



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-5646
Type: Ordinance
Status: Passed
File created: 12/15/2021
In control: City Council
Final action: 1/26/2022
Title: Zoning Reclassification Map No. 16-F at 6901 S Perry Ave - App No. 20903T1
Sponsors: Misc. Transmittal
Indexes: Map No. 16-F
Attachments: 1. O2021-5646.pdf, 2. O2021-5646 (V1).pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Passed	Pass
1/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/15/2021	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 CI-2 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 16-F in the area bounded by

West 69th Street; the alley next east of and parallel to South Perry Avenue; a line 125 feet south of and parallel to West 69th Street; and South Perry Avenue,

to those of a CI-2 Neighborhood Commercial District.

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

Common address of property:

17-13-0303-C(1) Narrative & Plans - 6901 S. Perry, Chicago, IL

Proposed Zoning: C1-2 Neighborhood Commercial District

Lot Area: 21,875 square feet

Proposed Land Use: The Applicant is proposing to establish a uniform C1-2 underlying zoning district so that it can develop the subject property with a general restaurant (Dunkin Donuts) with a drive-through service lane. In order to permit the project, the Applicant is required to establish a uniform underlying zoning district for the proposed retail/commercial use. The proposed one-story retail building will measure 17 feet in height and contain 1,790 sq. ft. of floor area. The Applicant's plan incorporates a drive-through lane* and twelve (12) off-street parking spaces.

- A) The Project's Floor Area Ratio: 1,790 square feet (0.082)
- B) The Project's Density (Minimum Lot Area Per D.U.): N/A
- C) The amount of off-street parking: 12 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 8 feet
 - b. Rear Setback: 53 feet-10 inches
 - c. Side Setbacks:
 - West: 103 feet East: 39 feet
- E) Building Height: 17ft.

The proposed drive-through lane facility is subject to Special Use review and approval by the Chicago Zoning Board of Appeals.

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