



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

---

File #: SO2019-5560, Version: 1

---

inai fnr P. „. ...^

### **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District, as shown on Map 1-H in the area bounded by:

**West Grand Avenue; a line 192 feet East of and parallel to North Wolcott Avenue; the alley next North of and parallel to West Grand Avenue; and a line 216 feet East of and parallel to North Wolcott Avenue.**

**To those of BI-3 Neighborhood Shopping District.**

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1838 West Grand Avenue, Chicago, IL

# Final for

**SUBSTITUTE NARRATIVE AND  
PLANS  
FOR THE PROPOSED REZONING AT  
1838 WEST GRAND AVENUE**

The Application is to change zoning for 1838 West Grand Avenue from M1-2 to B1-3 Neighborhood Shopping District. This zoning change is to allow for a commercial space at the existing building located at 1838 West Grand Avenue. The building will have one (1) commercial space on the ground floor and three (3) residential dwelling units above (as existing). There will be no parking provided at the Property and no changes to the existing footprint and height of the building.

LOT AREA: 2,400 SQUARE FEET FLOOR AREA

RATIO: 2.41 BUILDING AREA: 5,777 SQUARE FEET

DENSITY, per DWELLING UNIT: 800 SQUARE FEET PER DWELLING UNIT (EXISTING 3 DWELLING UNITS)

OFF-STREET PARKING: THERE WILL BE NO PARKING PROVIDED AT THE PROPERTY. AS EXISTING

FRONT SETBACK: 17 INCHES AS EXISTING REAR SETBACK: 10 INCHES

AS EXISTING SIDE SETBACK: ZERO (EAST) 20 INCHES (WEST)

AS EXISTING BUILDING HEIGHT: 36 FEET