



City of Chicago



SO2021-3976

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-G at 1414-1416 W 69th St - 20819
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20819-T1

SUBSTITUTE 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) District symbols and indications as shown on Map No. 16-G in the area bounded by:

The public alley next north and parallel to West 69th Street; a line 125.00 feet east of and parallel to South Bishop Street; West 69th Street; and a line 75.00 feet east of and parallel to South Bishop Street

to those of an B3-2 Community Shopping District.

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

Address: 1414 – 16 West 69th Street

**Amended To Be A Type-1
Narrative and Plans
Zoning Map Amendment
at 1416 West 69th Street
from RS3 to B3-2**

Narrative: The Property contains 6,240 square feet of land and is improved with an existing two-story building with ground floor commercial space and a residential dwelling unit on the upper floor, with one parking space. The Applicant proposes to re-use the existing building and build two-story addition thereto. The building will be used for ground floor and second floor commercial space, including a 1,050 square foot coffee shop on the ground floor and offices on the ground and second floors. Five surface parking spaces will be provided. The proposed height is 25.5 feet.

Lot Area: 6,240 square feet

FAR: 0.82

Floor Area: 5,100 square feet

Residential Dwelling Units: None

Height: 25.5 feet

Automobile Parking: 5 spaces

Loading Berths: None

Setbacks:

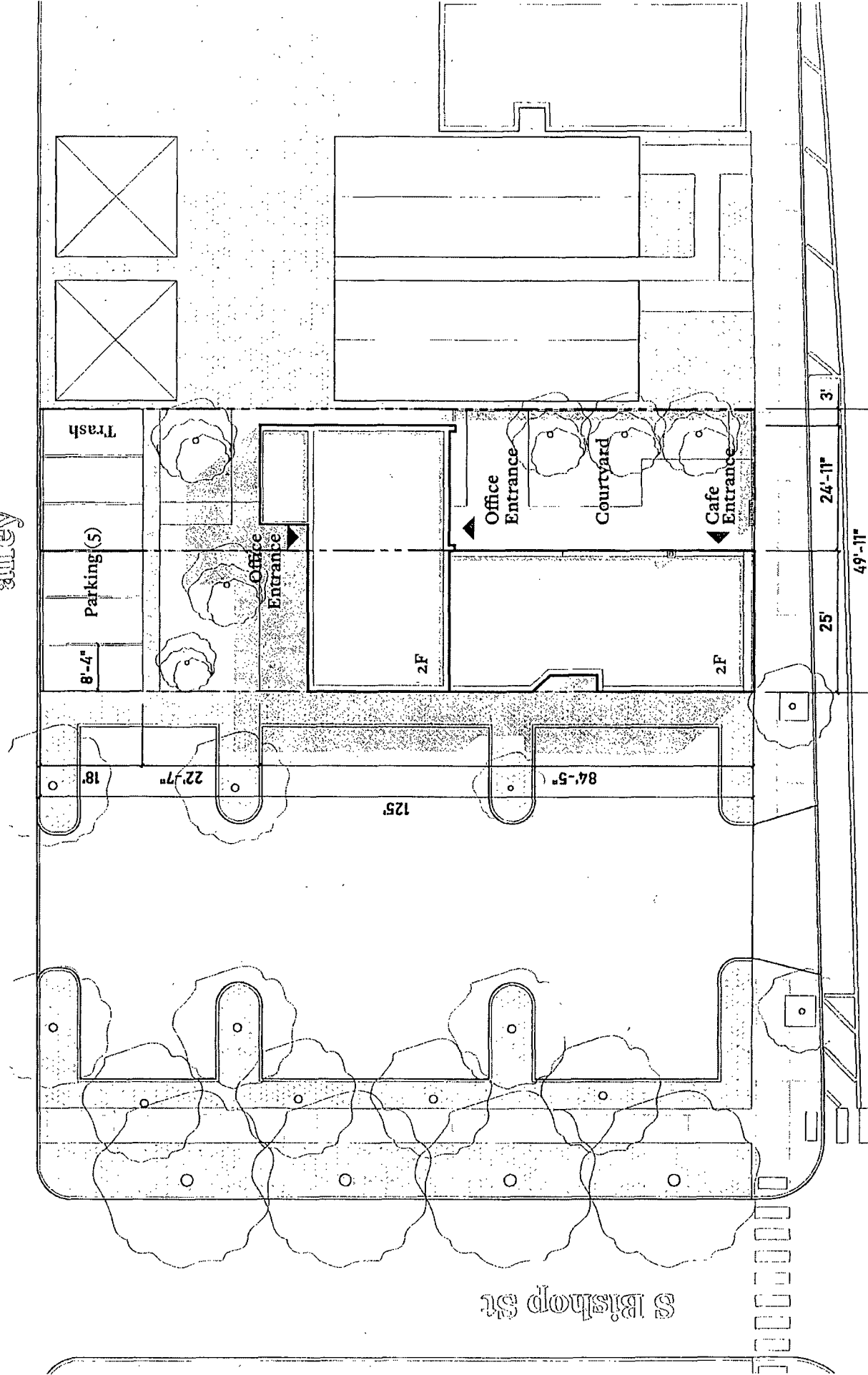
Front (West 69 th Street):	0.00 feet
West Side:	0.00 feet
East Side:	3.00 feet
Rear (alley):	40.58 feet

A set of plans is attached.



Site Plan

alley

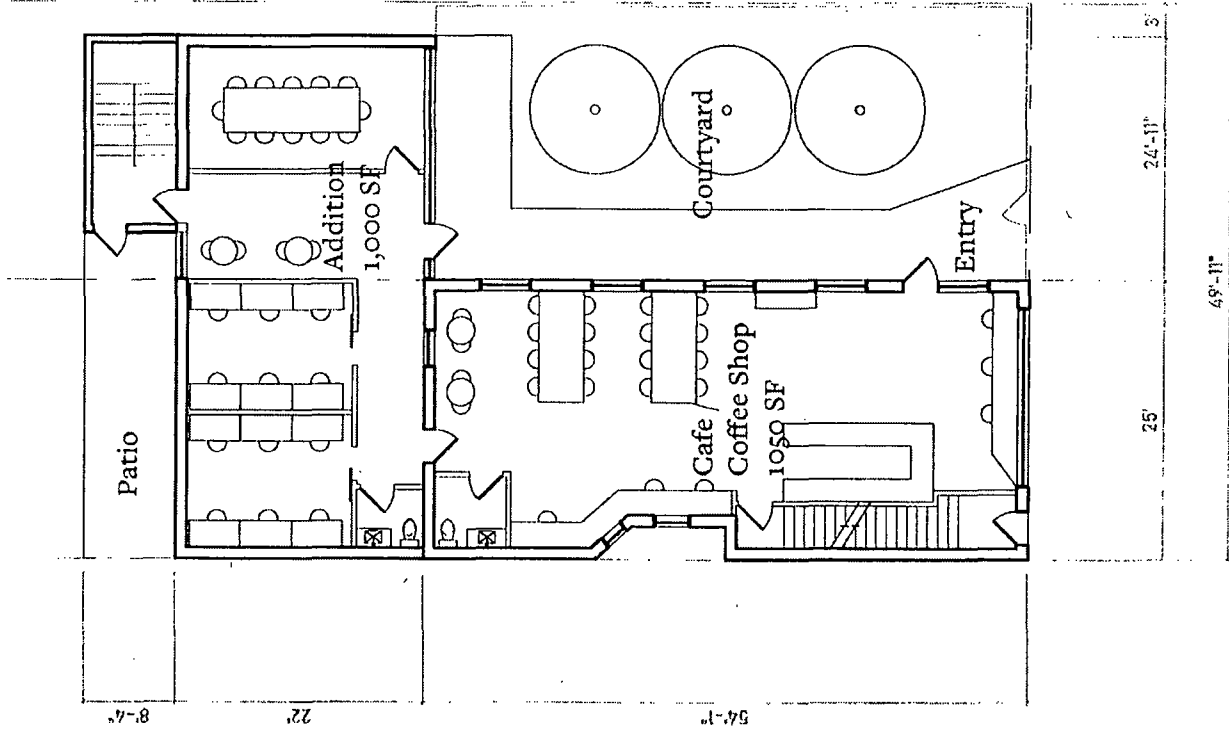


W 69th Street

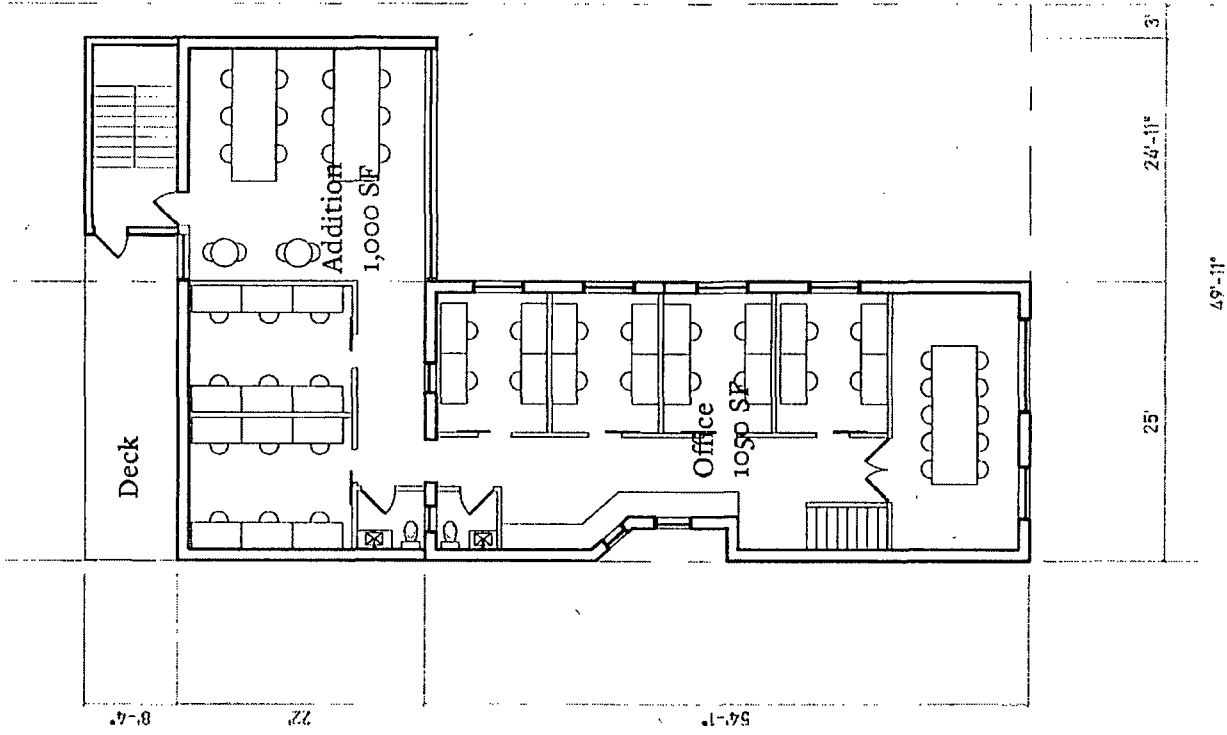
S Bishop St

First Floor Plan

FINAL FOR PUBLICATION



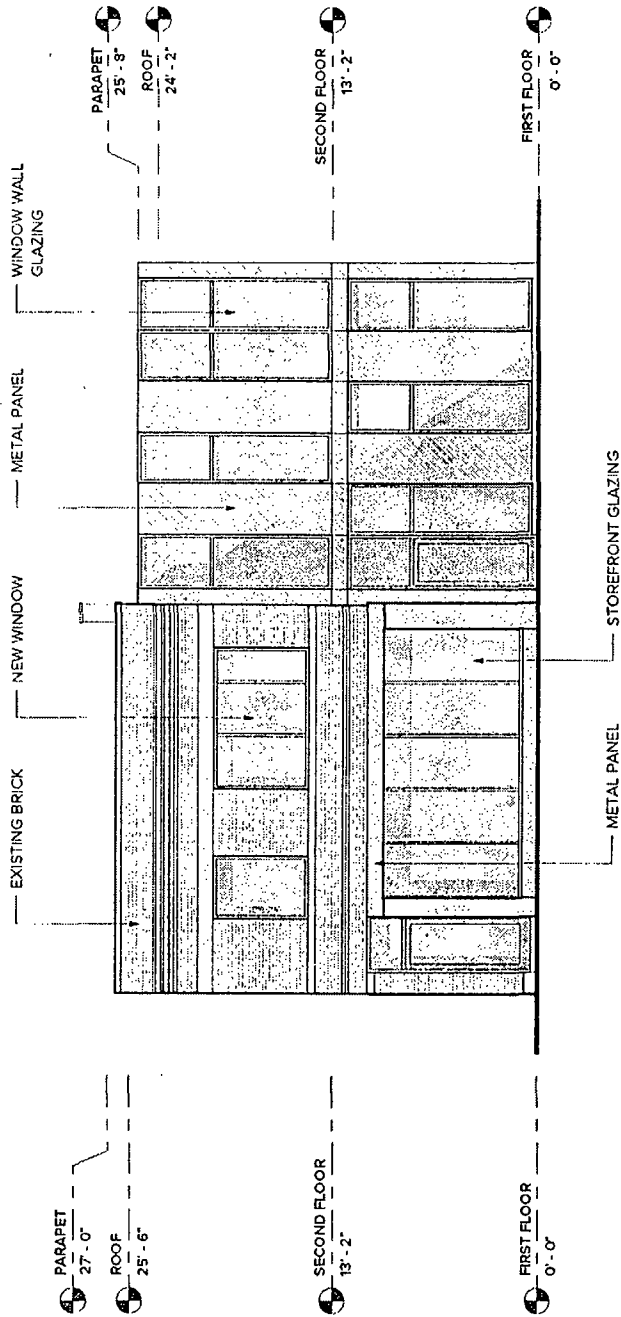
Second Floor Plan



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Building Elevation South

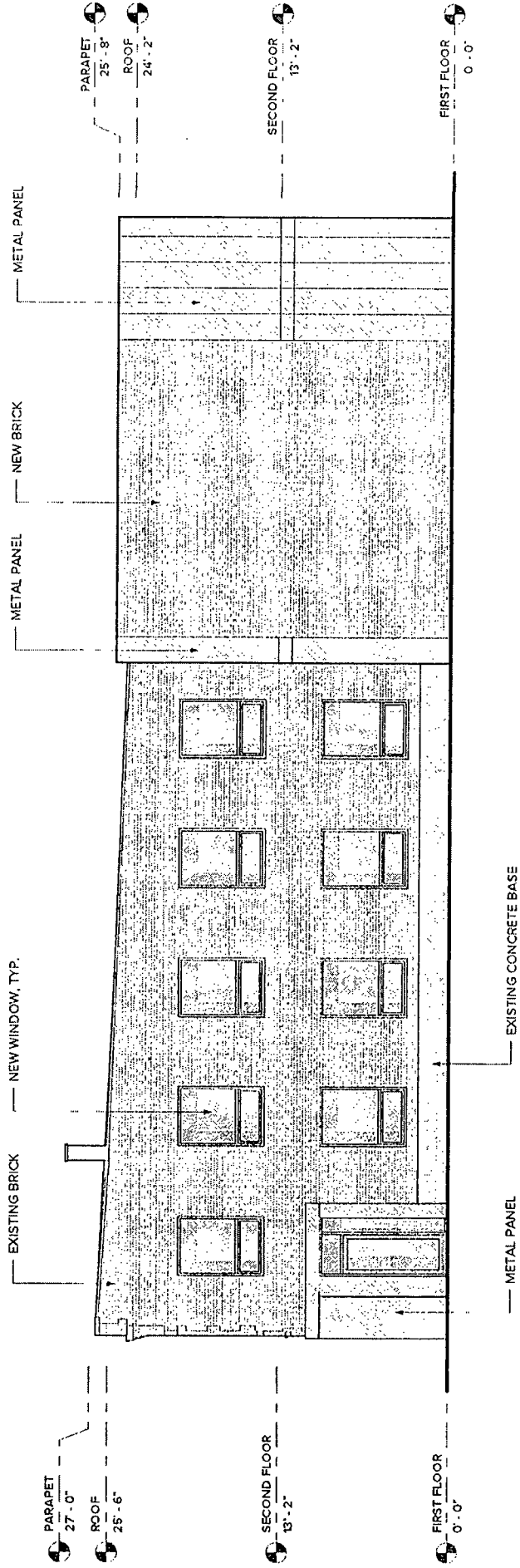
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Building Elevation East

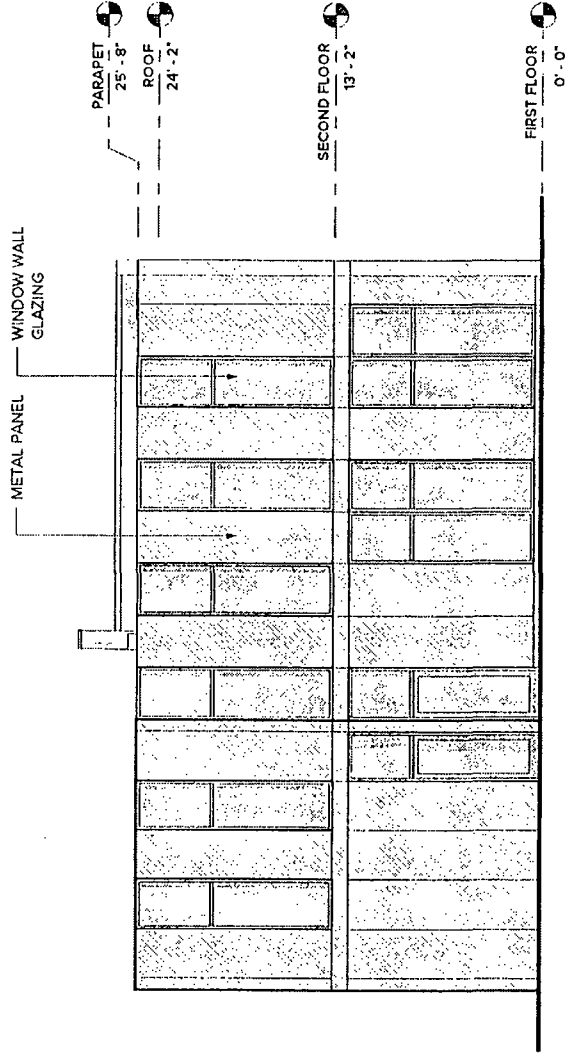
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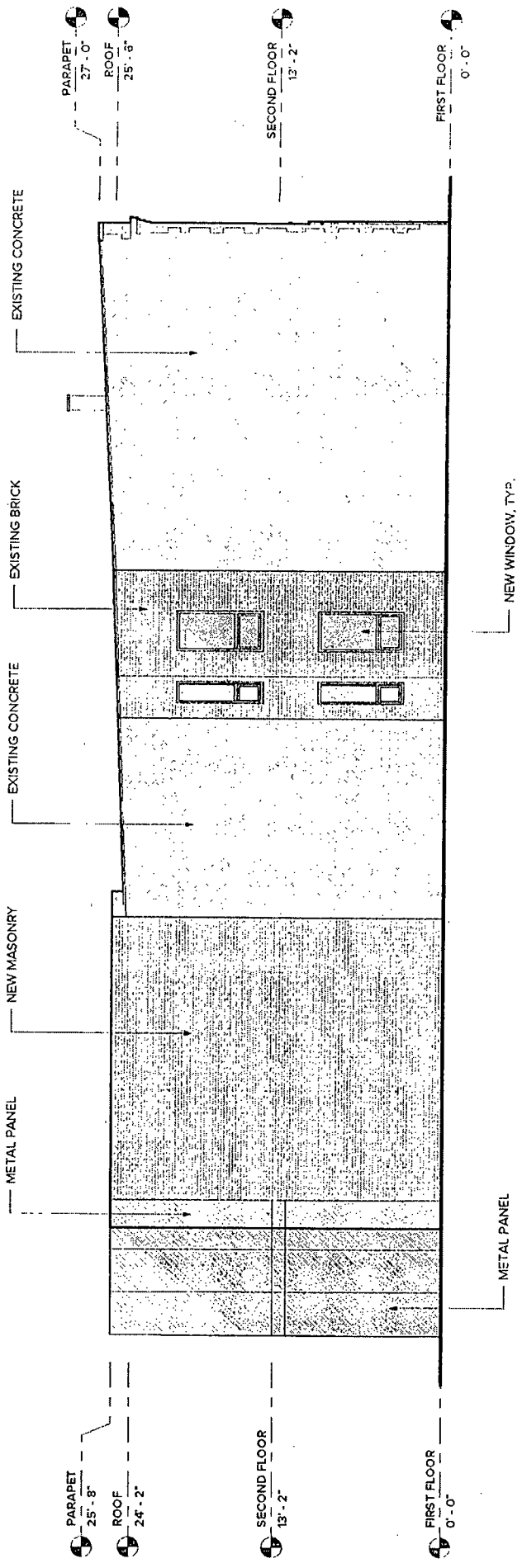
Building Elevation East - 2024-10-10

Building Elevation North

FINAL FOR PUBLICATION



Building Elevation West



REVISIONS: (1) WINDOW COORDINATES, (2) WINDOW