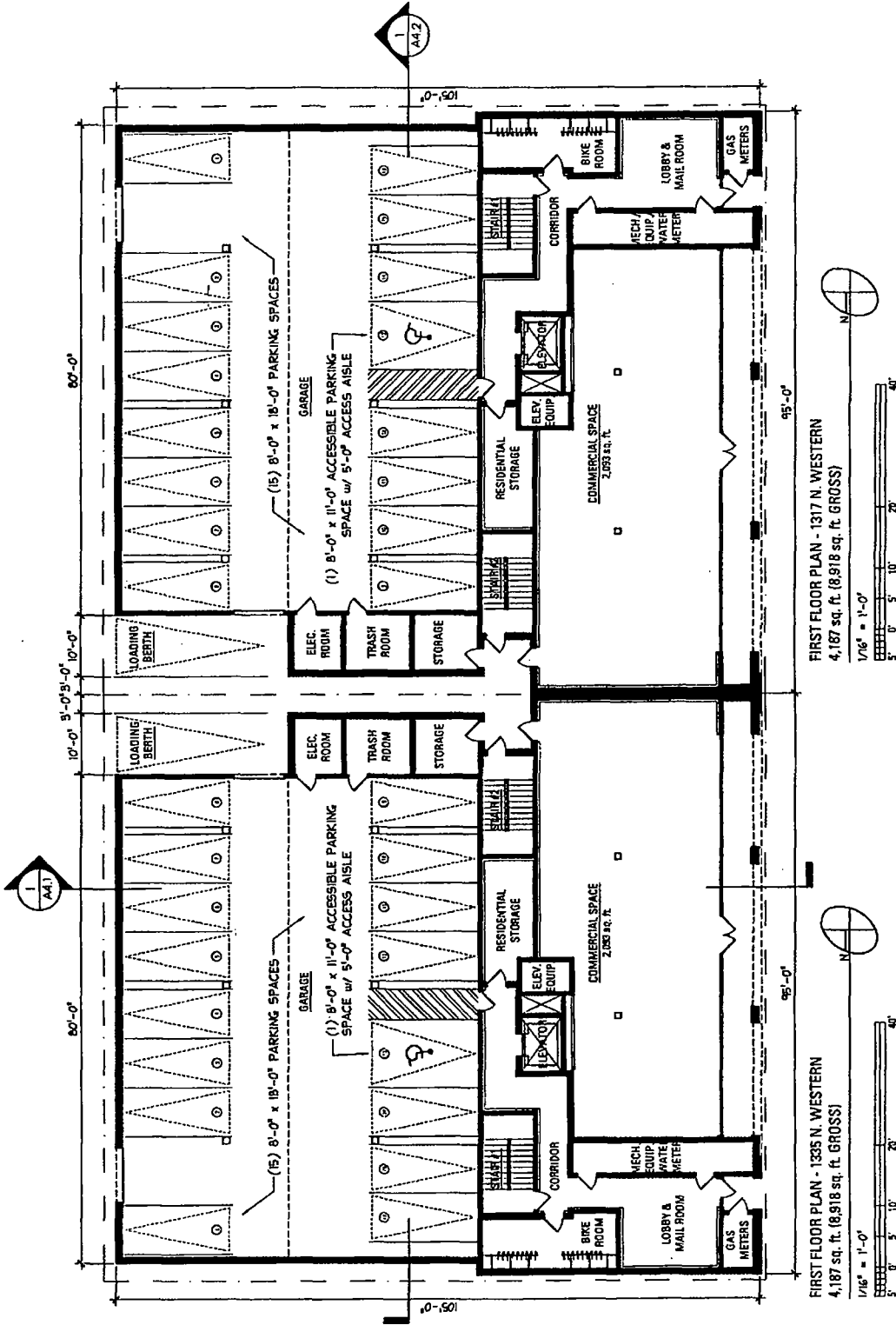
	1317 N. WESTERN	1333 N. WESTERN	COMBINED TOTAL
ROOF:	618 SQ. FT.	618 SQ. FT.	1,236 SQ. FT.
FIFTH FLOOR:	5,881 SQ. FT.	5,881 SQ. FT.	11,762 SQ. FT.
SECOND - FOURTH FLOOR:	20,124 SQ. FT. (3 @ 6,708)	20,124 SQ. FT. (3 @ 6,708)	40,248 SQ. FT. (3 @ 13,416)
FIRST FLOOR:	4,187 SQ. FT.	4,187 SQ. FT.	8,374 SQ. FT.
TOTAL SQUARE FOOTAGE:	30,805 SQ. FT.	30,805 SQ. FT.	61,610 SQ. FT.

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Prep. J
 Proj. J
 Description
 01/20/2021. ISSUES FOR REVIEW REVIEWED
 1317-35 NORTH WESTERN AVENUE
 CHICAGO, IL
 PROJECT CONSTRUCTION
 PLACED USE DEVELOPMENT
 01/20/2021

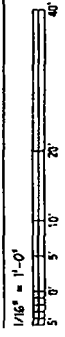
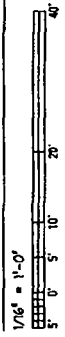


FINAL FOR PUBLICATION



FIRST FLOOR PLAN - 1317 N. WESTERN
4,187 sq. ft. (8,918 sq. ft. GROSS)

FIRST FLOOR PLAN - 1335 N. WESTERN
4,187 sq. ft. (8,918 sq. ft. GROSS)

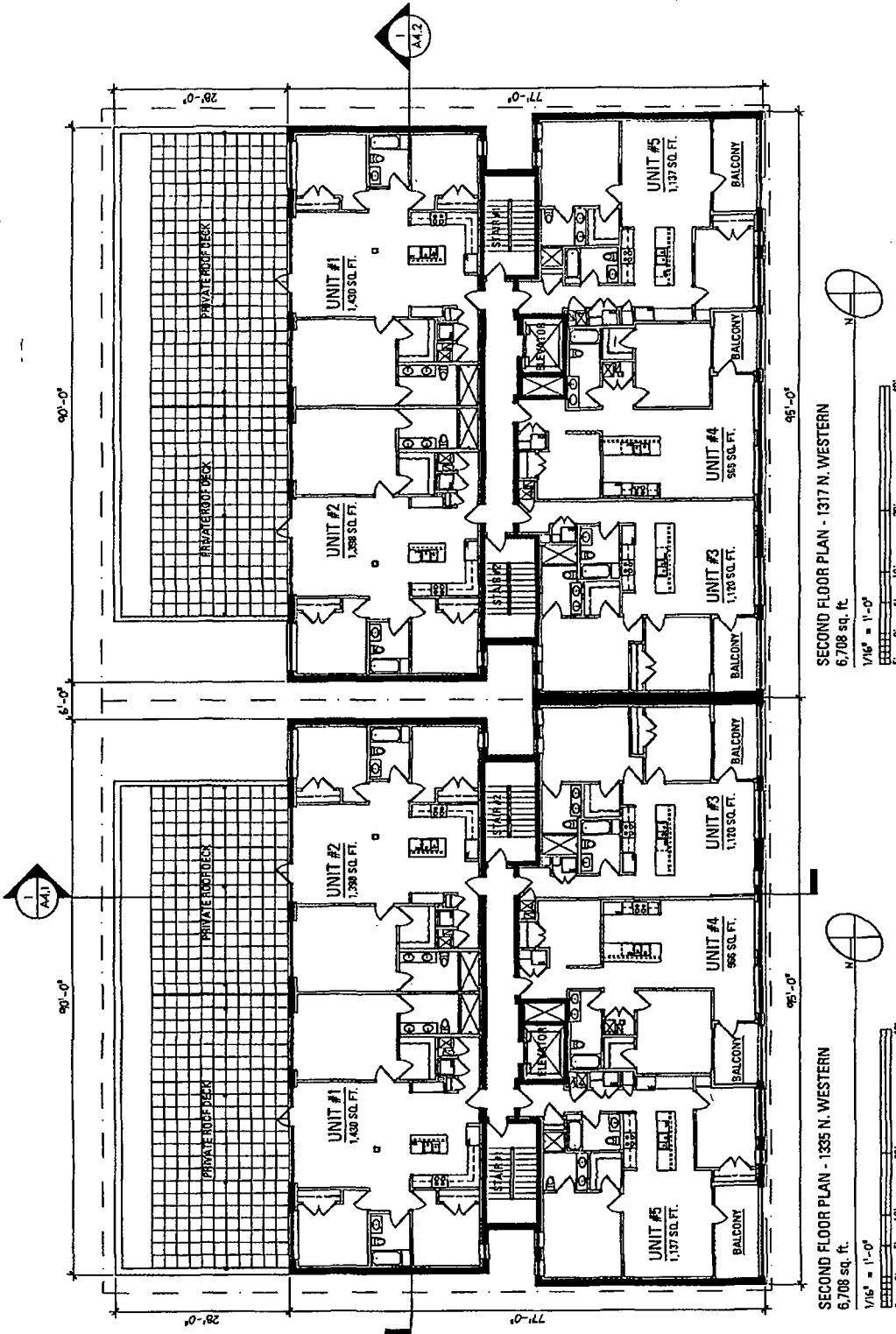


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proj.# 2022
PROPERTY CONSTRUCTION
MAJOR USE DEVELOPMENT
1317 N. NORTH WESTERN AVENUE
CHICAGO, IL
description ISSUED FOR ZONING REVIEW



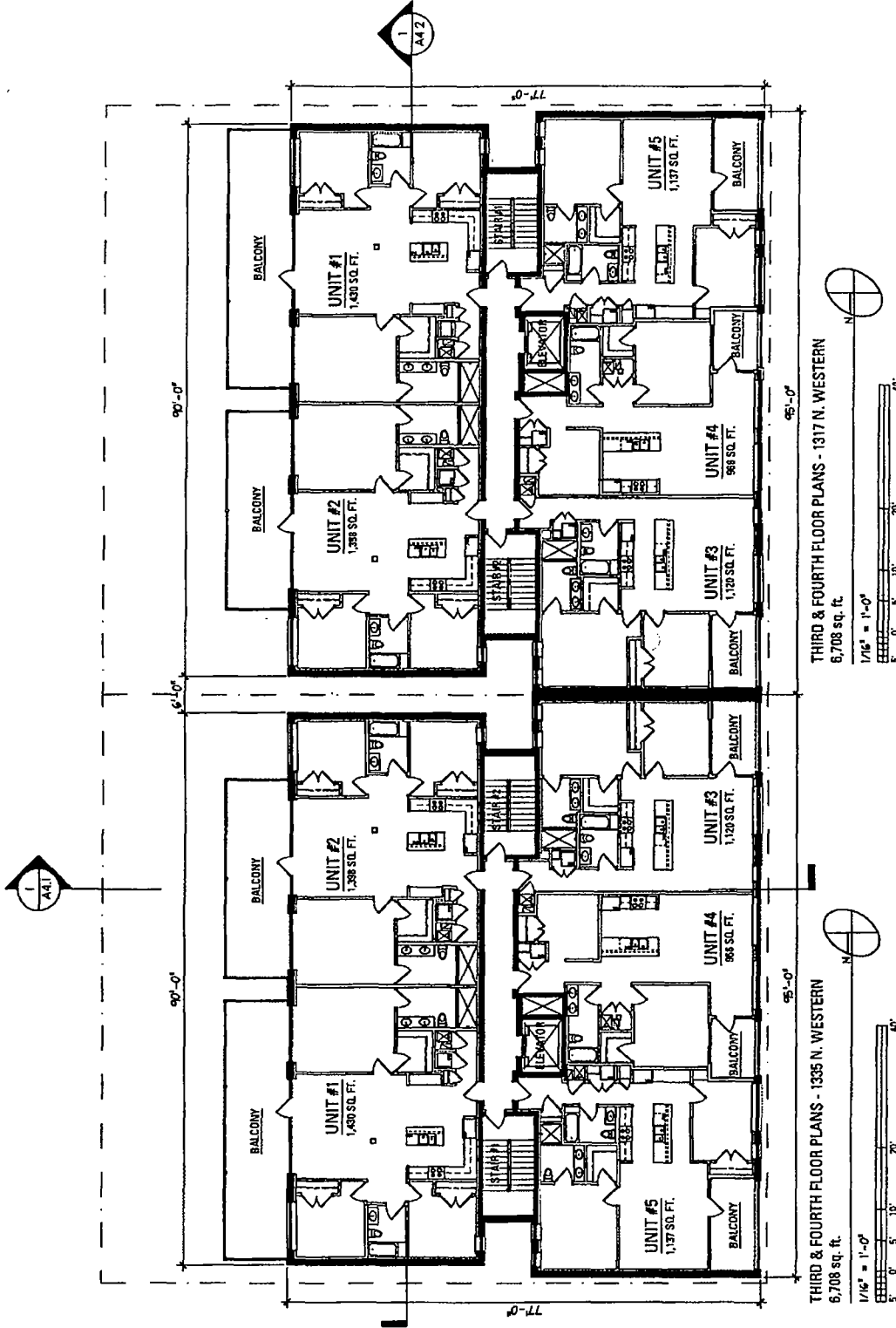
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proj.# 202
 pref. RAFTERY CONSTRUCTION
 USED USE DEVELOPMENT
 1111 NORTH WESTERN AVENUE
 CHICAGO, IL
 description 05/17/2011 ISSUED FOR ZONING REVIEW

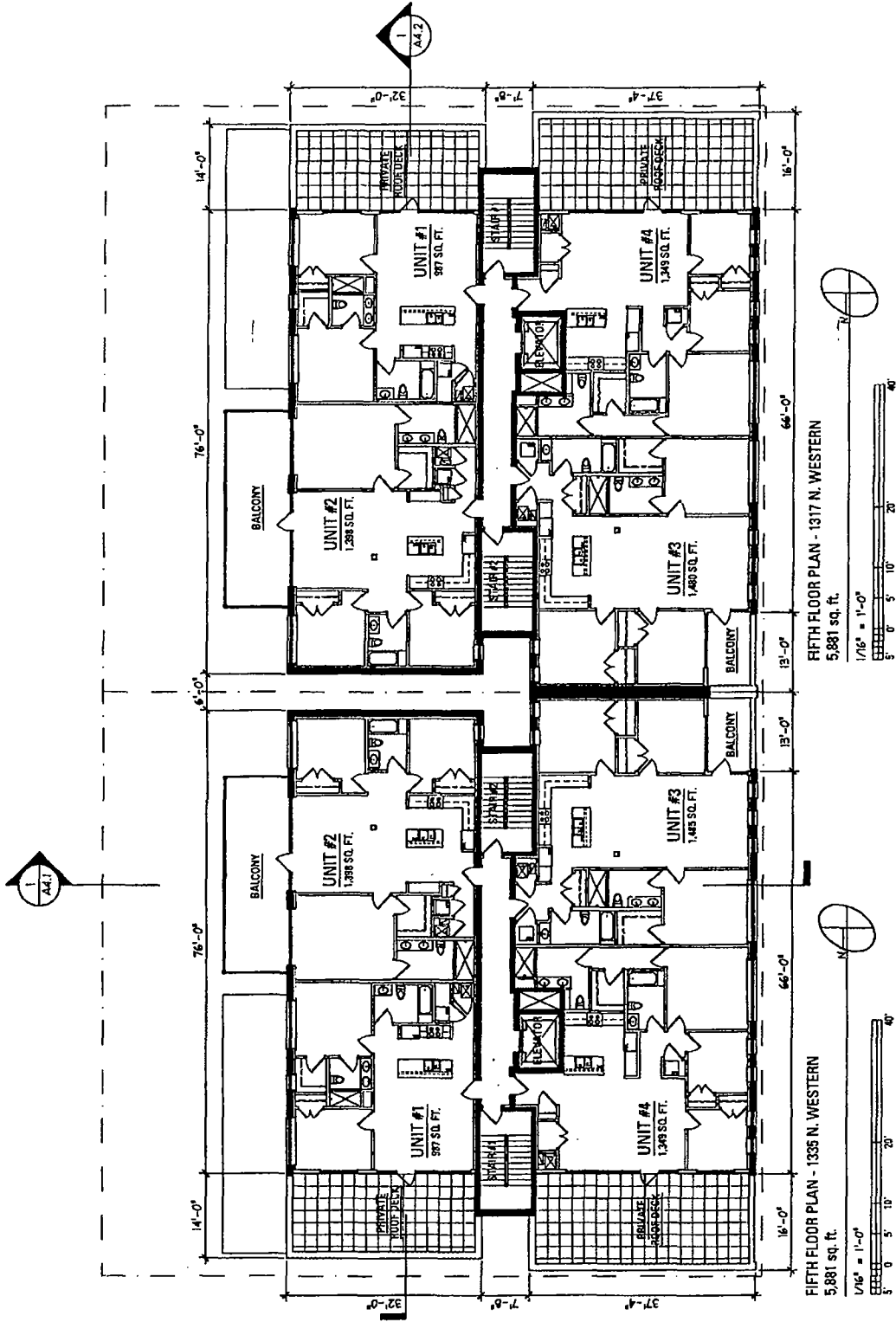




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Proj.# 2022
 Prof. SAFETY CONSTRUCTION
 VACUED USE DEVELOPMENT
 1317-38 NORTH WESTERN AVENUE
 CHICAGO, IL
 Description ISSUED FOR ZONING REVIEW



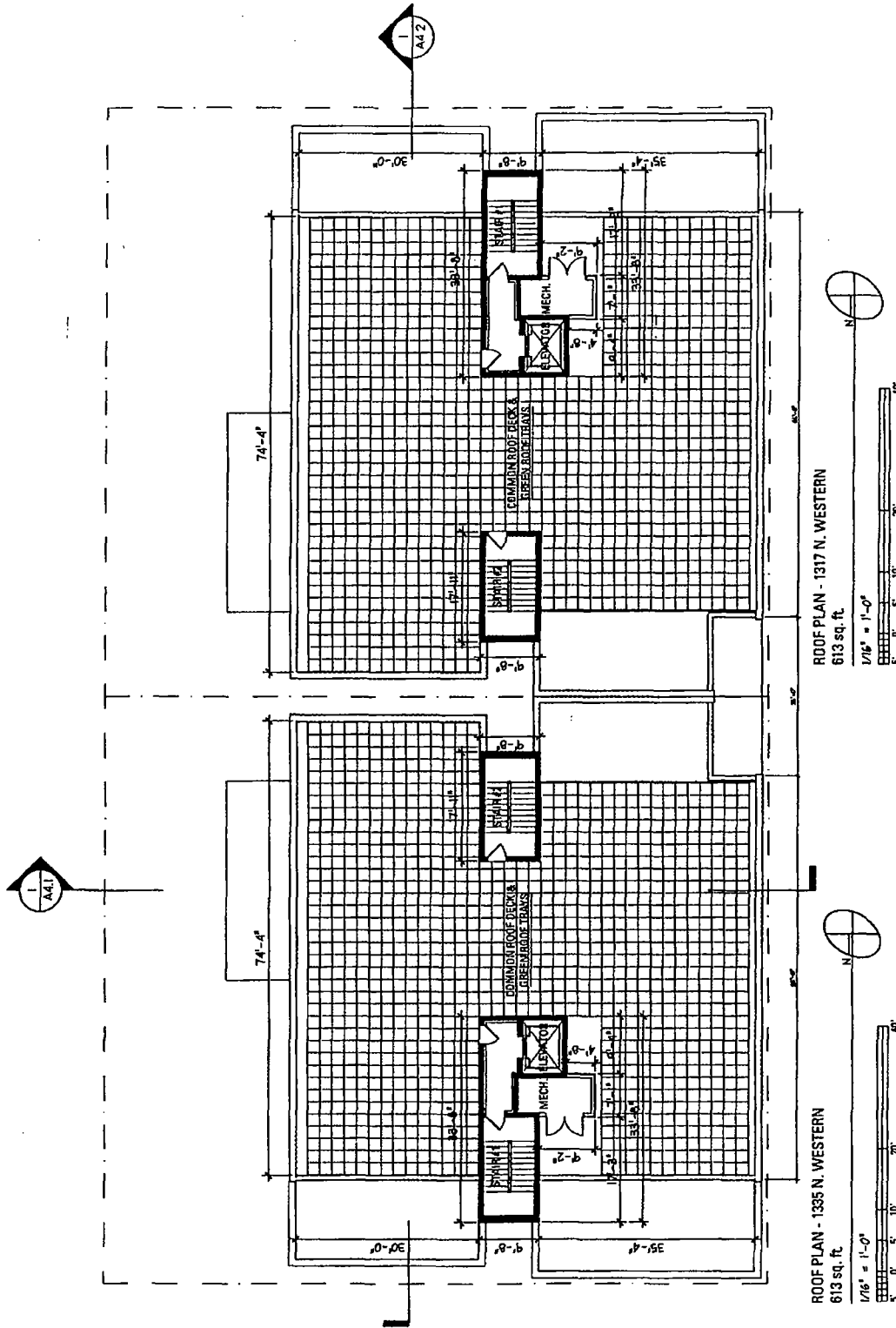


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2022
 Proj.# RAFTERY CONSTRUCTION
 PREL. WOOD USE DEVELOPMENT
 1317-35 NORTH WESTERN AVENUE
 CHICAGO, IL
 Description 08/17/2021, ISSUED FOR ZONING REVIEW



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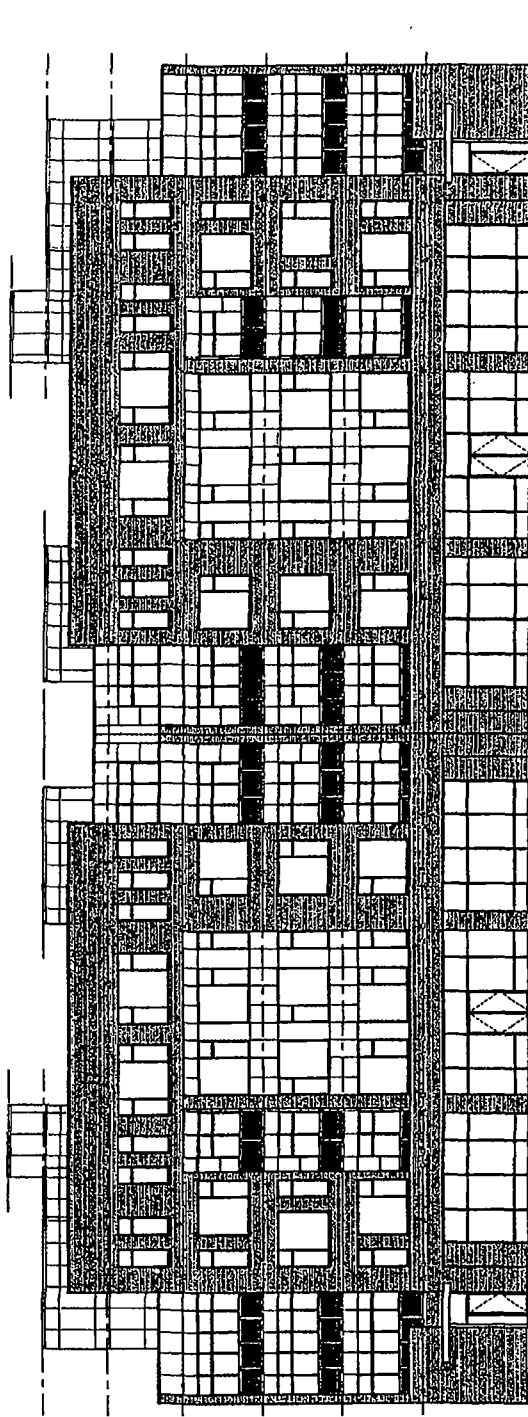
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proj.# 2022
 Prof. SAFETY CONSTRUCTION
 WAREHOUSE DEVELOPMENT
 1817-33 NORTH WESTERN AVENUE
 CHICAGO, IL
 description 05/17/2021, ISSUED FOR TOWNING REVIEW

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 2/5

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- + 74' - 0" TOP OF ELEVATOR OVERRUN
- + 64' - 0" TOP OF STAIR PENTHOUSE
- + 60' - 0" BUILDING HEIGHT
- + 49' - 6" 5th FLOOR HEIGHT
- + 39' - 2" 4th FLOOR HEIGHT
- + 26' - 10" 3rd FLOOR HEIGHT
- + 15' - 6" 2nd FLOOR HEIGHT
- + 0' - 0" GRADE



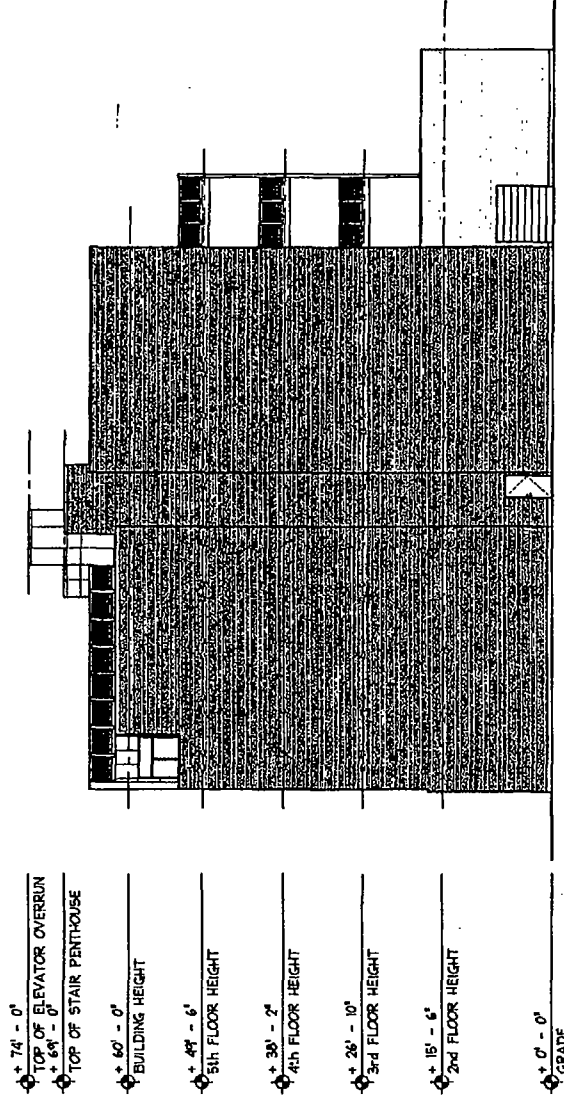
WEST ELEVATION



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proj.# 2022
 desc. SAFETY CONSTRUCTION
 REDEVELOPMENT
 1317-26 NORTH WESTERN AVENUE
 CHICAGO, IL
 description: 08/17/2021, ISSUED FOR EXISTING REVIEW





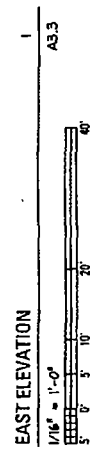
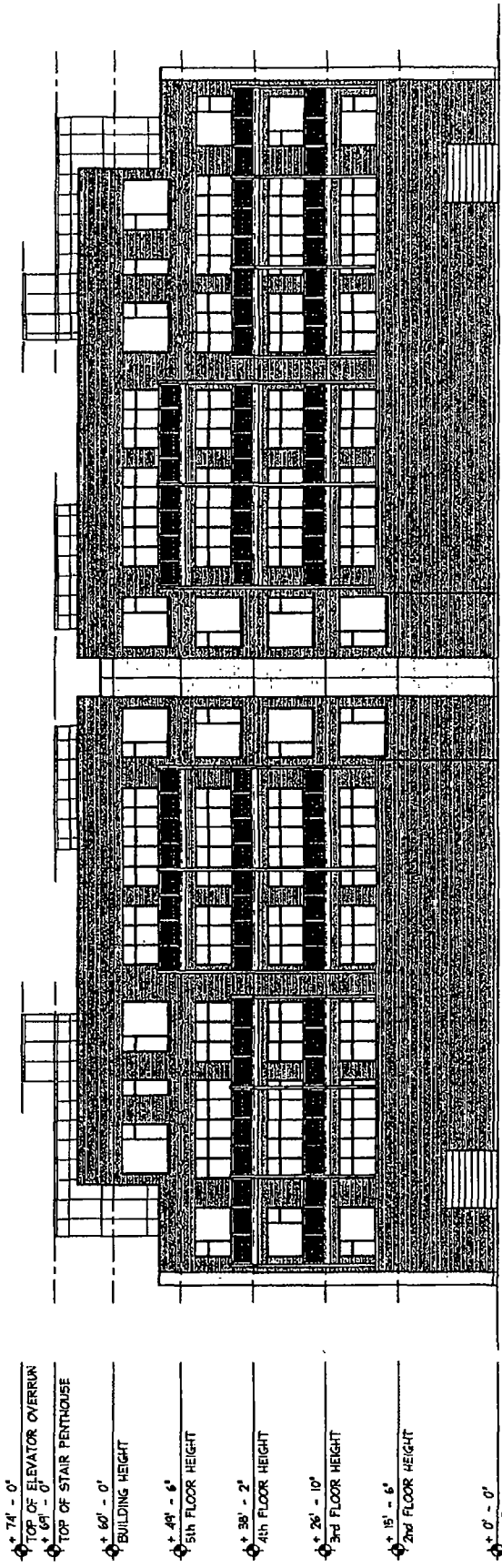
TYPICAL CENTER ELEVATION
 1317 N. WESTERN; NORTH ELEVATION
 1335 N. WESTERN; SOUTH ELEVATION

1/16" = 1'-0"
 AS.2
 5 0 5 10 20 40'

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proj.# 2022
 descr. BATTERY CONSTRUCTION
 MOD. USE DEVELOPMENT
 1317-35 NORTH WESTERN AVENUE
 CHICAGO, IL
 05/17/2021, ISSUED FOR ZONING REVIEW



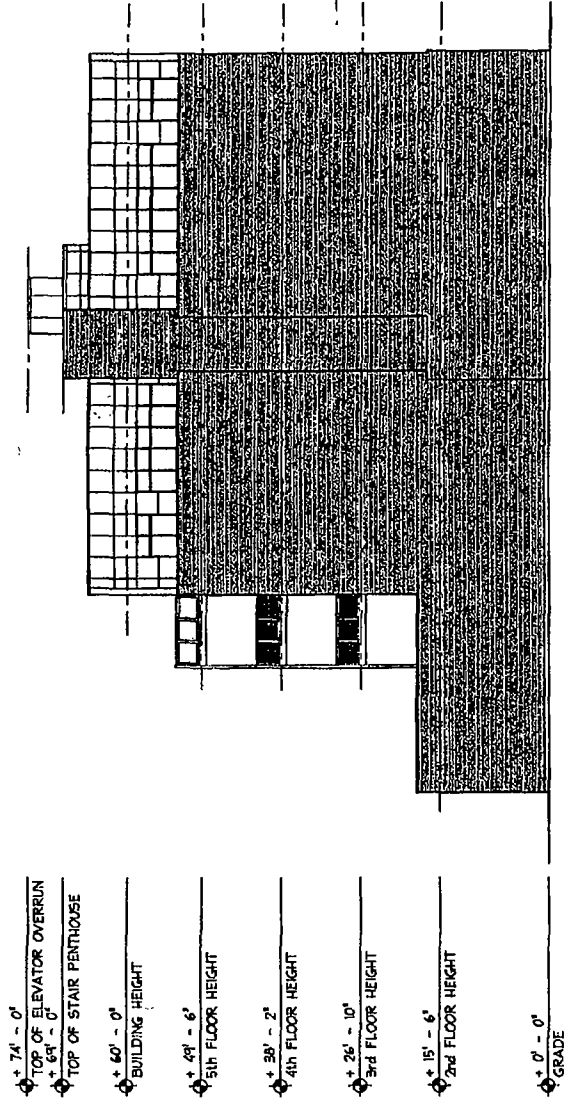


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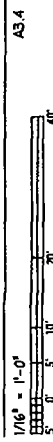
proj.# 2022
 RASTER CONSTRUCTION
 MIXED USE DEVELOPMENT
 1317-33 NORTH WESTERN AVENUE
 CHICAGO, IL

description ISSUED FOR ZONING REVIEW

3/3



TYPICAL OUTSIDE ELEVATION
 1317 N. WESTERN: SOUTH ELEVATION
 1335 N. WESTERN: NORTH ELEVATION

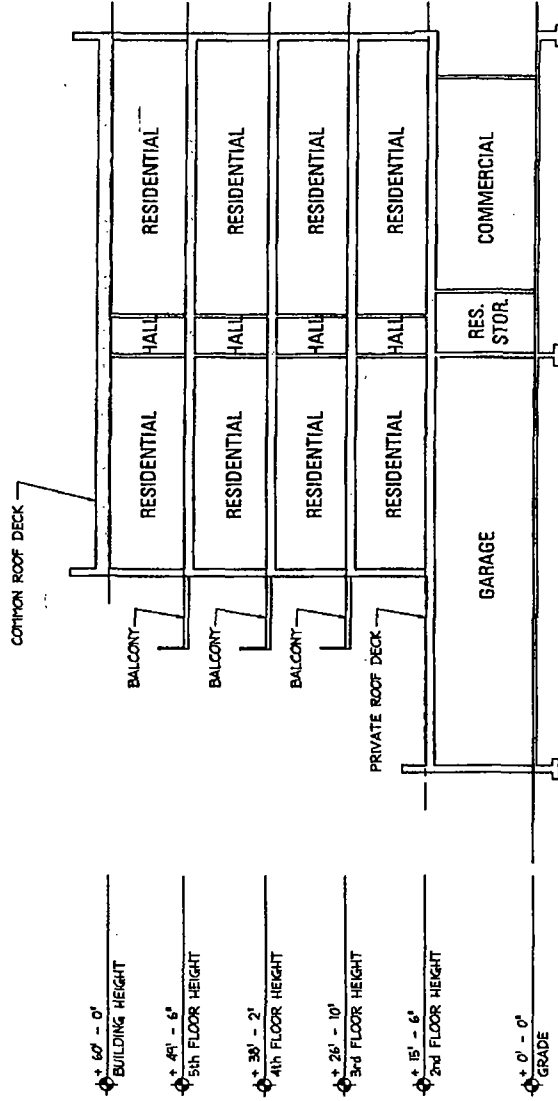


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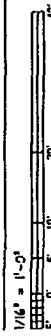
proj.# 2022
 B101.
 description

FACTORY CONSTRUCTION
 MIXED USE DEVELOPMENT
 18738 NORTH WESTERN AVENUE
 CHICAGO, IL
 08/17/21, ISSUED FOR ZONING REVIEW





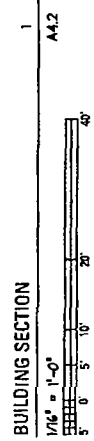
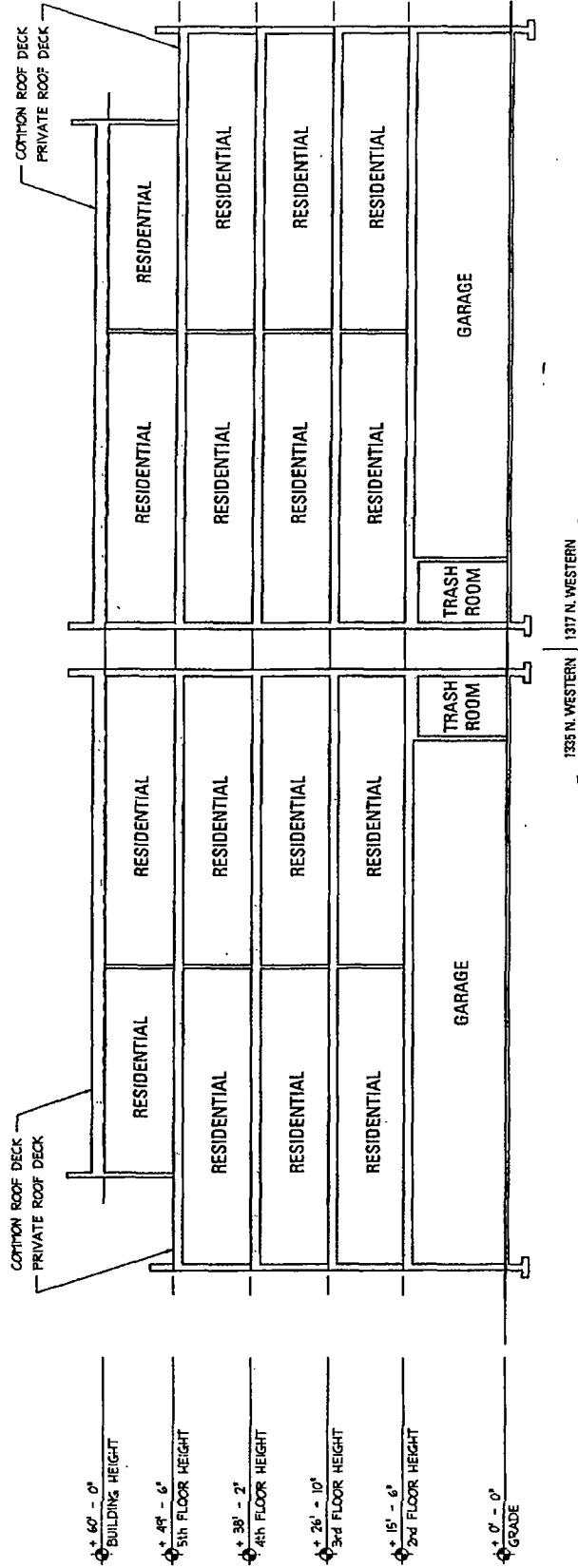
BUILDING SECTION



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proj.# 2022
 prof. RACTRY CONSTRUCTION
 ARCHITECTURE
 1317-28 NORTH WESTERN AVENUE
 CHICAGO, IL
 description 05/17/2021 ISSUED FOR ZONING REVIEW





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2022
 project
 pres.
 description
 05/17/2021 ISSUED FOR EXHIBIT REVIEW

