



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-1091  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/24/2021  
**In control:** City Council  
**Final action:** 4/21/2021  
**Title:** Zoning Reclassification Map No. 15-I at 3100-3110 W Peterson Ave/6001-6013 N Lincoln Ave/6000-6028 N Albany Ave - App No. 20639T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 15-I  
**Attachments:** 1. SO2021-1091.pdf, 2. O2021-1091.pdf

Date	Ver.	Action By	Action	Result
4/21/2021	1	City Council	Passed as Substitute	Pass
4/20/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/24/2021	1	City Council	Referred	

## HnaS for Publication

### 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 of the RS3, Residential Single-Unit (detached house) and B3-2, Community Shopping, District symbols and indications as shown on Map No. 15-1 in the area bounded by

A line 276.04 feet north of and parallel to West Peterson Avenue; North Albany Avenue; West Peterson Avenue; North Lincoln Avenue; a line 69.63 feet as measured along the northeast right of way of north Lincoln Avenue and West Peterson Avenue perpendicular thereto; and the alley next west of and parallel to north Albany Avenue.

to those of a B3-2, Community Shopping, District.

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

Common Address of Property: 3100-3110 W. Peterson Avenue/6001-6013 N. Lincoln Avenue/6000-6028 N. Albany Avenue, Chicago, IL 60659

# Final for Publication

## Substitute Narrative and Plans for the Proposed Type 1 Zoning Amendment at 3100-3120 W. Peterson Avenue 6001-6007 N. Lincoln Avenue 6000-6028 N. Albany Avenue

### A. Proposed Land Use:

The applicant intends to change the split zoning district from RS-3 and B3-2 to B3-2 to construct a new 1 story 4,137 sq. ft. general restaurant with a two lane drive through and a 540 sq. ft. outdoor patio and 34 on-site parking spaces.

B. Lot Area 38,936 sq. ft.

F.A.R. 0.11

C. The Projects Density (Lot Area Per Dwelling): N/A (No residential)

D. Amount of off-street parking: 34 Spaces

E. Setbacks:	Front: (N. Albany Ave)	55.8 ft
	Side: North	92.5 ft
	South	74.9 ft
	Rear: W. Alley	16.7 ft

### F. Building Height