



SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of

property: 1205-07 West Grand Avenue, Chicago IL.

***Zoning Change Application: 18915 ~T~ I***

**NARRATIVE FOR TYPE 1 REZONING FOR 1205-07  
WEST GRAND AVENUE, CHICAGO**

The subject property is currently improved with a three story, mixed-use building. The Applicant needs a zoning change in order to establish a retail store on the ground floor of the existing building (existing 4 dwelling units on the upper floors to remain).

Zoning Change from an RS3 to a B2-1

Mixed-use building: retail store on the ground floor and 4 DU on the upper floors

Existing FAR: 2.1 / no change proposed

3,937.5 square feet

Building Floor Area:

984 square feet per DU

Existing 2-car garage to remain

Existing Front: 0 feet Existing Side: 0 feet Existing Rear: 0 feet  
Existing Rear Yard Open space: 507.3 square feet

Building height:

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1205 W GRAND AVE. CHICAGO, IL

EXISTING FLOOR PLANS  
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