



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: SO2021-634, Version: 1

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### 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 APPLICATION 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 Avenue; and 3942-3956 N. Kenneth Avenue

Introduction Date: February 24, 2021

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