



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2020-1876
Type: Ordinance **Status:** Passed
File created: 4/22/2020 **In control:** City Council
Final action: 5/20/2020
Title: Zoning Reclassification Map No. 17-H at 7131 N Western Ave - App No. 20372T1
Sponsors: Misc. Transmittal
Indexes: Map No. 17-H
Attachments: 1. O2020-1876.pdf, 2. SO2020-1876.pdf

Date	Ver.	Action By	Action	Result
5/20/2020	1	City Council	Passed as Substitute	Pass
5/19/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/22/2020	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, 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 per-pandicular 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.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property:

Final for Publication

I7-I3-0303-C (1) Narrative Zoning Analysis

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

7131 North Western Avenue, Chicago, Illinois

Proposed Zoning: 133-2 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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