



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2016-5590, Version: 1

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 of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 1-G in the area bounded by:

West Grand Avenue; a line 52.50 feet West of and parallel to North Racine Avenue; a line 75 feet South of and parallel to West Grand Avenue; the public alley next West of and parallel to North Racine Avenue. ^r

To those of a B2-1, Neighborhood Mixed-Use District

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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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ARCHITECTUM

1205 W GRAND AVE. CHICAGO, IL

EXISTING FLOOR PLANS

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