



# City of Chicago



O2016-7314

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 10/5/2016

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 1-G at 1429 W Grand Ave -  
App No. 18990T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

#1899071  
Intro Date  
OCT 05, 2016

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 M1-2 Limited Manufacturing/Business Park District, as shown on Map 1-G in the area bounded by:

**West Grand Avenue, a line 303 feet West of North Noble Street, a point 99.50 feet South of West Grand Avenue and parallel to West Grand Avenue and a line 278 feet West of North Noble Street.**

**West Ferdinand Street, a line 276 feet West of North Noble Street, West Ferdinand Street and a line 301 feet West of North Noble Street, and a point 51.00 North of West Ferdinand Street.**

To those of **B2-2** Neighborhood Mixed-Use District

**SECTION 2.** This ordinance takes effect after its passage and approval.

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Common Address of Property: 1429 West Grand Ave., Chicago, IL

1899071

**FINAL FOR PUBLICATION**

**NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
1429 WEST GRAND AVENUE**

The Application to change zoning for 1429 West Grand Avenue from M1-2 to B2-2 Neighborhood Mixed-Use District. The subject property is currently a 3 ½ story, mixed-use building with a Commercial Space and Two (2) Residential Dwelling Units. There are no changes are proposed to the existing footprint of the building. The zoning change is needed to allow for future permits to rehabilitate the existing structure only.

**LOT AREA: 3,762 SQUARE FEET**

**EXISTING FLOOR AREA RATIO: 1.65 SQUARE FEET**

**EXISTING BUILDING AREA: 6,220 SQUARE FEET**

**LOT AREA PER DWELLING UNIT: 2,073 SQUARE FEET**

**OFF-STREET PARKING: TWO CAR GARAGE LOCATED AT THE REAR OF PROPERTY.**

**EXISTING FRONT SETBACK: ZERO**

**EXISTING REAR SETBACK: 27.50 FEET**

**EXISTING SIDE SETBACK: ZERO**

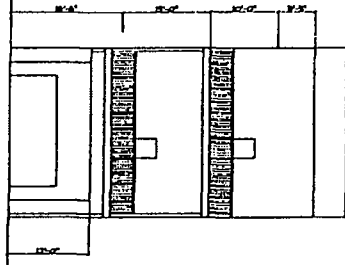
**EXISTING REAR YARD OPEN SPACE: NONE REQUIRED**

**EXISTING BUILDING HEIGHT: 44 FEET 11 INCHES**

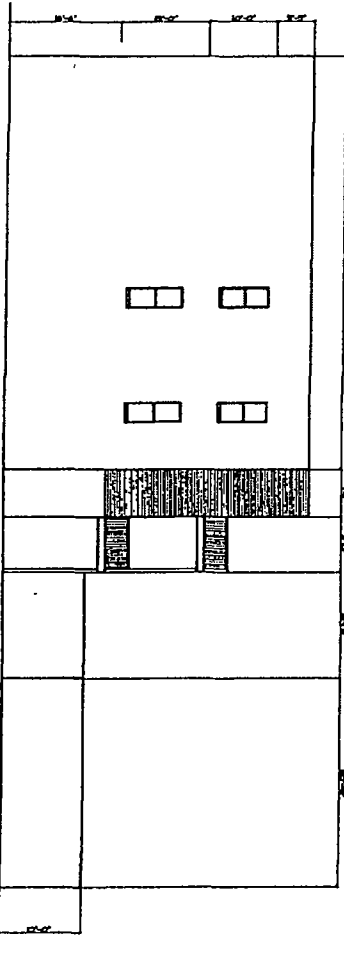




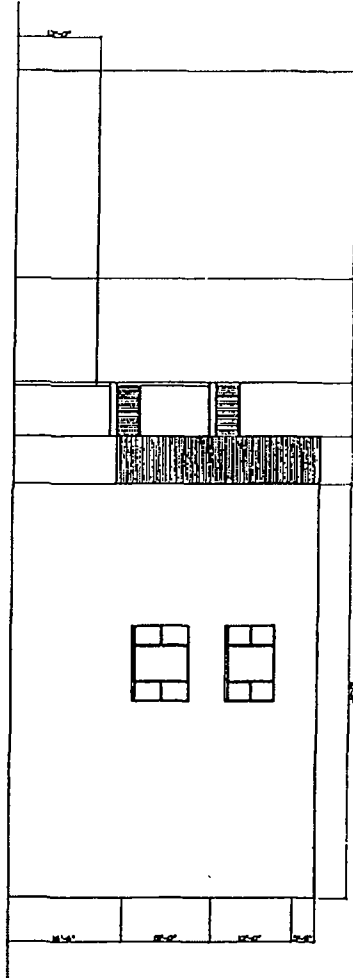
SECTION ELEVATION



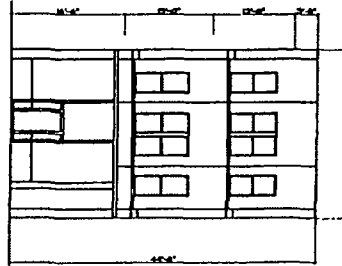
SECTION ELEVATION



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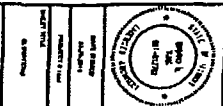


SECTION ELEVATION



FINAL FOR PUBLICATION

A-2



NO.	REVISION	DATE

1429 WEST GRAND AVENUE  
CHICAGO, ILLINOIS

**YUNG Architects**

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