



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2019-7963
Type: Ordinance **Status:** Passed
File created: 10/16/2019 **In control:** City Council
 Final action: 12/18/2019
Title: Zoning Reclassification Map No. 15-H at 6301-6333 N Western Ave - App No. 20222T1
Sponsors: Misc. Transmittal
Indexes: Map No. 15-H
Attachments: 1. O2019-7963.pdf (V1), 2. O2019-7963.pdf

Date	Ver.	Action By	Action	Result
12/18/2019	1	City Council	Passed	Pass
12/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/16/2019	1	City Council	Referred	

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 BI-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

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

6301-33 North Western Avenue, Chicago, Illinois

Proposed Zoning: Bl-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

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