



City of Chicago



SO2020-1876

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 17-H at 7131 N Western Ave - App No. 20372T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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, is hereby amended by changing all the B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.17-H in the area bounded by

West Touhy Avenue; a line 203.31 feet east of North Western Avenue as measured at the south right-of-way of West Touhy Avenue and perpendicular there to; the alley next north of and parallel to West Estes Avenue; the east right-of-way line of the alley next east of and parallel to North Western Avenue or the line thereof if extended where no alley exists; a line 185.96 feet south of West Touhy Avenue as measured at the east right-of-way line of North Western Avenue and perpendicular thereto; and North Western Avenue,

to those of a B3-2 Community Shopping District.

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

Common address of property: 7131 North Western Avenue

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17-13-0303-C (1) Narrative Zoning Analysis

- AMENDED TO BE A TYPE-1 ZONING MAP AMENDMENT APPLICATION

7131 North Western Avenue, Chicago, Illinois

Proposed Zoning: B3-2 Community Shopping District

Lot Area: 39,331 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of new one-story multi-unit commercial-retail building ('strip mall'), that will feature an accessory one-lane drive-thru facility and a surface parking lot, at the subject site. **[The subject property is currently split-zoned.]* The existing one-story (vacant) restaurant building will be razed to allow for the proposed new improvements. There will be off-street parking for forty-seven (47) vehicles provided on and within a newly paved surface lot, at the site. The new proposed building will be masonry in construction and will measure 21 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 8,600 square feet (0.22 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units are intended or proposed
- (C) The amount of off-street parking: 47 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 111 feet-1 inches
 - b. Rear Setback: 22 feet-0 inches
 - c. Side Setbacks:
 - North: 24 feet-4 inches
 - South: 41 feet-4 inches
- (E) Building Height:
 - 21 feet-0 inches

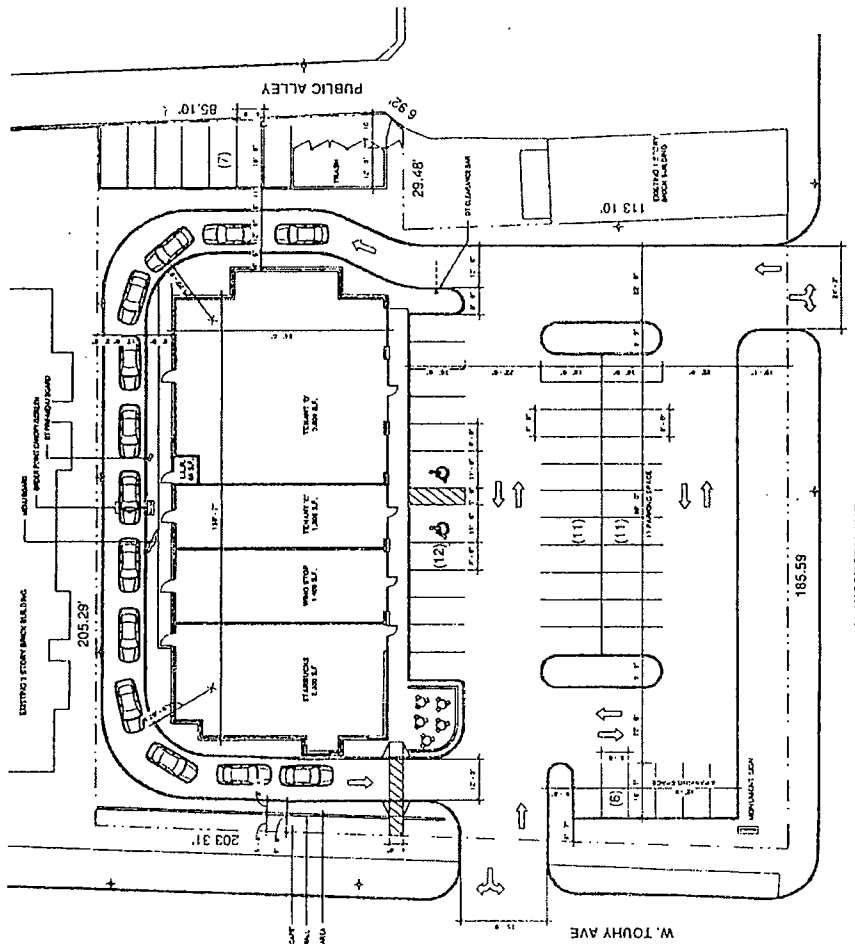
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GW PROPERTIES
 N WESTERN AVE AND W. TOUHY AVE
 DESIGN STUDIO LLC
 1111 N. WESTERN AVE. SUITE 100
 CHICAGO, IL 60610
 TEL: 312.467.1234
 WWW.GWPROPERTIES.COM

1 SITE PLAN
 DATE: 08/11/11
 SCALE: AS SHOWN
 DRAWN BY: J. [unreadable]
 CHECKED BY: [unreadable]
 APPROVED BY: [unreadable]

WALKER BICAKKI
 P.L.L.C.
 1111 N. WESTERN AVE. SUITE 100
 CHICAGO, IL 60610
 TEL: 312.467.1234
 WWW.WALKERBICAKKI.COM

A-1.1



45 + 2 ADA STALLS = 47 PARKING SPACE

1 SITE PLAN
DATE: 08/11/11

