



City of Chicago



O2021-422

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/27/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-N at 7128 W Grand Ave - App No. 20608T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

10/10/10 10:10:10

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-N in the area bounded by

The alley next north and parallel to West Grand Avenue; a line 163.35 east of and parallel to North Neva Avenue; West Grand Avenue; a line 113.35 east of and parallel to North Neva Avenue;

to those of a C1-1 Neighborhood Commercial District.

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

Common Address of Property: 7128 West Grand Avenue

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

7128 W Grand Avenue

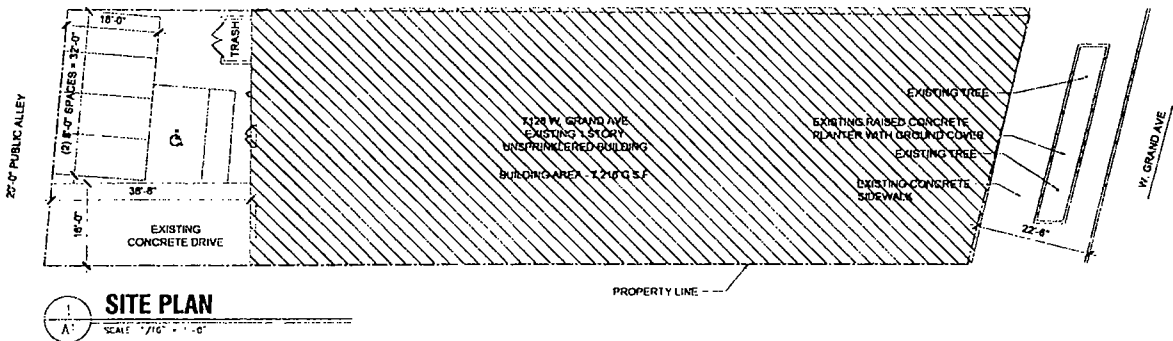
C1-1 Neighborhood Commercial District

The Applicant seeks a zoning map amendment to operate a butcher shop with wholesale services at the subject property. 3 parking spaces will be provided. The building is located in a Transit Served Location and is within 1,300 feet of the Mont Clare Station on the Metra's Milwaukee District. The 7,216 SF of commercial space will remain. The exterior of the building will not change.

	PROPOSED
Lot Area	8,991 SF
Parking	3* (existing)
Rear Setback	38'-8" (existing)
South Setback	0' (existing)
North Setback	0' (existing)
Front Setback	0' (existing)
FAR	.85 (existing)
Building Height	21' (existing)

*TSL Building is located in a Transit Served Location

11/11/11



SITE PLAN
SCALE: 1/16" = 1'-0"

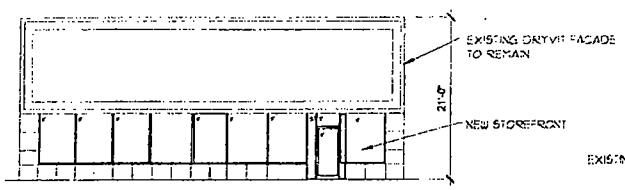


IPSA
118 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60604
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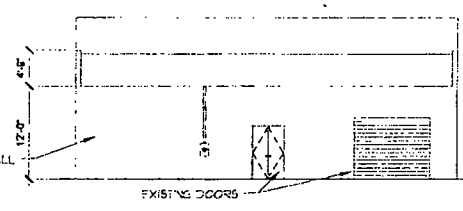
GRITAN, STROSE AND DEMOSTRACION
ARCHITECTS FOR
TOP BUTCHER
1124 W. GRAND AVENUE CHICAGO, IL 60604
312.342.0000

A 1

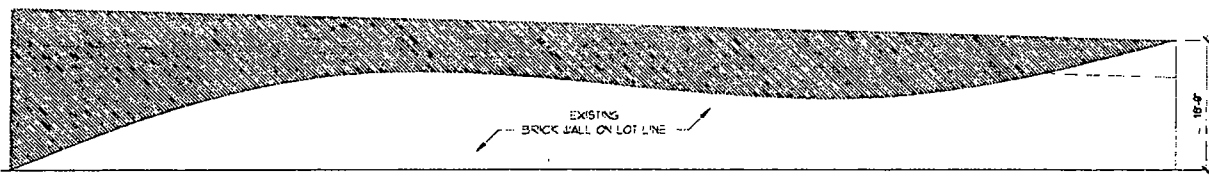
11/15/2017 11:15 AM



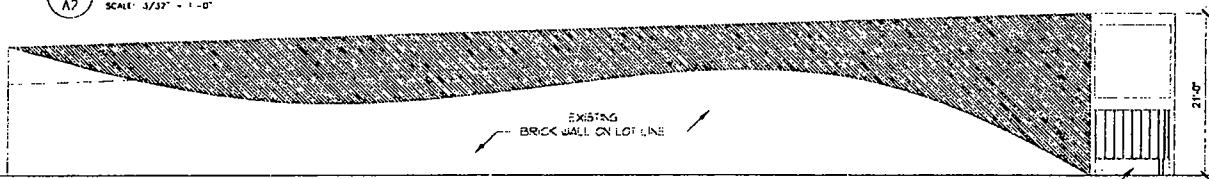
1 SOUTH ELEVATION
A2 SCALE 3/32" = 1'-0"



2 NORTH ELEVATION
A7 SCALE 3/32" = 1'-0"



3 EXISTING EAST ELEVATION
A2 SCALE 3/32" = 1'-0"



4 EXISTING WEST ELEVATION
A7 SCALE 3/32" = 1'-0"

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