



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

**address of property: 1355-59 West 79th Street, Chicago**

**\ NARRATIVE AND FLANS FOR TYPE I ZONING AMENDMENT FOR 1355-59 WEST  
79th STREET, CHICAGO**

The subject property is improved with one story commercial building, which is currently vacant. The Applicant needs a zoning change in order to allow a retail food establishment license within the existing commercial building to establish a restaurant.

**Project Description:** Zoning Change to correct a split zoning district from an RSI Residential Single-Unit (Detached House) and a B1-2, Neighborhood Shopping District to a B1-2, Neighborhood Shopping District

**Use:** Commercial building with a retail food establishment license (proposed restaurant use)

**Floor Area Ratio:** Existing: .21

**Lot Area:** 6,115 Square Feet

**Building Floor Area:** Approximately 56.08' x 23.11'= 1,296 Square Feet

**Density:** N/A - no dwelling units

**Off- Street parking:** Existing 7 parking spaces to remain

**Set Backs:** Front: 10.05 feet East Side: 32.03 feet West: Side: 2.31 feet Rear: 40.31 feet

**Building height:** Existing one-story building to remain - max height of 12 feet

**CHICAGO LAND SURVEY COSVIEPA^Y MC.**

GB01 W. 66TH STREET CHICAGO, ILLINOIS 6(1630 (773) ;171 -9417 CHICAGO LANDSURVEYSSGIV1AIL.COM  
<http://CHICAGO LANDSURVEYSSGIV1AIL.COM>

OF

LOTS 9 AND HO IN BLOCK 4 IN AUBURN HIGHLANDS, BEING A SUBDIVISION OF LOTS 1, 2, 7 AND 8 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 1309 WEST 79 TH. STREET, CHICAGO, ILLINOIS P.I.N. 20-32-104-001-0000 8. 20-32-104-002-

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PROPERTY KNOWN AS: 1359 WEST 79 TH. STREET, CHICAGO, ILLINOIS

P.I.N. 20-32-104-001-0000 & 20-32-104-002-0000

EST 79 TH. STREET

66' R.O.W. HERETiFORE DEDICATED AS FOR PUBLIC ROAD injRPOSES ASPHALT PAVEMENT

CONC. CUR0 \* GUTTER

LEGEND:

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- S SOUTH
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