



Office of the City Clerk

City Hall
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Legislation Text

File #: O2018-3793, **Version:** 1

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 current RS-3 Residential Single-Unit (Detached House) Districts symbols and indications as shown on Map No. 16-H in the area bounded by:

West 63rd Street; a line 157.08 east of South Honore Street; the public alley next south of West 63rd Street; and a line 104.72 east of South Honore Street

to those of a B1 -2 Neighborhood Shopping District.

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

Address: 1811-13 West 63rd Street

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NARRATIVE

1811-13 West 63rd Street TYPE 1
REGULATIONS

Narrative: The subject property comprises of 7,068.6 square feet, and is currently improved with a two-story building with ground floor commercial space, two residential dwelling units on the upper floor, two parking spaces, and no loading. The Applicant proposes to rezone the property from a RS-3 Residential Single-Unit (Detached House) Districts to a BI-2 Neighborhood Shopping District to allow a retail use for an ice cream store and sweet shop in the vacant ground floor of 1811 West 63rd Street. The existing commercial use at 1813 W. 63rd Street, the two residential dwelling units and two parking spaces will remain. There will be no change to the loading or height of the building.

Lot Area: FAR:

FLOOR AREA: Residential Dwelling Units: MLA: Height:

Automobile Parking: Loading:

Setbacks (existing):

Front (63rd Street): East Side: West Side: Rear:

7,086.6 square feet 1.5 (existing) 10,630 square feet 2

3,534.3 square feet 25.0 feet (existing) 2

None

None None None 4.0 feet

* A set of photos and site plan is attached.

FINAL FOR PUBLICATION

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