Office of the City Clerk

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Chicago, IL 60602
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Legislation Text

File #: SO2021-2629, **Version:** 1

Final for Publication

ORDINANCE

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i   *BE IT ORDAINED B Y THE CITY COUNCIL OF THE CTTY OF CHIC A GO:*

j   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 District*

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 ofand 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: 1601 North Western Avenue

Publication

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

Proposed Zoning: B3-2 Community Shopping District (as amended)

Lot Area: 22,202 square feci

Proposed Land Use: The Applicant is seeking to amend the previously approved and ratified Type I Zoning Ordinance, in order to modify the proposed programming for the site, pursuant to a different set of architectural plans, which will permit the construction of two (2) new one-story commercial buildings and a surface parking lot. The subject property is presently vacant and unimproved. One of the new commercial buildings is intended to be occupied and operated by a retail convenience store. The other new commercial building is intended to be operated by a quick-service restaurant, with a one lane drive thru ('pick-up') window. The proposed new drive-thru ('pick up') window, which will operate in conjunction with the proposed new restaurant building, will not feature or utilize an exterior menu board or speakers, so that the restaurant will not be accepting orders through the outdoor drive-thru lane. Rather, the drive-thru lane-window is intended for vehicular 'pick up' of prior placed mobile orders only. There will be off-street surface parking for at least twenty-eight (28) vehicles, as well as at least one off-street loading bay, which will serve the proposed new operations. Both of the new proposed buildings will be masonry in construction and will measure 20 feet-0 inches (retail) and 21 feel-0 inches (restaurant) in height, respectively.

A)   Project's Floor Area Ratio: 6,400 square feet (0.3 FAR)
       Retail Building: 4,000 square feet Restaurant Building: 2,400 square feet

B)   Project's Density (Lot Area/Dwelling Unit): N/A (no residential units)

C)   Amount of Off-Street Parking: 28 vehicular parking spaces

D)   Setbacks: Retail Building
         a.   Front Setback: 0 feet-0 inches

         b.   Rear Setback: 65 feet-0 inches

         c.   Side Setback: South: 0 feet-0 inches

17-13-0303-C (1) Narrative Zoning Analysis (cont.) - SUBSTITUTE NARRA Tl VE & PLANS 1601 North Western Avenue, Chicago, Illinois

       Setbacks: Restaurant Building

    a.   Front Setback: 0 feet-0 inches

    b.   Rear Setback: 17 feel-3 inches

    c.   Side Setback:
             North: 24 feet-0 inches

(E)   Building Height:
        Retail Building: 20 fect-0 inches Restaurant Building: 21 feet
        -0 inches

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