



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-6986
Type: Ordinance
File created: 9/20/2018
Status: Passed
In control: City Council
Final action: 10/31/2018
Title: Zoning Reclassification Map No. 5-I at 1700-1714 N Western Ave - App No. 19809T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. O2018-6986.pdf, 2. SO2018-6986.pdf

Date	Ver.	Action By	Action	Result
10/31/2018	1	City Council	Passed as Substitute	Pass
10/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	1	City Council	Referred	

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 CI-2 Neighborhood Commercial District symbols and indications as shown on Map No.5-1 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 Z 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

App. No. 19809-11

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 * 77ze 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

Wabansia Ave.

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