

### Legislation Details (With Text)

File #:	SO2	2021-634			
Туре:	Ordi	inance S	Status:	Passed	
File created:	2/24	./2021 li	n control:	City Council	
		F	Final action:	3/24/2021	
Title:		ing Reclassification Map No. 9 3-3957 N Kilbourn Ave - App I		71 W Irving Park Rd, 3942-39	956 N Kenneth Ave and
Sponsors:	Miso	c. Transmittal			
Indexes:	Мар	) No. 9-K			
Attachments:	1. O	2021-634.pdf, 2. SO2021-634	4.pdf		
Date	Ver.	Action By	Acti	on	Result
3/24/2021	1	City Council	Pa	ssed as Substitute	Pass
3/23/2021	1	Committee on Zoning, Land and Building Standards	lmarks Re	commended to Pass	
2/24/2021	1	City Council	Re	ferred	

### 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

# SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT APPLICAT ION 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: O'-O" Side (East): N. Kenneth Ave: O'-O" Side (West): N. Kilbourn Ave: O'-O" Rear (South): Alley: O'-O"

Applicant: Northwestern Memorial HealthCare

Address: 4435 - 4471 W. Irving Park Road; 3943-3957 N. Kilbourn Aveniie; and 3942-3956 N. Kenneth Avenue

Introduction Date: February 24, 2021



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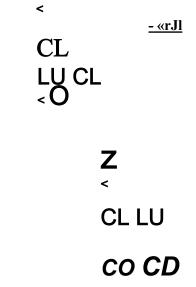
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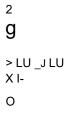
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