



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-422
Type: Ordinance **Status:** Passed
File created: 1/27/2021 **In control:** City Council
Final action: 2/26/2021
Title: Zoning Reclassification Map No. 7-N at 7128 W Grand Ave - App No. 20608T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-N
Attachments: 1. O2021-422 (V1).pdf, 2. O2021-422.pdf

Date	Ver.	Action By	Action	Result
2/26/2021	1	City Council	Passed	Pass
2/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/27/2021	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 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:

PROJECT NARRATIVE AND PLANS TYPE 1

ZONING AMENDMENT 7128 W Grand Avenue

CI-I 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
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7^, EXISTING EAST ELEVATION

EXISTING WEST ELEVATION