



# Office of the City Clerk

City Hall  
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Chicago, IL 60602  
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## Legislation Text

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File #: O2018-3196, Version: 1

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### 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 B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in an area bound by

North Sheffield Avenue; West Grace Street; the alley next East of and parallel to North Sheffield Avenue; and a line 100 feet South of and parallel to West Grace Street.

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 957 West Grace Street

# FINAL FOR PUBLICATION

## NARRATIVE AND PLANS

### 957 WEST GRACE

#### Zoning Change from B3-2 to B2-3 Type-1

Applicant seeks to construct a new 4-story, 40 dwelling unit building with 20 parking spaces and a building height of 48 feet and no commercial. The subject property is located 1,040 feet (within the required 1,320 feet) of the Metra train station entrance so we will seek the Transit Serve Location (Section 17-10-0102-B) in order to reduce 50% of the required parking from 40 to 20 parking spaces and the reduced Minimum Lot Area per Unit (Section 17-3-0402-B) of 300 square feet applicable to Transit Serve Location.

FAR	2.37
Lot Area	12,000 Square Feet
Building Area	28,527 Square Feet
Minimum Lot Area Per Unit	300 Square Feet
Building Height	48 Feet 0 Inches
Front Setback	0 Feet 0 Inches/ 25 Feet 2 Inches
Rear Setback	30 Feet 0 Inches
West side Setback	0 Feet 0 Inches
East side Setback	0 Feet 0 Inches
Parking	20 Spaces
Parking	30 Bicycles

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