



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-608
Type: Ordinance
File created: 2/24/2021
Status: Passed
In control: City Council
Final action: 3/24/2021
Title: Zoning Reclassification Map No. 13-N at 6603 W Higgins Ave - App No. 20619T1
Sponsors: Misc. Transmittal
Indexes: Map No. 13-N
Attachments: 1. O2021-608 (V1).pdf, 2. O2021-608.pdf

Date	Ver.	Action By	Action	Result
3/24/2021	1	City Council	Passed	Pass
3/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/24/2021	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION /.Title 17, ofthe Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 13-N in the area bounded by

West Higgins Avenue; a line 25 feet northwest of North Natoma Avenue as measured at the southwesterly right-of-way line of West Higgins Avenue and perpendicular thereto; the alley next north of and parallel to West Berwyn Avenue; and a line 50 feet northwest of North Natoma Avenue as measured at the southwesterly right-of-way line of West Higgins Avenue and perpendicular thereto,

to those of a BI-2 Neighborhood Shopping District.

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

Common Address of Property: 6603 West Higgins Avenue

NARRATIVE AND PLANS FOR THE
PROPOSED TYPE I REZONING
AT

6603 W. Higgins Ave., Chicago, IL 45¹" Ward

The Applicant intends to change the zoning from the existing RS-3 to Bl-2 to construct a new upper story addition to erect a second floor apartment (1 dwelling unit) to the existing 1 story commercial/office space. This establishment is described as:

ZONING: Bl-2

LOT AREA: 2,772 SF

MINIMUM LOT AREA PER DWELLING UNIT: 2,772 SF FLOOR AREA

RATIO: 1.08

2^{FLOOR AREA ADDITION}: 1,436 SF (25'X38') EXISTING FLOOR

AREA: 1,564 SF (25'X58') EXISTING OFF-STREET PARKING: 2

EXISTING FRONT SETBACK: 0 EXISTING REAR SETBACK: 31.7'

EXISTING SIDE SETBACK: EAST = 0'; WEST = 0' EXISTING

BUILDING HEIGHT: 15' PROPOSED BUILDING HEIGHT: 25'

* FRONT AND SIDE SETBACKS WILL SEEK RELIEF Attachments
included.

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