



City of Chicago



O2019-7963

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/16/2019
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 15-H at 6301-6333 N
Western Ave - App No. 20222T1
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.15-H in the area bounded by

a line 205 feet north of and parallel to West Rosemont Avenue; the alley next east of and parallel to North Western Avenue; West Rosemont Avenue; and North Western Avenue,

to those of a B1-3 Community Shopping 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: 6301-6333 North Western Avenue

17-13-0303-C (1) Narrative and Plans

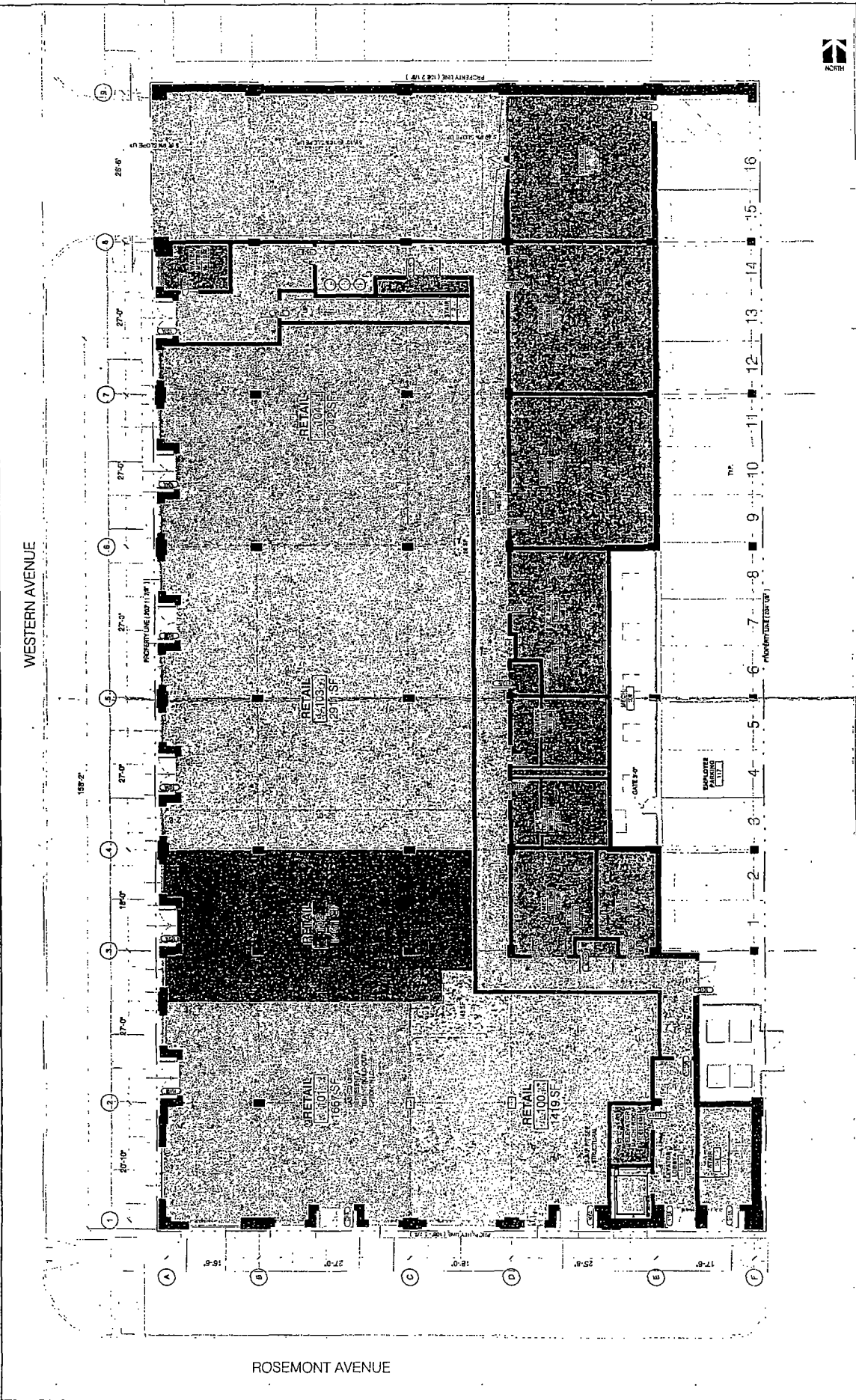
6301-33 North Western Avenue, Chicago, Illinois

Proposed Zoning: B1-3 Neighborhood Shopping District

Lot Area: 22,202.525 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the establishment of a two-and-a-half-level, non-accessory parking garage with one hundred and thirty-one (131) parking spaces and with 9,470 square feet of retail space at grade, within the existing three-story commercial building.

- (A) The Project's Floor Area Ratio: 62,585.859 square feet (2.819 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): N/A (zero dwelling units)
- (C) The amount of off-street parking: 131 vehicular parking spaces
- (D) Setbacks (with North Western Avenue as the front of the property):
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 20 feet-0 inches
 - South: 0 feet-4 inches
- (E) Building Height:
 - 38 feet-0 inches



VOA ASSOCIATES INCORPORATED
 224 S. MICHIGAN AVENUE
 SUITE 1400
 CHICAGO, ILLINOIS 60604-2529

6301 N. WESTERN AVENUE - 1ST FLOOR PLAN

5 DECEMBER 2011

ROSEMONT AVENUE

WESTERN AVENUE

FINAL FOR PUBLICATION



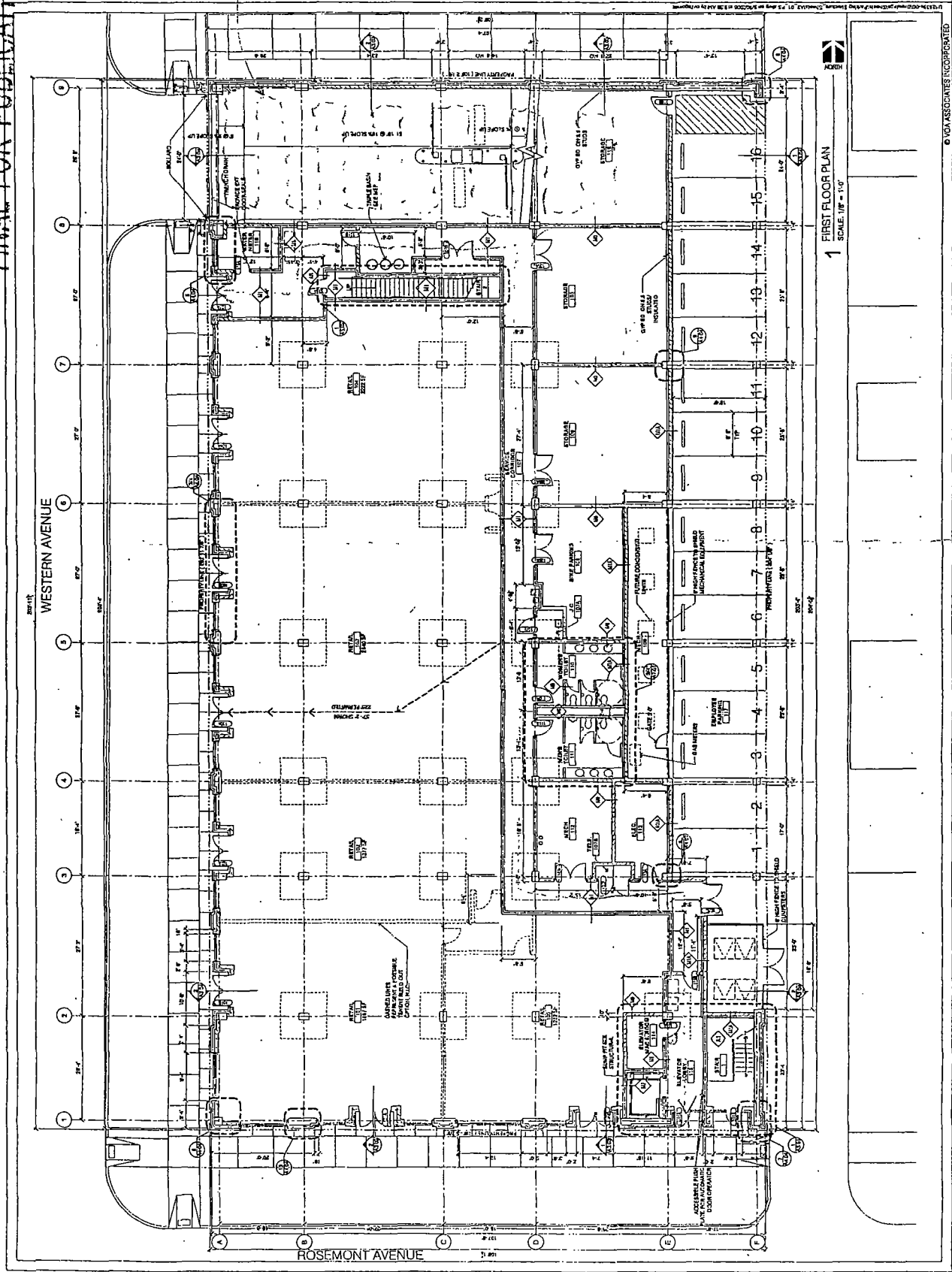
GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK PERFORMED.

FIELD OF WORK
ADD IN SMOKE MCHT

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO.: _____

MONSOON PLAZA
6301 N. WESTERN AVE
CHICAGO, IL

FIRST FLOOR PLAN
SHEET NO. A2.01



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

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