



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2020-4560, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-2 Community Shopping symbols and indications as shown on Map No. 5-H in the area bounded by

A line 194 feet north of and parallel to West North Avenue; a line 82.58 feet east of and parallel to North Western Avenue; a line 155 feet north of and parallel to West North Avenue; the alley next east of and parallel to North Western Avenue; a line 145 feet north of and parallel to West North Avenue; a line 82.58 feet east of and parallel to North Western Avenue; a line 130 feet north of and parallel to West North Avenue; a line 127.50 feet east of and parallel to North Western Avenue; West North Avenue; and North Western Avenue,

to those of a B3-2 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property:

17-13-0303-C (1) *Narrative Zoning Analysis -SUBSTITUTE NARRATIVE & PLANS*
1601' North Western Avenue, Chicago, Illinois

Proposed Zoning: B3-2 Community Shopping District (as amended) Total Area: 22,11

5.2 square feet (as recorded)

Proposed Land Use: The Applicant is seeking to amend the previously approved and ratified Type 1 Zoning Map Amendment, in order to substitute a different set of architectural plans, which will allow for the permitting and construction of a new one-story retail building and a new four-story mixed-use (commercial-residential) building, at the subject property. The site is presently vacant and unimproved. The new one-story retail building is intended to be occupied and operated by a

convenience store. The new proposed mixed-use building will feature commercial-retail space - at grade level, and a total of nine (9) dwelling units - above (2nd thru 4th Floors). There will be off-street parking for up to thirty-six (36) vehicles, which will serve each of the proposed new buildings. Both of the new proposed buildings will be masonry in construction, with the retail building measuring approximately 20 feet-0 inches in height and the mixed-use building measuring 47 feet-6 inches in height.

- (A) The Project's Floor Area Ratio: 20,078 square feet (0.9 FAR)
Retail Building: 4,650 square feet Mixed-Use Building: 15,428 square feet
- B) The Project's Density (Lot Area/Dwelling Unit): 9 dwelling units/2,457.23 square feet
- C) The amount of off-street parking: Up to 36 vehicular parking spaces
- D) Setbacks: Retail Building
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 61 feet-0 inches
 - c. Side Setbacks: North: 66 feet-3 inches
South: 0 feet-0 inches

Setbacks: Mixed-Use Building

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches
- c. Side Setbacks: North: 0 feet-0 inches South:
66 feet-3 inches

**The Applicant will seek any additional relief deemed necessary to bring the setback conditions into compliance under the Zoning Ordinance.*

Building Height:

Retail Building: 20 feet-0 inches Mixed-Use Building: 47 feet-6 inches

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