

**NARRATIVE FOR TYPE I ZONING MAP AMENDMENT FOR**  
**1157 W. GRAND AVENUE, CHICAGO IL 60642**

Applicant: KFT Realty, LLC, an Illinois limited liability company

Request: Application for an Amendment to the Chicago Zoning Ordinance. Applicant seeks to amend the zoning classification of the subject property from the M2-2 District to the B2-2 District to establish a shared housing unit on the second floor of the existing improvement.

The Property includes an approximately 4,730 square foot retail/warehouse use on the first floor and an approximately 1,444.16 square foot residential apartment that includes three (3) bedrooms, one (1) full bathroom, and one (1) half bathroom.

The building exists on the lot line to line upon an approximately 4,730 square foot lot. No new construction, besides minor internal remodeling, will be undertaken pursuant to this rezoning, and therefore the surrounding area will remain unchanged. The Applicant intends to accommodate up to one (1) shared housing within the existing structure, located on the second floor. Exhibits B and C include a site map, floor plan and photos of the Property.

The Application will not create additional traffic or pedestrian hazards. The existing use provides zero (0) parking spaces, and the establishment of a shared housing unit is not required to provide a parking space. The height of the building, being 24', will not change, relating to the change of use. The FAR of the existing use will not change with the change of use.

(a) *floor area ratio: 6170/4730 or 1.31*

(b) *density (lot area per dwelling unit): 4730 as there is only one unit*

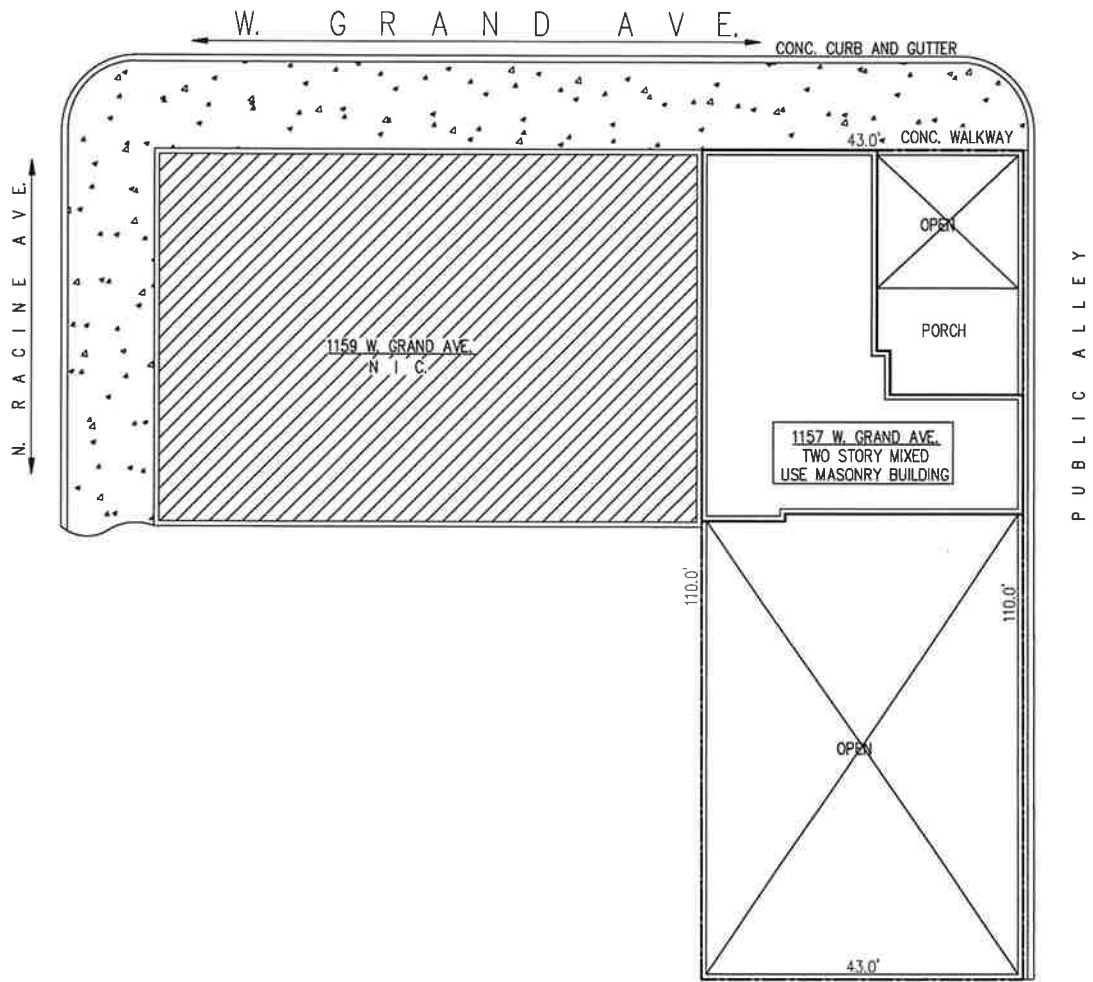
(c) *off-street parking: 0*

(d) setbacks – Front existing setback is 0  
Rear existing setback is 0

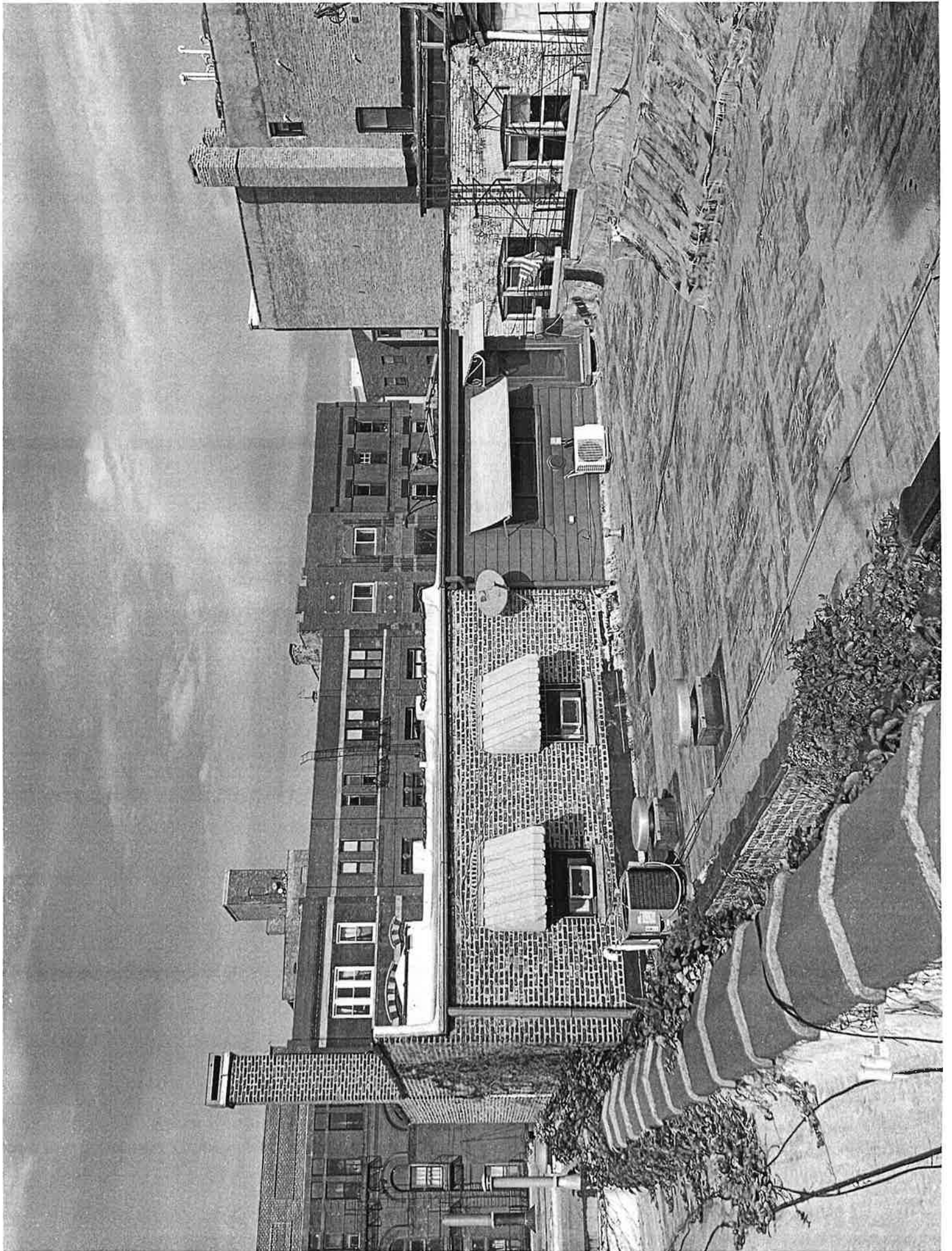
East side existing setback is 0

West side existing setback is 0

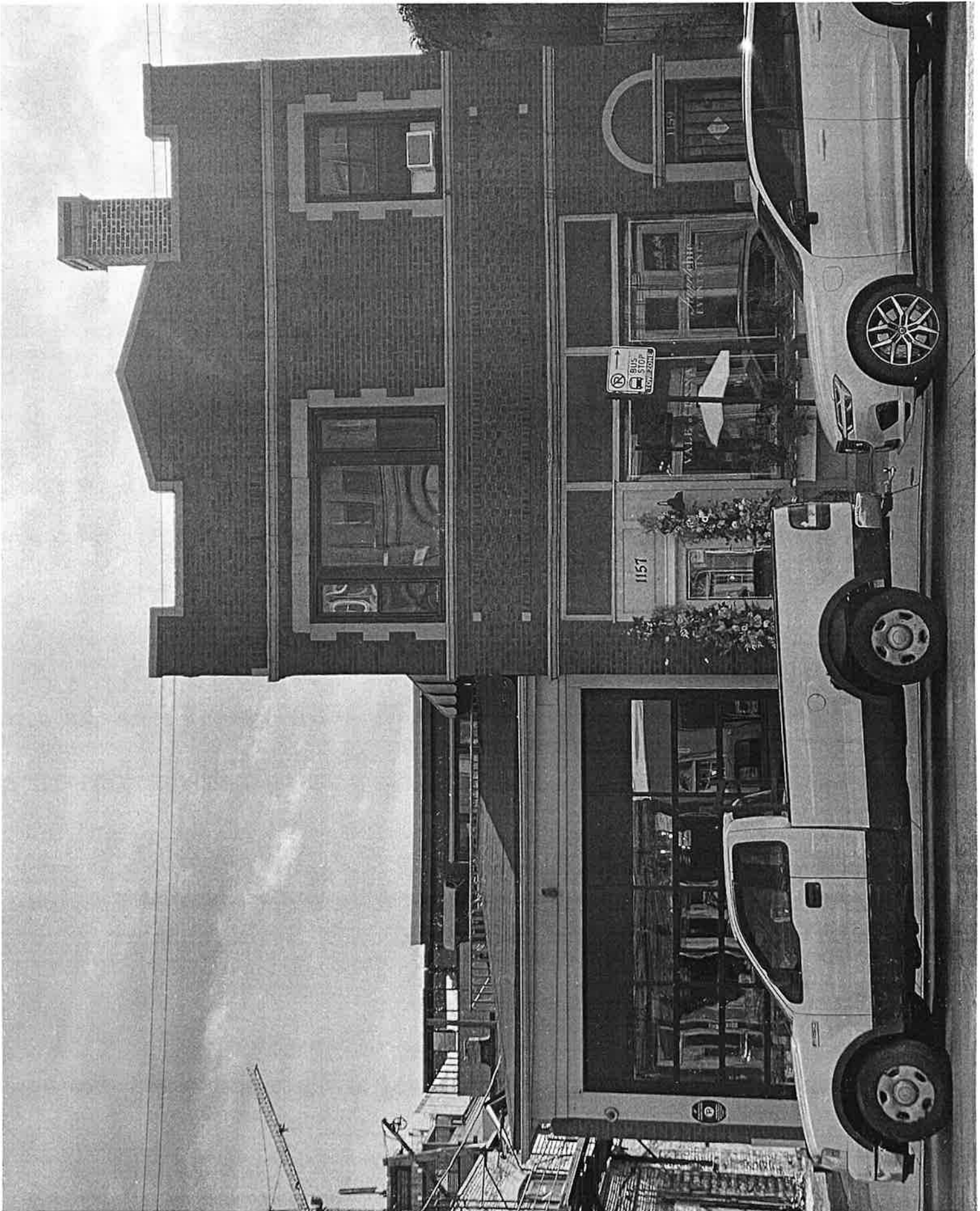
(e) *building height is 28 feet, 7 inches*



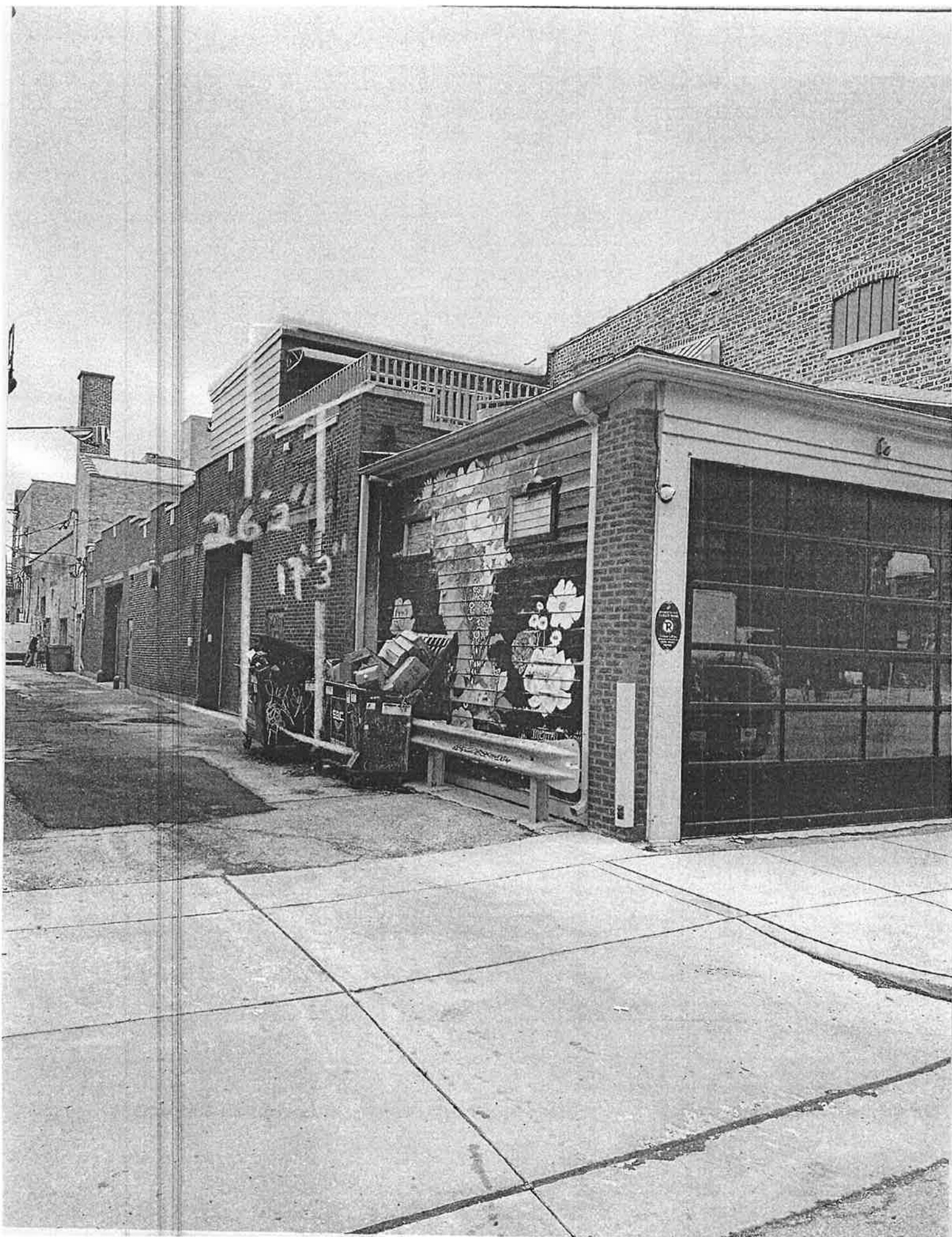
1 SITE PLAN  
1/11/14

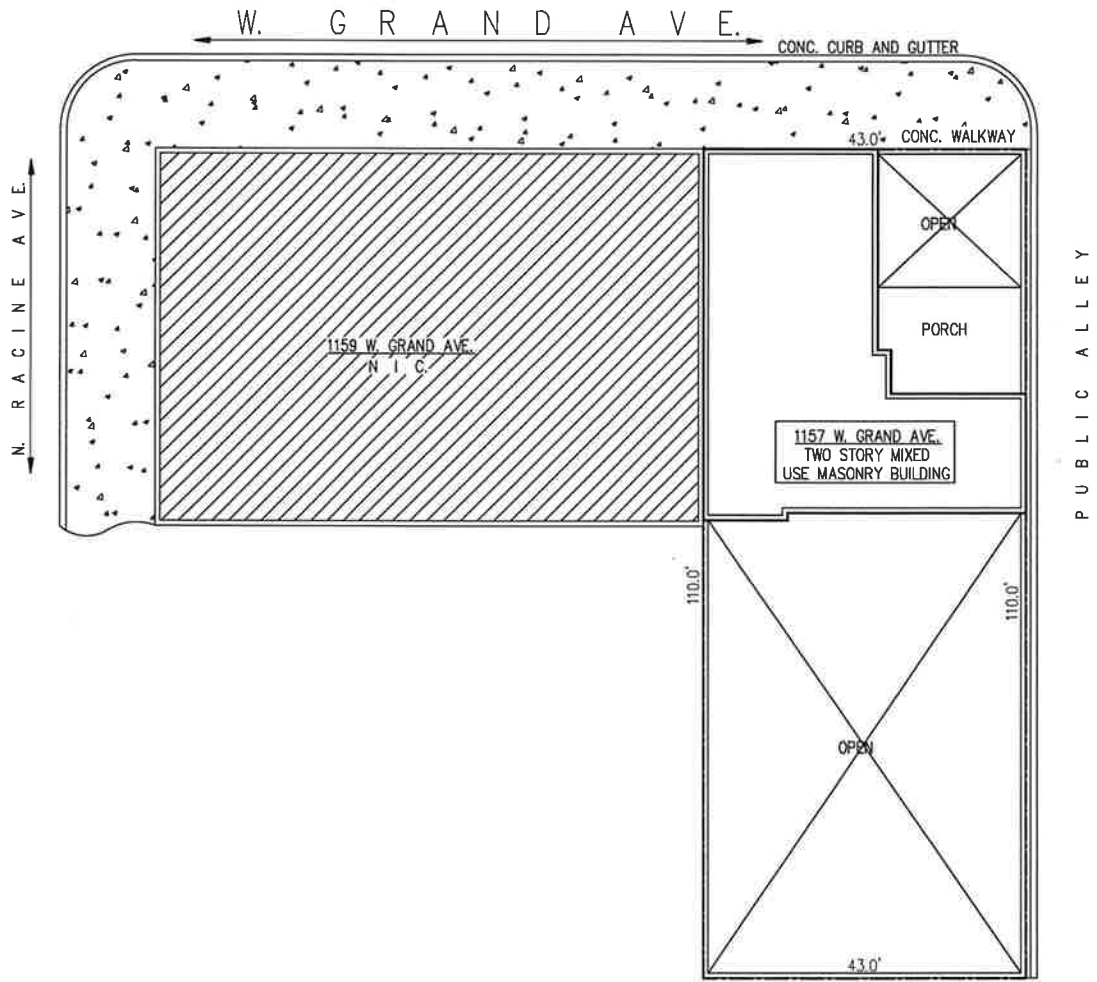












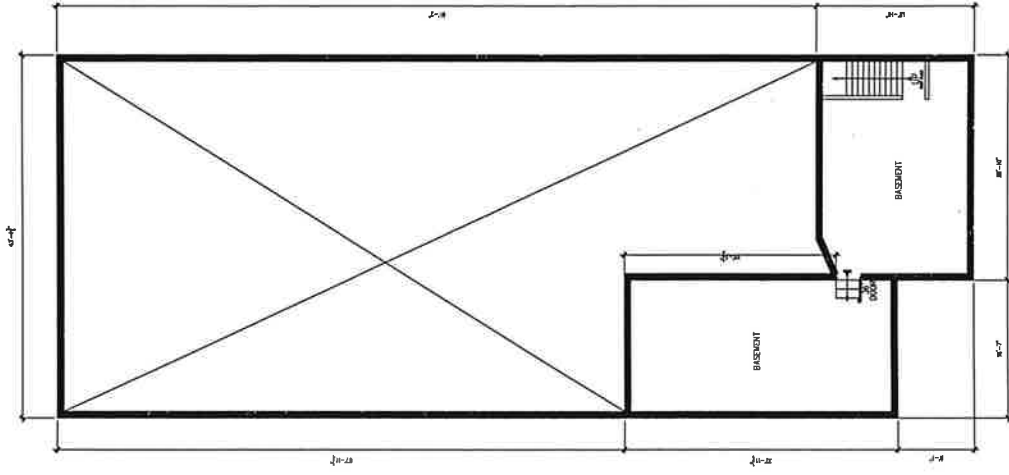
1 SITE PLAN  
1/2" = 1'-0"



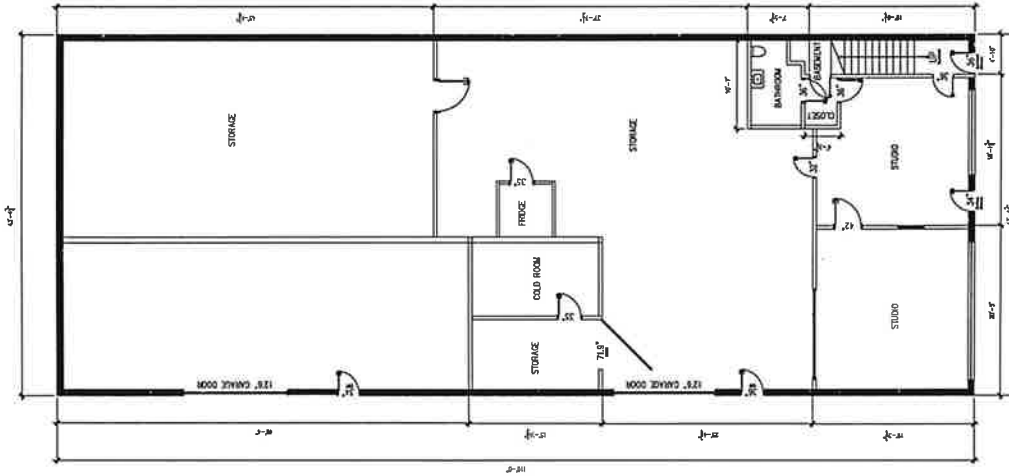
VALE ENNA BOUTIQUE FLORAL STUDIO  
 AND 2ND FLOOR APARTMENT  
 EXISTING SECOND FLOOR PLAN  
 1159 GRAND AVE STREET, CHICAGO, IL 60642



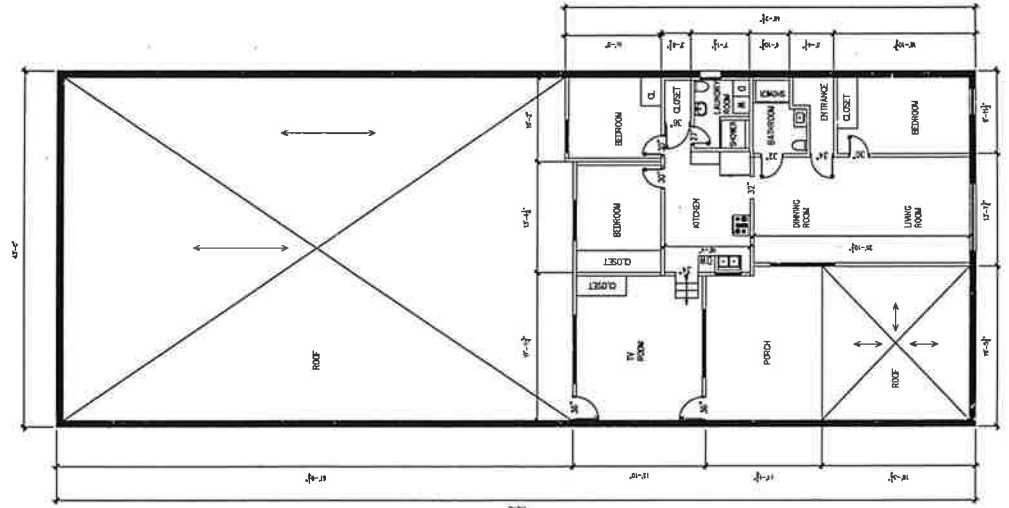
SHEET: **A1.0**



1.0 BASEMENT FLOOR PLAN



1.0 FLOWER SHOP FLOOR PLAN



1.0 APARTMENT FLOOR PLAN

