Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2021-608, **Version:** 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION /.Title 17, ofthe Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by

changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on

Map No. 13-N in the area bounded by

West Higgins Avenue; a line 25 feet northwest of North Natoma Avenue as measured at the southwesterly right-of-way line of West Higgins Avenue and perpendicular thereto; the alley next north of and parallel to West Berwyn Avenue; and a line 50 feet northwest of North Natoma Avenue as measured at the southwesterly right-of-way line of West Higgins Avenue and perpendicular thereto,

to those of a Bl-2 Neighborhood Shopping District.

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

Common Address of Property: 6603 West Higgins Avenue

```
NARRATIVE AND PLANS FOR THE
    PROPOSED TYPE I REZONING
             AT
```
6603 W. Higgins Ave., Chicago, IL 45¹" Ward

The Applicant intends to change the zoning from the existing RS-3 to Bl-2 to construct a new upper story addition to erect a second floor apartment (1 dwelling unit) to the existing 1 story commercial/office space.

This establishment is described as:

ZONING: Bl-2

LOT AREA: 2,772 SF

MINIMUM LOT AREA PER DWELLING UNIT: 2,772 SF FLOOR AREA

RATIO: 1.08

2'FLOOR AREA ADDITION: 1,436 SF (25'X38') EXISTING FLOOR

AREA: 1,564 SF (25'X58') EXISTING OFF-STREET PARKING: 2

EXISTING FRONT SETBACK: 0 EXISTING REAR SETBACK: 31.7'

EXISTING SIDE SETBACK: EAST = 0'; WEST = 0' EXISTING

BUILDING HEIGHT: 15' PROPOSED BUILDING HEIGHT: 25'

*   FRONT   AND   SIDE   SETBACKS   WILL   SEEK   RELIEF   Attachments
included.
11111 11111

Oz OO

idt ,l-O inn

MI 111
UJ

U13ID

1? $ f$k iaSg
;Sag § i * p
|||3plsll5i^is|