



City of Chicago



O2018-3793

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/18/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-H at 1811-1813 W 63rd St - App No. 19644T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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

FINAL FOR PUBLICATION

NARRATIVE
1811 – 13 West 63rd Street
TYPE I REGULATIONS

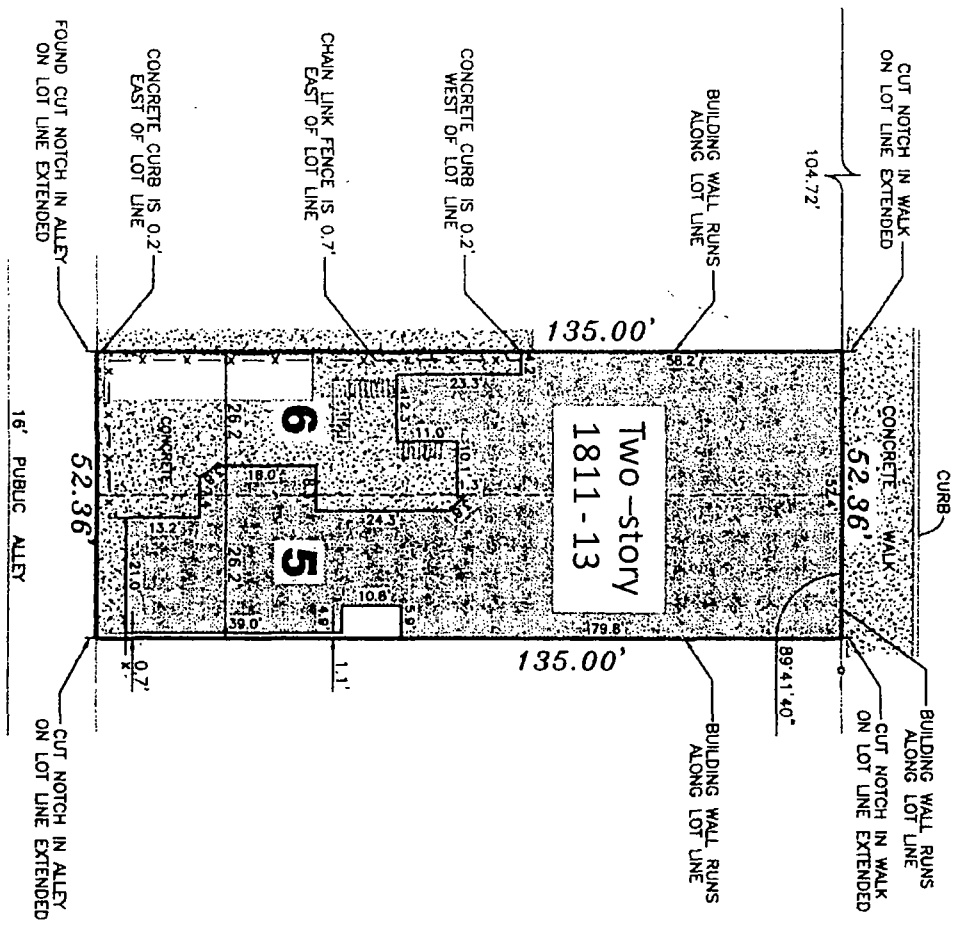
Narrative: The subject property comprises of 7,068.6 square feet, and is currently improved with a two-story building with ground floor commercial space, two residential dwelling units on the upper floor, two parking spaces, and no loading. The Applicant proposes to rezone the property from a RS-3 Residential Single-Unit (Detached House) Districts to a B1-2 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:	7,086.6 square feet
FAR:	1.5 (existing)
FLOOR AREA:	10,630 square feet
Residential Dwelling Units:	2
MLA:	3,534.3 square feet
Height:	25.0 feet (existing)
Automobile Parking:	2
Loading:	None
Setbacks (existing):	
Front (63 rd Street):	None
East Side:	None
West Side:	None
Rear:	4.0 feet

* A set of photos and site plan is attached.

FINAL FOR PUBLICATION

63RD STREET 83.00' 89.41'



FINAL FOR PUBLICATION

1811 - 13 W. 63rd St.
Front Elevation

IMAGE FOR PUBLICATION



25 Ft.



9.65 ft

Google Earth

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VIEW FOR PUBLICATION

1811 - 13 W. 63rd Street
East Facade

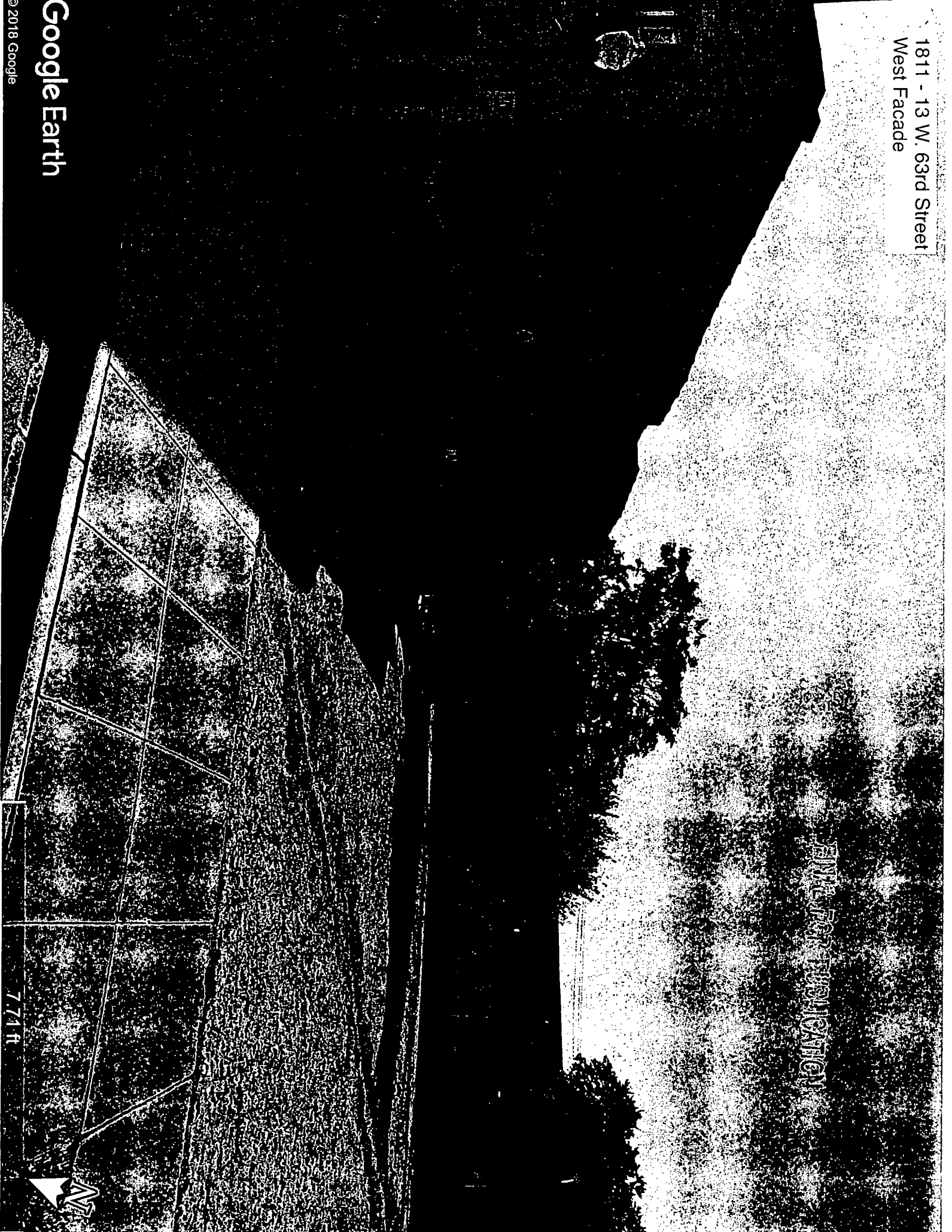
Google Earth
©2017 Google

9.49 ft



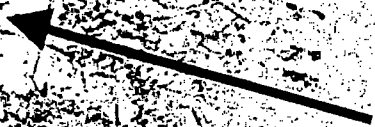
1811 - 13 W. 63rd Street
West Facade

ENGINEERING INFORMATION



1811 - 13 W. 63rd Street
Rear of Building

Property



QUALITY FOR PUBLICATION

Google Earth

20 ft

