



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2020-4497  
**Type:** Ordinance  
**File created:** 9/9/2020  
**Status:** Passed  
**In control:** City Council  
**Final action:** 10/7/2020  
**Title:** Zoning Reclassification Map No. 20-G at 1355-1359 W 79th St - App No. 20472T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 20-G  
**Attachments:** 1. O2020-4497.pdf\_V1, 2. O2020-4497.pdf

Date	Ver.	Action By	Action	Result
10/7/2020	1	City Council	Passed	Pass
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

### 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 RSI Residential Single-Unit (Detached House) District and BI-2, Neighborhood Shopping District symbols as shown on Map No. 20 - G in the area bounded by:**

**West 79<sup>th</sup> Street; a line 57.45 feet East of and parallel to South Loomis Boulevard; the public alley next south of and parallel to West 79<sup>th</sup> Street; and South Loomis Boulevard.**

**To those of a BI-2, Neighborhood Shopping District**

**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 60630 (773) ;71 -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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WEST 79 TH. STREET

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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

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CONC. CUR0 \* GUTTER

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