



# Office of the City Clerk

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## Legislation Text

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**File #:** O2017-2177, **Version:** 1

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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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 15-J in the area bounded by:

West Granville Avenue; the public alley lying immediately east of North Pulaski Road; a line being 380.17 feet south of West Granville Avenue as measured along the west line of said public alley and being 380.30 feet south of West Granville Avenue as measured along the east line of North Pulaski Road; and North Pulaski Road

to those of BI-1 Neighborhood Shopping District.

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

Common Address: 6141 North Pulaski Road

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**Type 1 Rezoning Narrative in Support of a Map Amendment from RS-3 to BI-1 for  
the Property Commonly Known as 6141 North Pulaski Road**

The subject property is 51,820 square feet in area and is currently improved with a 51,340<sup>1</sup> square foot skilled-nursing facility and 32 accessory parking spaces. Applicant proposes to construct an approximately 1,240 square foot second-floor building addition to the existing facility, which addition is intended to be used as a physical therapy center to support the skilled-nursing care operations conducted at the subject property. In conjunction with that addition, Applicant proposes to remove the existing porte-cochere and replace it with a new porte-cochere of similar dimensions.

Upon construction of the proposed building addition, the floor area ratio will be 0.86. Existing minimum building setbacks are as follows:

- North - 10.00 feet from West Granville Avenue
- East - 35.07 feet from the public alley
- South-15.30 feet
- West - 15.31 feet from North Pulaski Road

The existing minimum building setbacks identified above will remain unchanged by the proposed second-floor building addition.

The existing building height, as measured from the bottom of the roof joist, is 19 feet, 2 inches. The existing building height will remain unchanged by the proposed second-floor building addition.

**FINAL FOR PUBLICATION**

Includes 8,020 square foot basement area. However, that area is excluded from the floor area ratio because the basement is more than 50% below grade.

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