

ZONING AMENDMENT TYPE 1

PROJECT NARRATIVE AND PLANS

1235 W. GRAND AVENUE

The Applicant seeks to rezone from M2-2 Light Industry District to a B3-3 Community Shopping District

The property is currently improved with a non-conforming mixed-use building that has a single dwelling unit on the third floor with two stories of commercial space previously used as a general restaurant. The Applicant seeks to rezone the property to a conforming zoning district to re-establish a general restaurant at the basement, first floor, and second floor levels. There is no parking provided on the property. The property is a transit-served location due to its proximity to the Chicago/Milwaukee blue line station and will obtain parking relief if required. The height of the building is 37 feet, 6 inches. 6,931 square feet of gross floor area of commercial space (restaurant use) will be provided.

Lot Area	2,499.75 SF
Density MLA (Lot area per unit)	2,499.75 SF/ DU (1 DU Existing)
Off Street Parking	0 (existing)
Rear Setback	4 feet, 8 inches (existing)
Side Setback (East)	0 feet (existing)
Side Setback (West)	0 feet (existing)
Front Setback	0 feet (existing)
Building SF	6,876 SF (existing)
FAR	2.75 (existing)
Building Height	37 feet, 6 inches (existing)

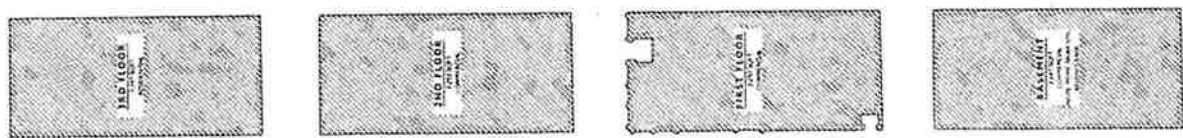
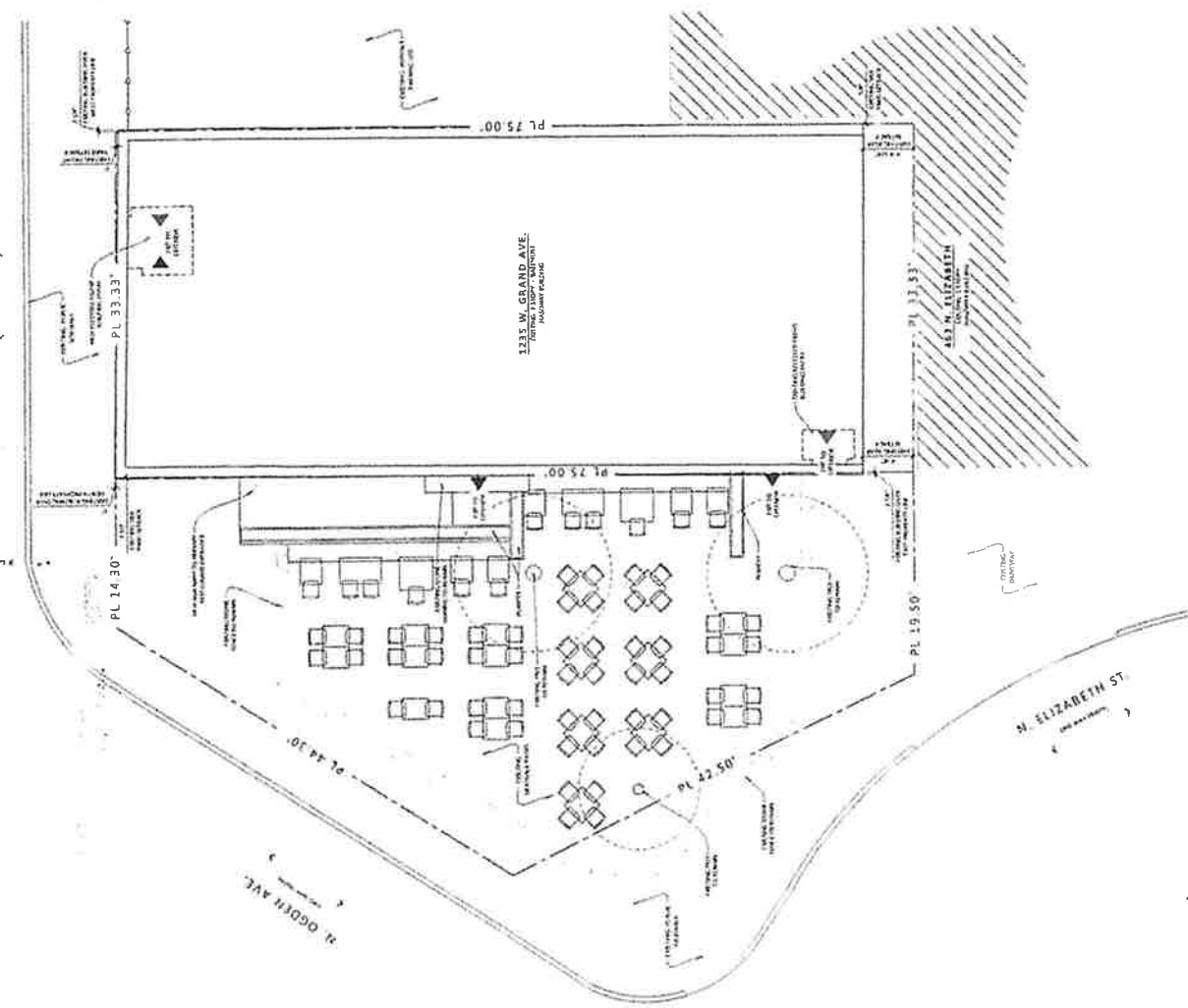
*If applicable may seek Transit Served Location parking relief.

Final for Publication

ENTRE SUEÑOS RESTAURANT
232 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60604
SHEET SIZE: 24" X 36"
DATE: 10/06/2023



DECONSTRUCT ARCHITECTURE
1000 N. LA SALLE ST. SUITE 200
CHICAGO, IL 60610
PHONE: 312.467.1100
WWW.DA-ARCH.COM

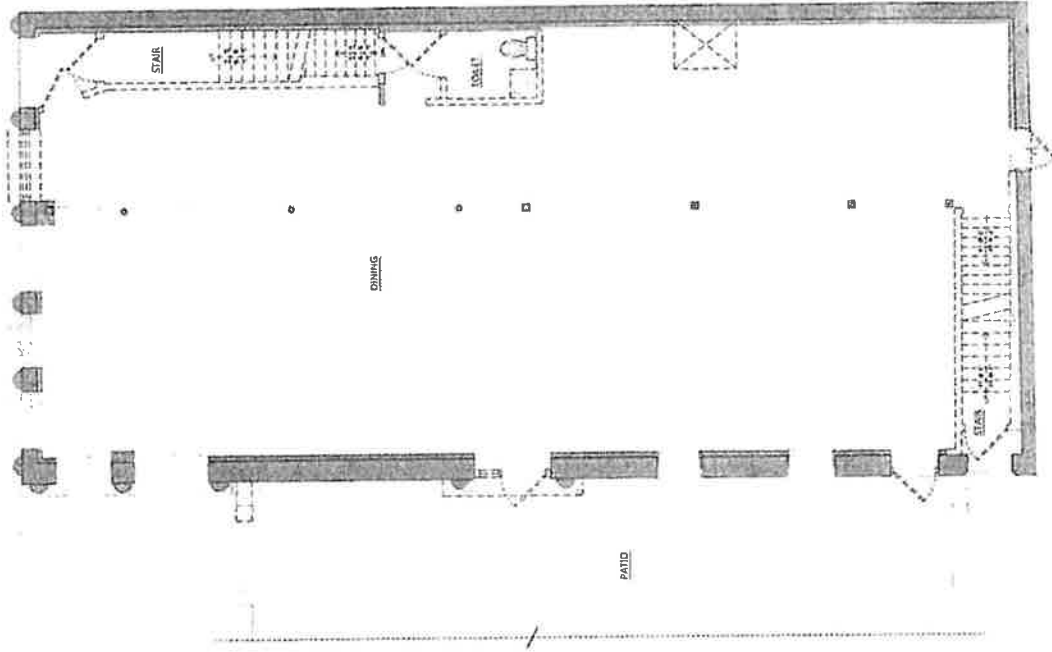


01 SITE PLAN

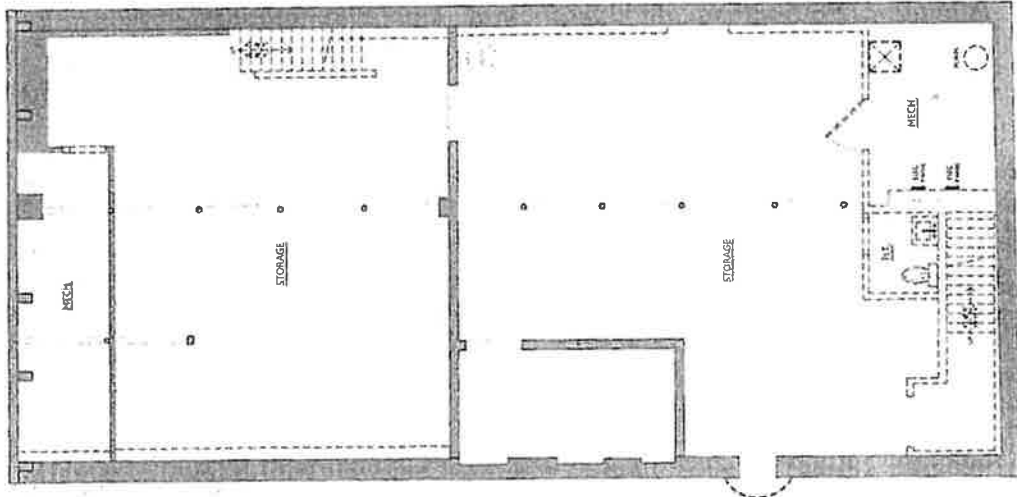
02 F.A.R. DIAGRAM

Final for Publication

ENTRE SIENOS
RESTAURANT
2315 WEST EDWARD AVENUE
CHICAGO, ILLINOIS 60614
SHEET SIZE: 24" X 36"
DATE: 10/27/2013



02 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

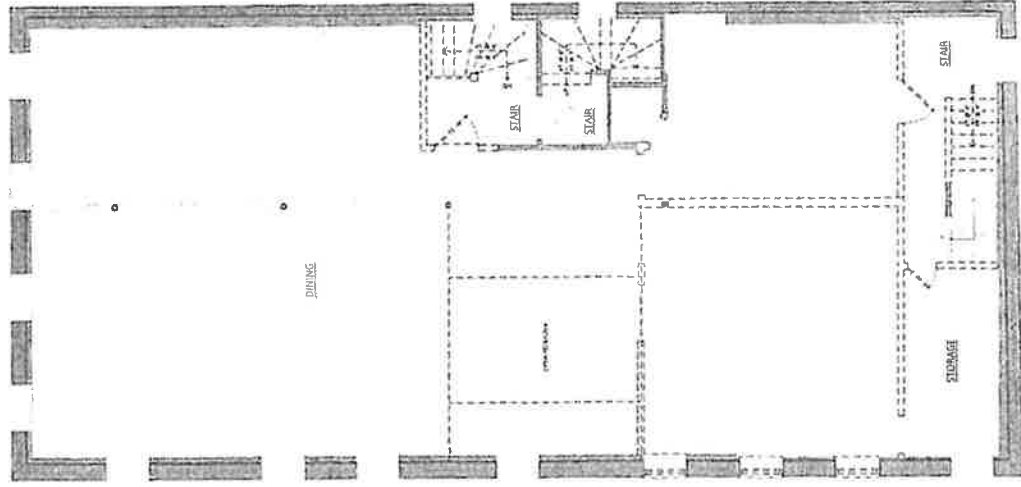


01 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

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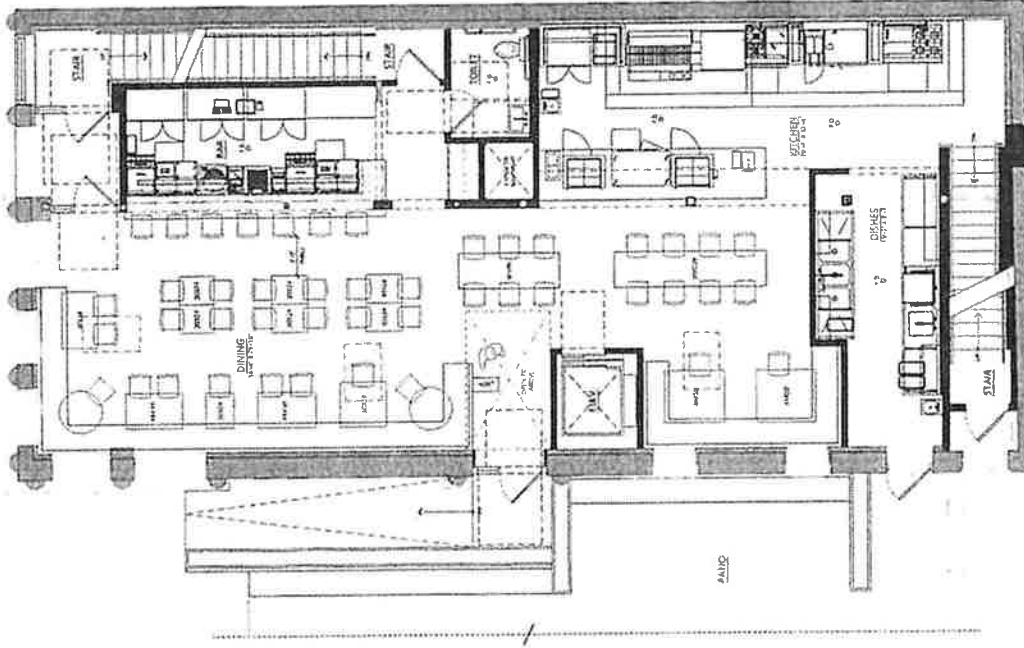


A 02 THIRD FLOOR PLAN
DATE: 10/07/2013

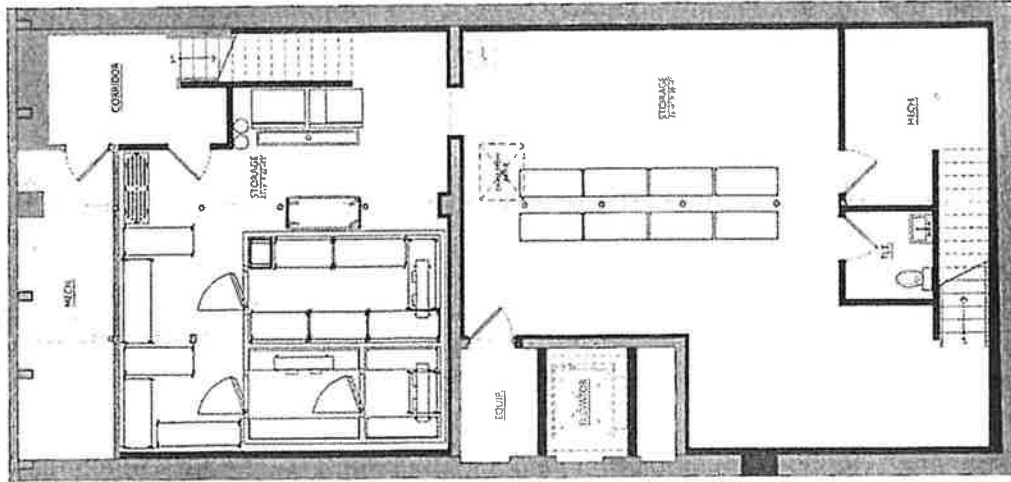


A 01 SECOND FLOOR PLAN
DATE: 10/07/2013

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02 FIRST FLOOR PLAN
DATE: 10/24/2017

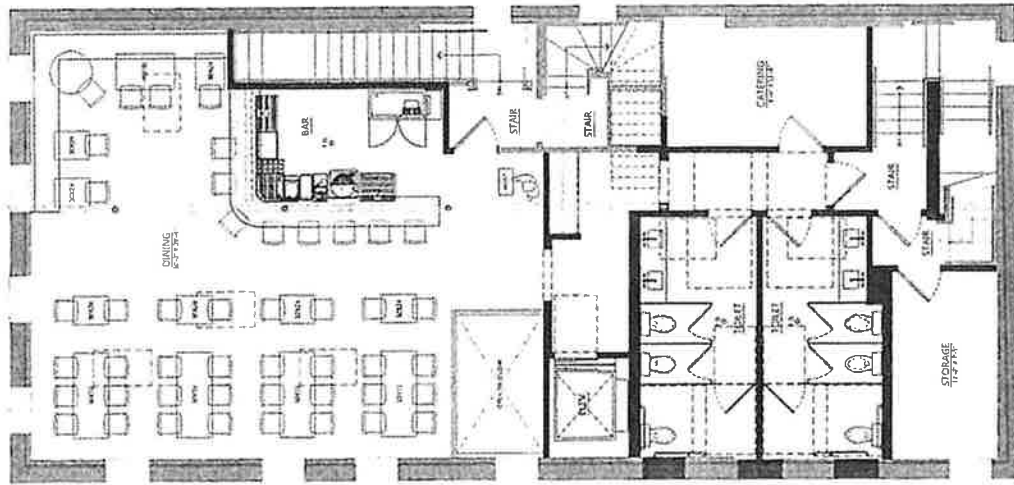


01 BASEMENT FLOOR PLAN
DATE: 10/24/2017

Final for Publication



02 THIRD FLOOR PLAN



01 SECOND FLOOR PLAN

