

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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