



# City of Chicago



O2018-8078

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/31/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 15-J at 6309-6323 N Pulaski Rd - App No. 19858T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

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

SECTION I That the City Zoning Ordinance be amended by changing all the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 15-J, in an area bound by

a line 250 feet north of and parallel to West Rosemont Avenue;  
the alley next east of and parallel North Pulaski Road; a line 75  
feet north of and parallel to West Rosemont Avenue; and North  
Pulaski Road

to those of a B1-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

SECTION 2 The ordinance shall be in full force and effect from and after its passage and publication.

Common Address of Property: 6309-23 N. Pulaski Rd.

**FINAL FOR PUBLICATION**

**Narrative & Plans for Type 1 Rezoning for 6309-6323 N. Pulaski Ave, Chicago, IL.**

The Applicant seeks a zoning change from B1-1 to B1-3 that would allow construction of three (3) identical 4-story buildings on double lots of 50 x 117 (or 5,850 SF) at a height of 50'-0" containing 2 commercial spaces at grade level with 6 dwelling units above (Floors 2 through 4) serviced by an elevator and one (1) building on a single lot of 25 x 117 (or 2,925 SF) with 1 commercial space and 3 dwelling units above (Floors 2 through 4) for a total of 4 brick masonry buildings.

- a) 6 dwelling unit buildings with 2 commercial spaces FAR = 2.3  
3 dwelling unit building with 1 commercial spaces FAR = 2.1
  
- b) The density for the 6 dwelling unit building is 1,500 SF or 25% and for the 3 dwelling unit building it is 1500 SF or 53 %.
  
- c) 7 parking spaces at the rear of each of the 3 buildings (including 3 handicapped parking spaces) and 3 parking spaces at the rear of the 4<sup>th</sup> building.
  
- d) front yard setback = 0  
side yard setback at the North = 3'-0"  
side yard setback at the South = 2'-0"  
rear yard setback = 37'-5"
  
- e) All 4 proposed buildings will be 57' 5.5" in height.

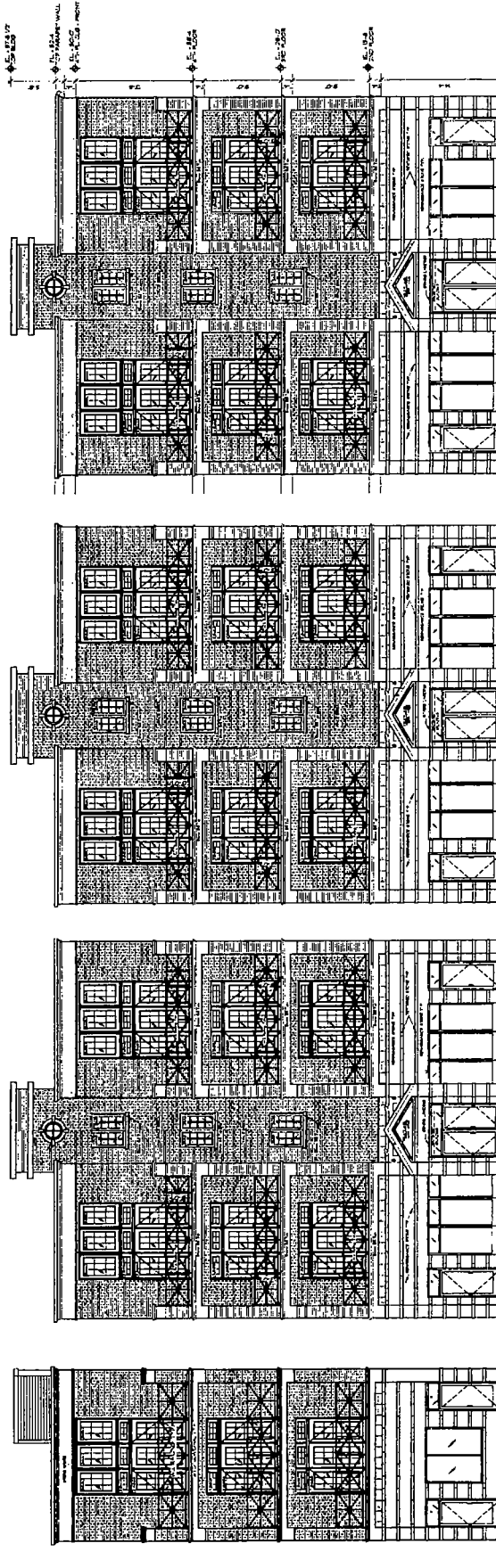
**FINAL FOR PUBLICATION**

# 3 NEW 4 STORY 6 D.U. + GROUND FLOOR COMMERCIAL & 1 NEW 4 STORY 3 D.U. + GROUND FLOOR COMMERCIAL MASONRY BUILDINGS

LOCATION: 6309-23 N. PULASKI RD.  
 CHICAGO IL 60646

OWNER: DR. JOHN MICHAEL  
 RETNA INSTITUTE OF ILLINOIS  
 8780 GOLF RD. SUITE 304  
 NILES, IL 60714

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C.  
 6312 N. ARTESIAN AVE  
 CHICAGO IL 60646  
 JANUARY 25TH 2017  
 JULY 25TH 2018



WEST ELEVATION

OWNER	DR. JOHN MICHAEL RETNA INSTITUTE OF ILLINOIS 8780 GOLF RD. SUITE 304 NILES, IL 60714
PROJECT NO.	6309-23 N. PULASKI RD.
DATE	JULY 25TH 2018
PROJECT	3 NEW 4 STORY 6 D.U. + GROUND FLOOR COMMERCIAL & 1 NEW 4 STORY 3 D.U. + GROUND FLOOR COMMERCIAL MASONRY BUILDINGS
ARCHITECT	LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6312 N. ARTESIAN AVE CHICAGO IL 60646 FAX 773-586-2288 TEL 773-586-2288
NO.	1
SECTION	WEST ELEVATION
DATE	

A-6

FINAL FOR PUBLICATION



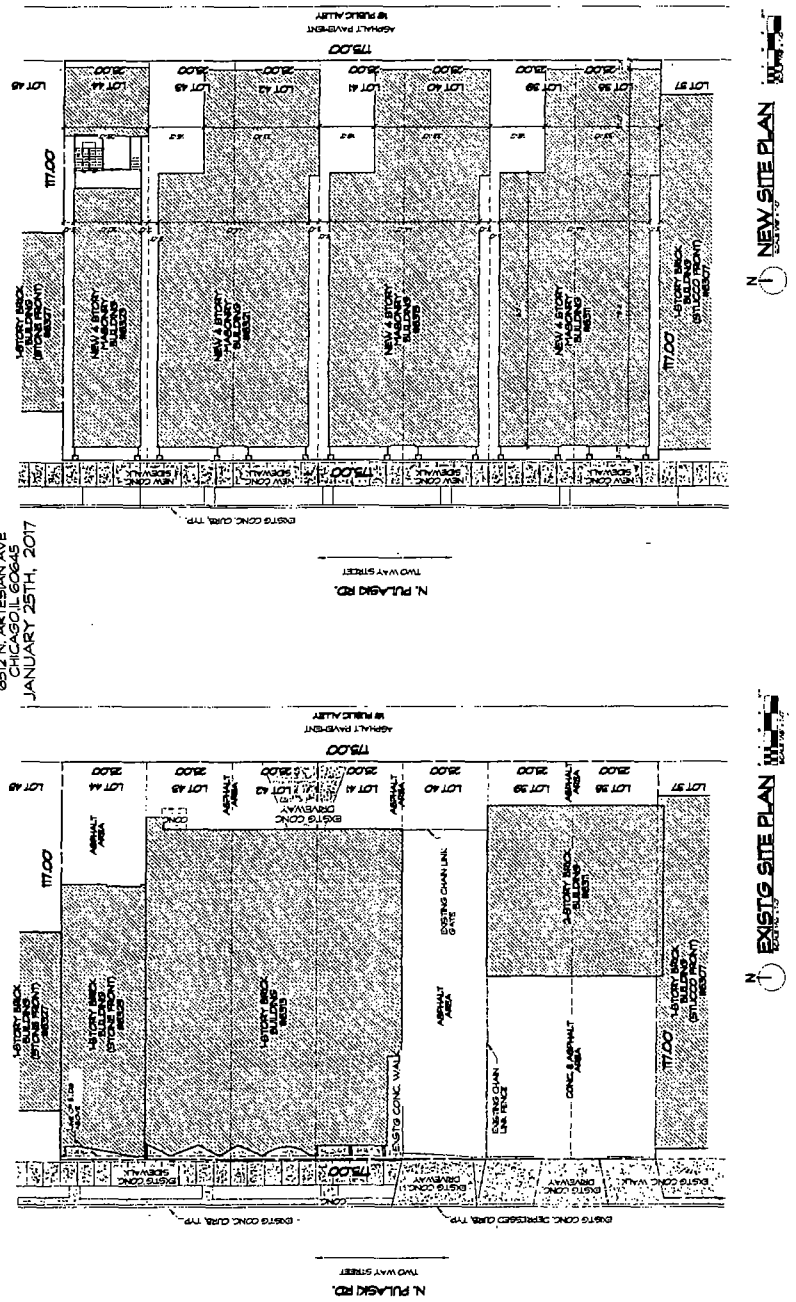
# 3 NEW 4 STORY 6 D.U. + GROUND FLOOR COMMERCIAL & 1 NEW 4 STORY 3 D.U. + GROUND FLOOR COMMERCIAL MASONRY BUILDINGS

LOCATION: 6309-23 N. PULASKI RD.

CHICAGO IL 60646

OWNER: DR. JOHN MICHAEL  
RETNA INSTITUTE OF ILLINOIS  
8780 GOLF RD, SUITE 304  
NILES, IL 60714

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, LLC.  
6512 N. ARDEN AVE  
CHICAGO IL 60645  
JANUARY 25TH, 2017



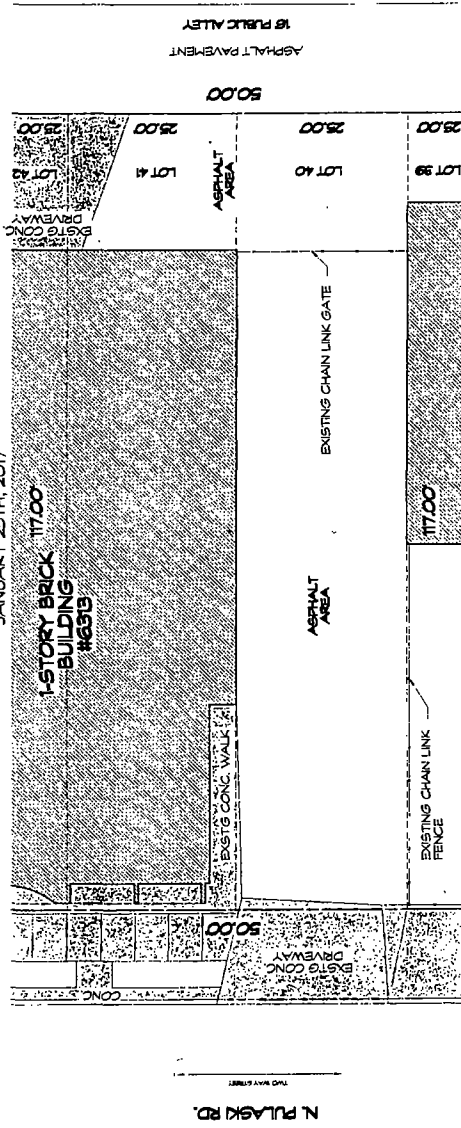
FINAL FOR PUBLICATION

# NEW 4 STORY 6 D.U. MASONRY BLDG W/ GROUND FLOOR COMMERCIAL

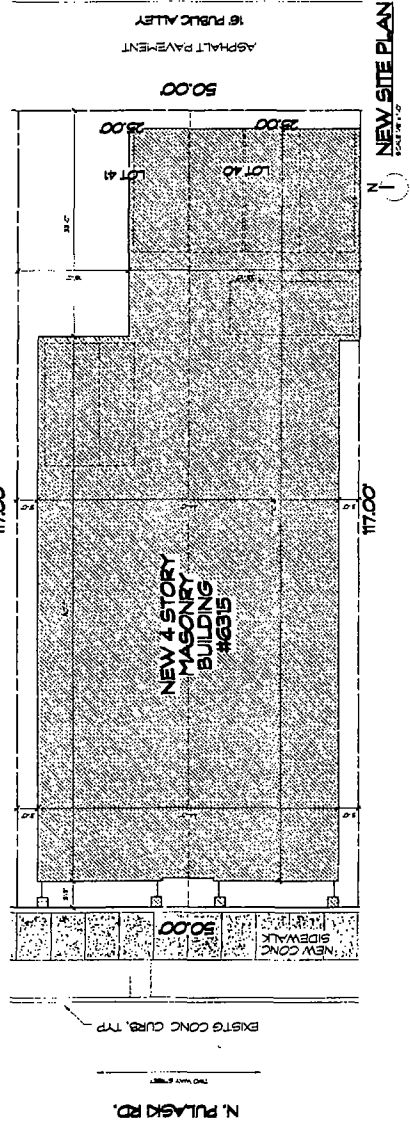
LOCATION: 6309-23 N. PULASKI RD.  
CHICAGO IL 60646

OWNER: DR. JOHN MICHAEL  
RETNA INSTITUTE OF ILLINOIS  
8780 GOLF RD. SUITE 304  
NILES, IL 60714

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C.  
692 N. ARTESIAN AVE  
CHICAGO IL 60645  
JANUARY 25TH, 2017



DEMOSITE PLAN  
SCALE: 1/8" = 1'-0"



NEW SITE PLAN  
SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

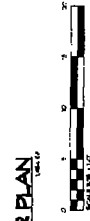
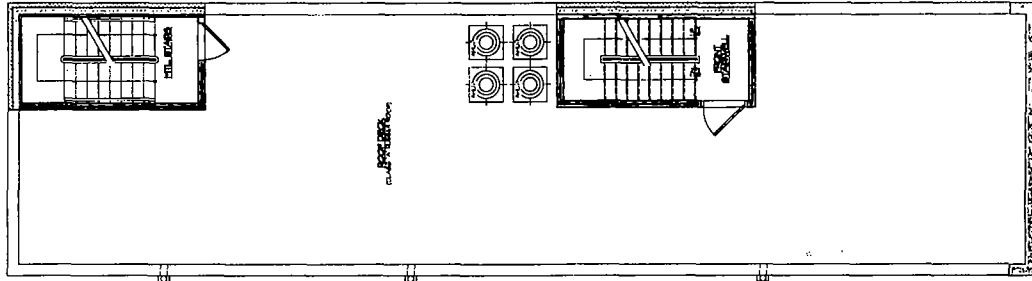
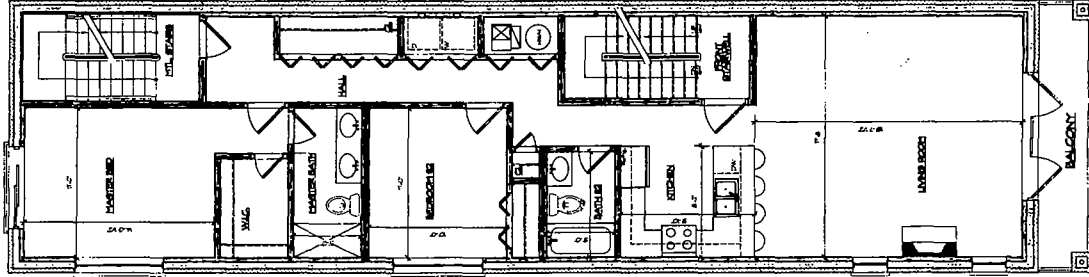
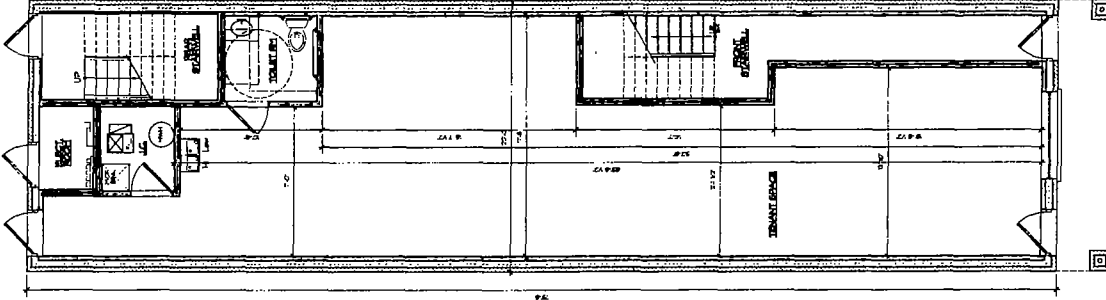






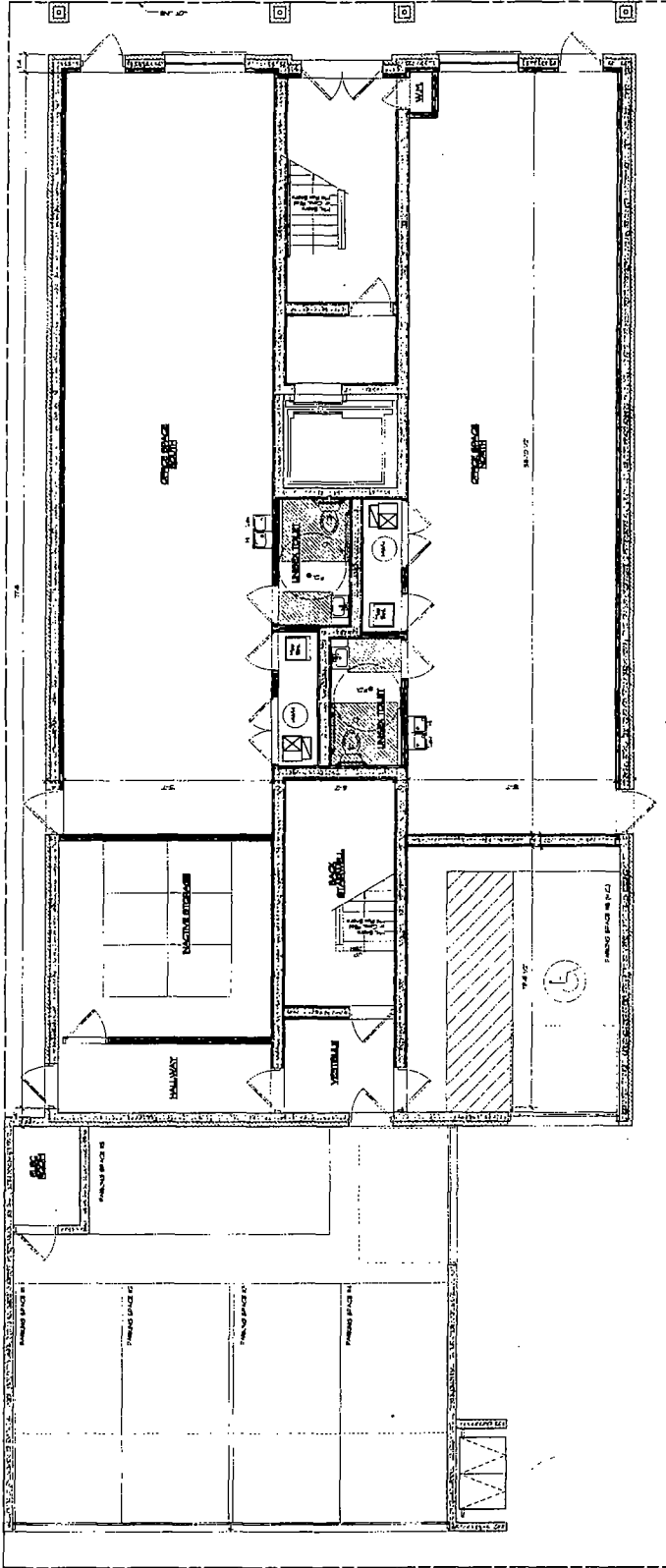
<b>PROJECT:</b> NEW 4 STORY, 3 DTL + COMMERCIAL BUILDING 8329 N. PULASKI RD. CHICAGO, IL 60648		<b>OWNER:</b> DR. JOHN HOWARD RETINA INSTITUTE OF LINDOR 8780 GOLF RD. SUITE 304 MESA, IL 60741		<b>ARCHITECT:</b> LASLO SIMOVIC ARCHITECTS, L.L.C. 6512 N. ARDEN AVENUE CHICAGO, IL 60648 FAX: 773-389-0228 TEL: 773-389-0228	
NO.	REVISION	DATE	BY	CHKD.	DATE

**A-2**



FINAL FOR PUBLICATION

OWNER	PROJECT	NO.	REVISION	DATE	LAZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60648 FAX: 773-558-0228 TEL: 773-558-0225

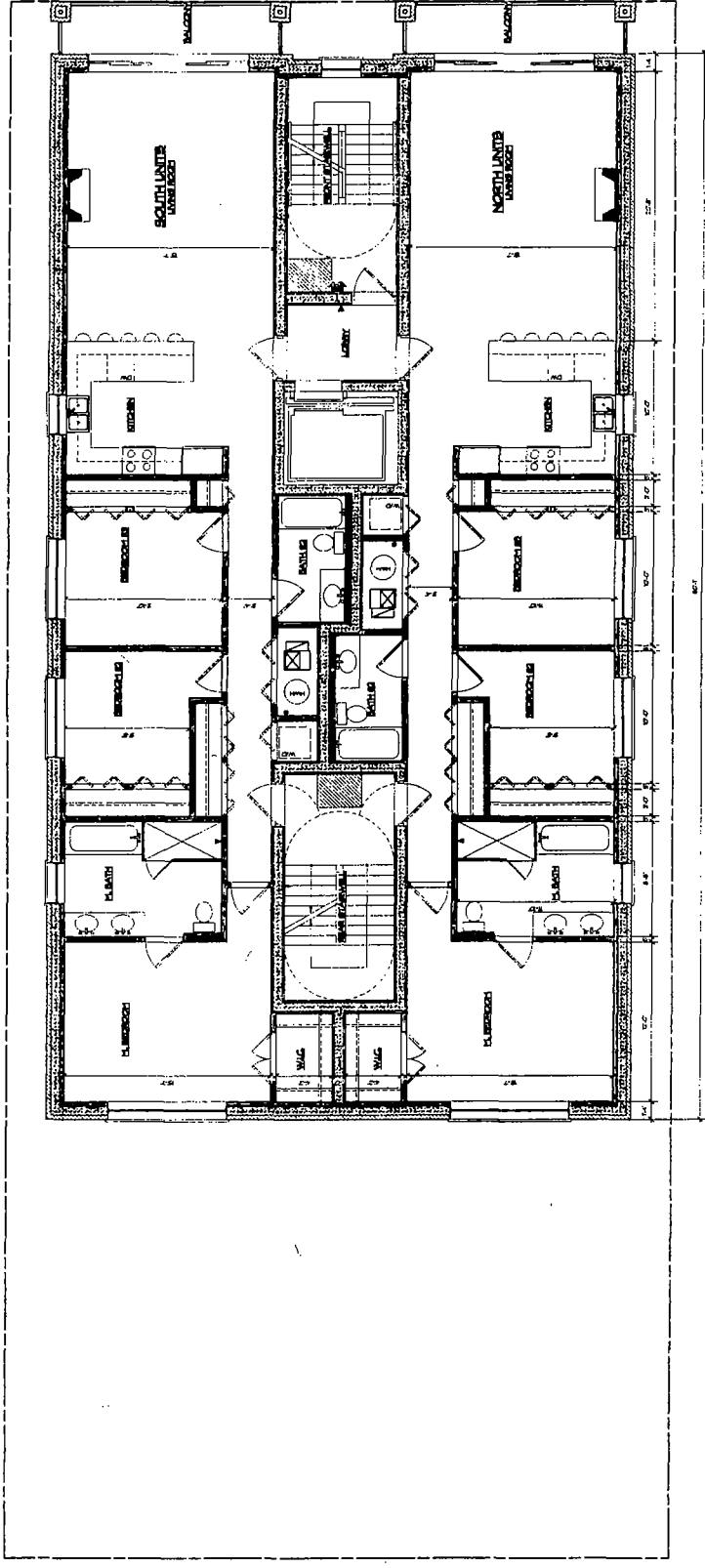


NEW GROUND FLOOR PLAN  
 ARCHITECT

FINAL FOR PUBLICATION

A-2

OWNER	DATE	NO.	DESCRIPTION
ARCHITECT	DATE	NO.	DESCRIPTION
LASTO SIMOV, ARCHITECTS, L.L.C. 6512 N. ARTISAN AVE. CHICAGO, IL 60630 PAX: 773-398-2228 TEL: 773-398-2228 FAX: 773-398-2228			



NEW TYPICAL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

A-3