



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2016-6332  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 9/14/2016  
**In control:** City Council  
**Final action:** 11/16/2016  
**Title:** Zoning Reclassification Map No. 5-H at 1667-1675 N Western Ave - App No. 18937T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-H  
**Attachments:** 1. O2016-6332 (V1).pdf, 2. O2016-6332.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2016	1	City Council	Referred	

### ORDINANCE

#### *77 ORDAINED B Y 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 CI-2 Neighborhood Commercial District, and MI-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.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

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: fC North: 0 feet-0 inches ^ South: 0 feet-0 inches fO  
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(E) Building Height:  
50 feet-10 inches O

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