



Office of the City Clerk

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Legislation Text

File #: SO2021-1091, Version: 1

HnaS for Publication

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 of the RS3, Residential Single-Unit (detached house) and B3-2, Community Shopping, District symbols and indications as shown on Map No. 15-1 in the area bounded by

A line 276.04 feet north of and parallel to West Peterson Avenue; North Albany Avenue; West Peterson Avenue; North Lincoln Avenue; a line 69.63 feet as measured along the northeast right of way of north Lincoln Avenue and West Peterson Avenue perpendicular thereto; and the alley next west of and parallel to north Albany Avenue.

to those of a B3-2, Community Shopping, District.

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

Common Address of Property: 3100-3110 W. Peterson Avenue/6001-6013 N. Lincoln Avenue/6000-6028 N. Albany Avenue, Chicago, IL 60659

Final for Publication

Substitute Narrative and Plans for the Proposed Type 1 Zoning Amendment at 3100-3120 W. Peterson Avenue 6001-6007 N. Lincoln Avenue 6000-6028 N. Albany Avenue

A. Proposed Land Use:

The applicant intends to change the split zoning district from RS-3 and B3-2 to B3-2 to construct a new 1 story 4,137 sq. ft. general restaurant with a two lane drive through and a 540 sq. ft. outdoor patio and 34 on-site parking spaces.

B. Lot Area 38,936 sq. ft.

F.A.R. 0.11

C. The Projects Density (Lot Area Per Dwelling): N/A (No residential)

D. Amount of off-street parking: 34 Spaces

E. Setbacks:	Front: (N. Albany Ave)	55.8 ft
	Side: North	92.5 ft
	South	74.9 ft
	Rear: W. Alley	16.7 ft

F. Building Height