



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: O2019-6872, Version: 1

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### 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 M1-2 Limited Manufacturing/Business Park 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 of and 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; 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

17-13-0303-C (1) Narrative Zoning Analysis  
1601 North Western Avenue, Chicago, Illinois

Proposed Zoning: B3-2 Community Shopping District Lot Area: 17,983  
square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the location and establishment of a new one-story retail building and a new one-story retail-office building, plus a surface parking lot, at the subject site - which such site is presently split-zoned. The existing one-story (vacant) restaurant building will be razed, to allow for the proposed new improvements. The surface lot will provide off-street parking for thirty-four (34) vehicles. Both of the new buildings will be masonry in construction and measure 20 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 9,466 square feet (1.9 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: 34 vehicular parking spaces
- D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 25 feet-0 inches
  - c. Side Setbacks: North: 5 feet-0 inches  
South: 0 feet-0 inches
- (E) ... Building Height:  
20 feet-0 inches (each building)