



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: O2019-7963, Version: 1

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### 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 be amended by changing all the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.15-H in the area bounded by

a line 205 feet north of and parallel to West Rosemont Avenue; the alley next east of and parallel to North Western Avenue; West Rosemont Avenue; and North Western Avenue,

to those of a BI-3 Community Shopping District is hereby established in the area above described.

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

Common Address of Property: 6301-6333 North Western Avenue

## HIAL FOR FUBLICANCN

**17-13-0303-C (1) Narrative and Plans**

6301-33 North Western Avenue, Chicago, Illinois

Proposed Zoning: B1-3 Neighborhood Shopping District Lot Area:

22,202.525 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the establishment of a two-and-a-half-level, non-accessory parking garage with one hundred and thirty-one (131) parking spaces and with 9,470 square feet of retail space at grade, within the existing three-story commercial building.

- A) The Project's Floor Area Ratio: 62,585.859 square feet (2.819 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): N/A (zero dwelling units)
- C) The amount of off-street parking: 131 vehicular parking spaces
- D) Setbacks (with North Western Avenue as the front of the property):
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks:

North:	20	feet-0	inches	South:
		0 feet-4		
- (E) Building Height:

38 feet-0 inches

**FINAL  
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**rCR PUBLICATION**