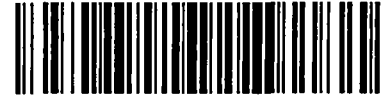




City of Chicago



SO2014-9731

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 851-855 W Grand Ave - App No. 18254T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18254 TI

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 M2-2, Light Industry District symbols shown on Map 1-G in the area generally bounded by:

West Grand Avenue; a line 41.52 feet west of the west line of the public alley next east of North Peoria Street (heretofore vacated); a line 116 feet south of West Grand Avenue; the public alley next east of North Peoria Street (heretofore vacated); a line parallel to and northeast of the northerly retaining wall of the John F. Kennedy Expressway; a line 70.37 feet northwest of the public alley next east of North Peoria Street (heretofore vacated); a line roughly parallel to the east line of the retaining wall of the John F. Kennedy Expressway; a line roughly parallel to and east of the northeasterly line of the John F. Kennedy Expressway; a line 53.99 feet south of West Grand Avenue; a line roughly parallel to and east of the easterly retaining wall of the John F. Kennedy Expressway

to the designation of B2-3, Neighborhood, Mixed-Use District.

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

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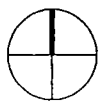
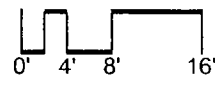
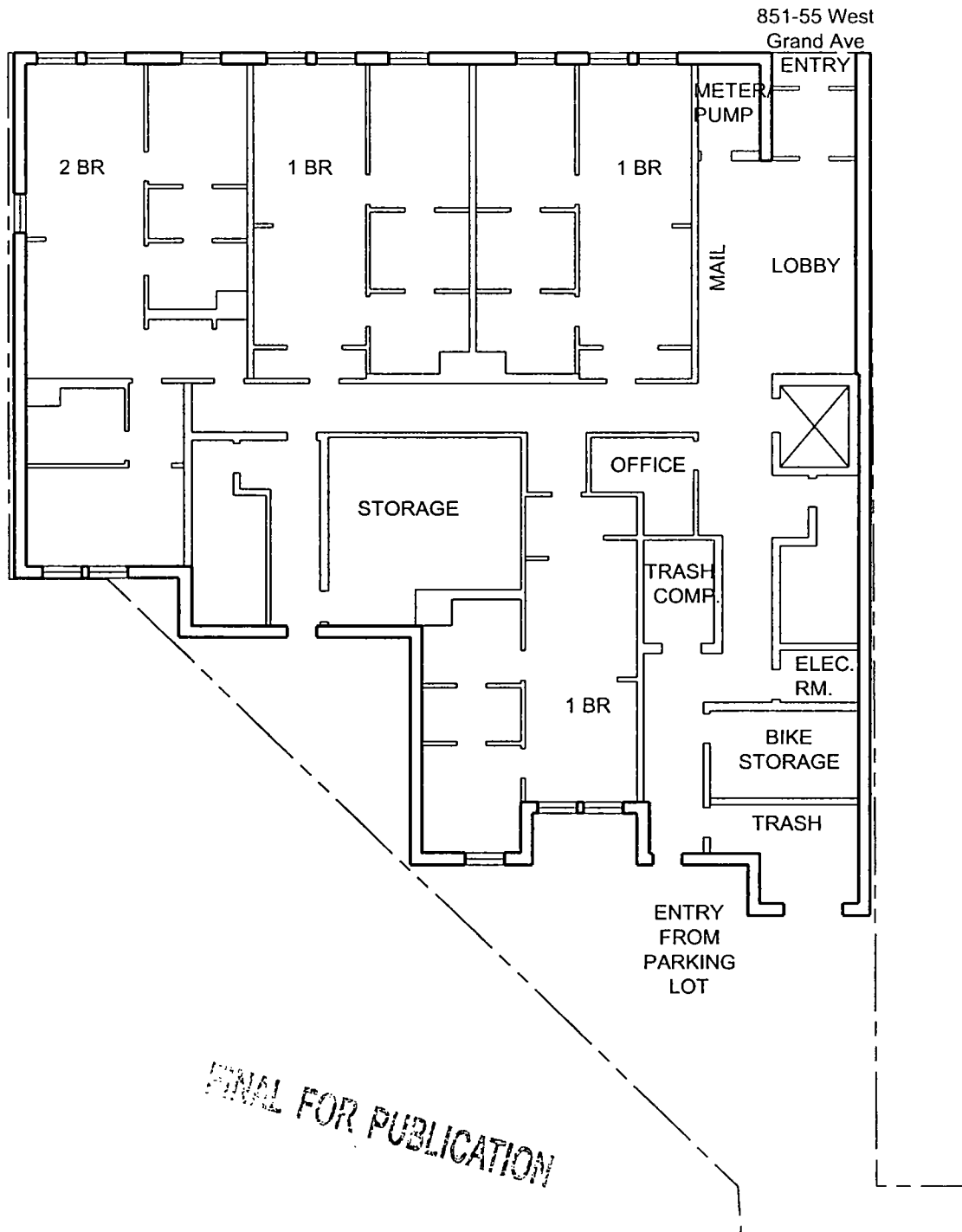
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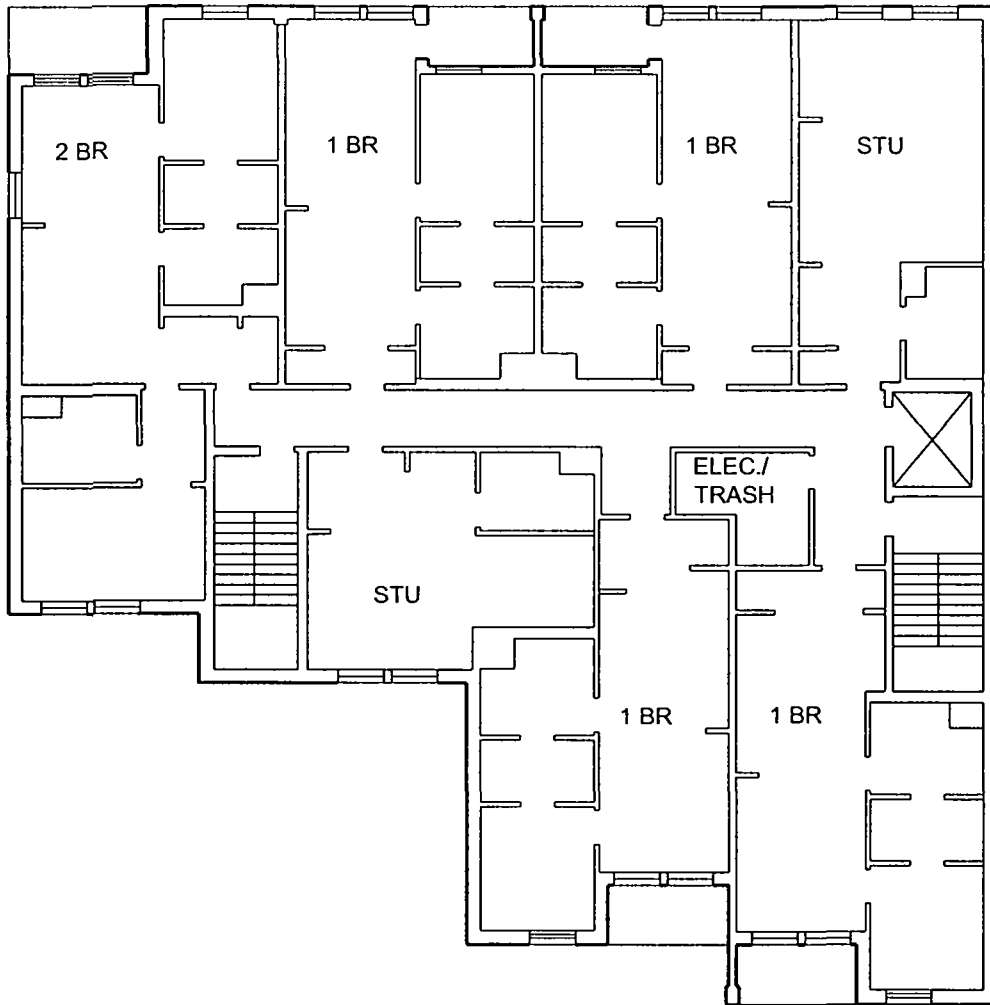
SUBSTITUTE NARRATIVE AND PLANS
851-55 West Grand Avenue
(“Property”)
Type 1 Rezoning

The Property is 13,893 square feet in size and encompasses portions of a city block bounded by West Grand Avenue; a line 41.52 feet west of the west line of the public alley next east of North Peoria Street (heretofore vacated); a line 116 feet south of West Grand Avenue; the public alley next east of North Peoria Street (heretofore vacated); a line parallel to and northeast of the northerly retaining wall of the John F. Kennedy Expressway; a line 70.37 feet northwest of the public alley next east of North Peoria Street (heretofore vacated); a line roughly parallel to the east line of the retaining wall of the John F. Kennedy Expressway; a line roughly parallel to and east of the northeasterly line of the John F. Kennedy Expressway; a line 53.99 feet south of West Grand Avenue; a line roughly parallel to and east of the easterly retaining wall of the John F. Kennedy Expressway. The current zoning of the Property is M2-2, Light Industry District, and the proposed zoning is B2-3, Neighborhood, Mixed-Use District. The proposed uses are a residential building to be located at 851-55 West Grand Avenue containing 36 dwelling units, 65 feet in height with 18 outdoor parking spaces. The Property currently contains a vacant commercial building on Grand Avenue.

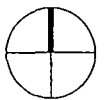
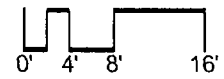
Zoning Standard	
Use	Dwelling units (36 d.u.)
Floor Area Ratio (“FAR”)	2.6 (36,382 SF)
Building Height	65'
Setbacks	0 ft. front, side and rear setbacks
Parking Groups C	18 spaces 50% reduction for Transit Oriented Development as site is 462.28 ft. from Milwaukee Ave./Grand Ave. CTA Blue Line station
Loading	(1) 10' x 25' berth provided
Minimum Lot Area (“MLA”)	386 s.f. per dwelling unit

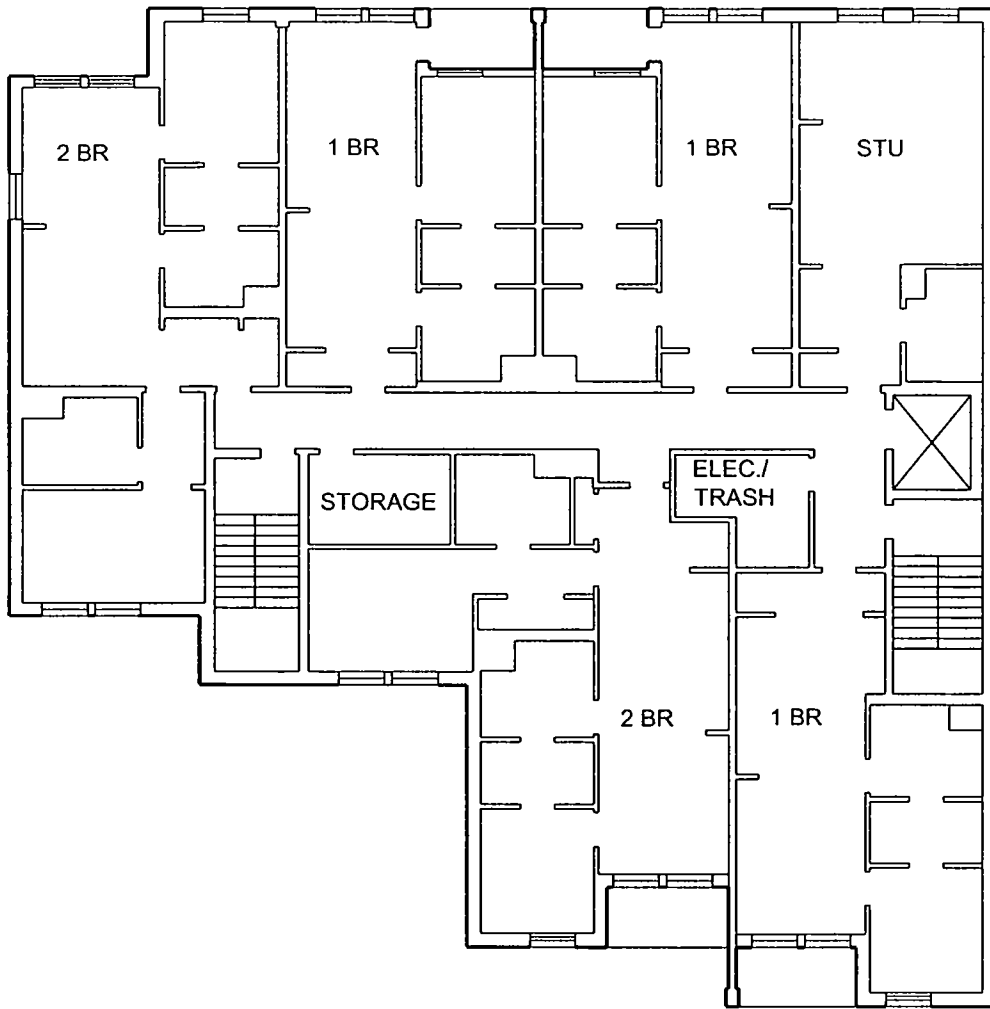
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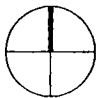
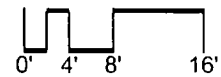


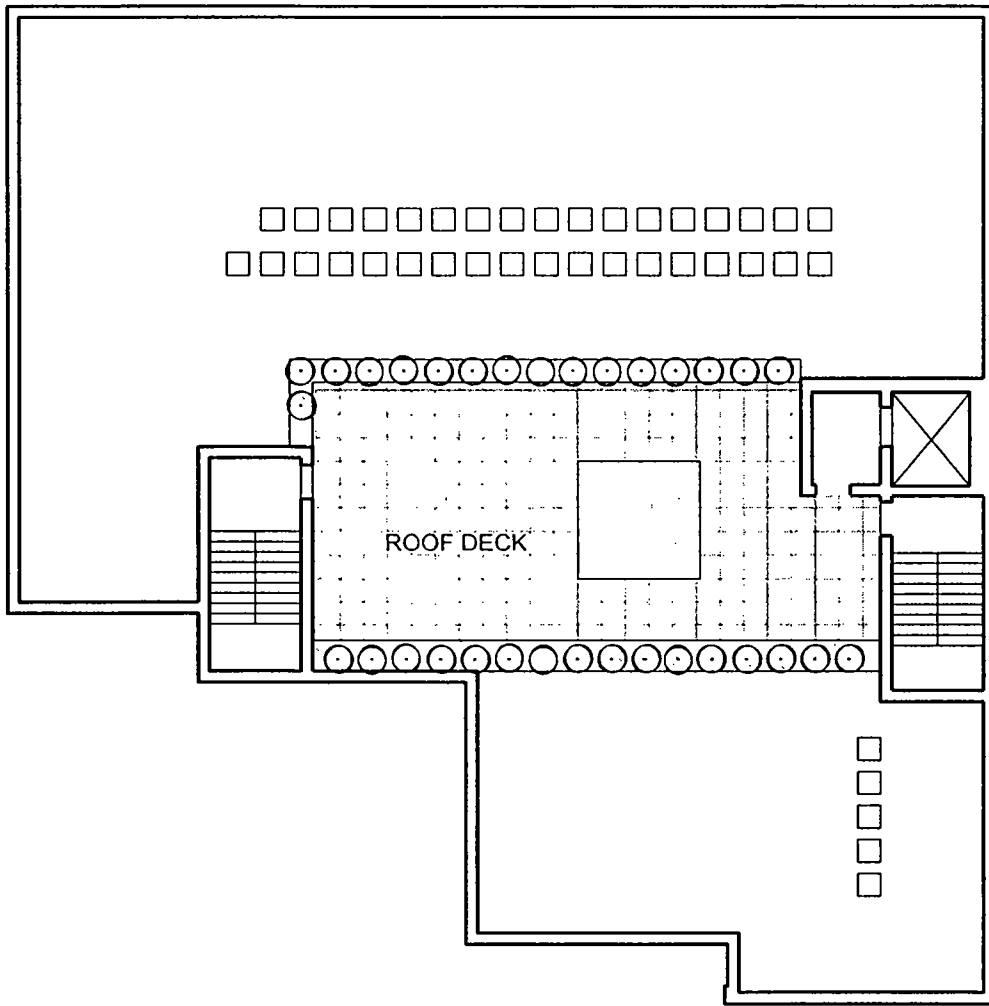
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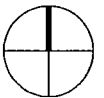
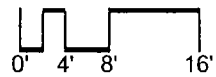


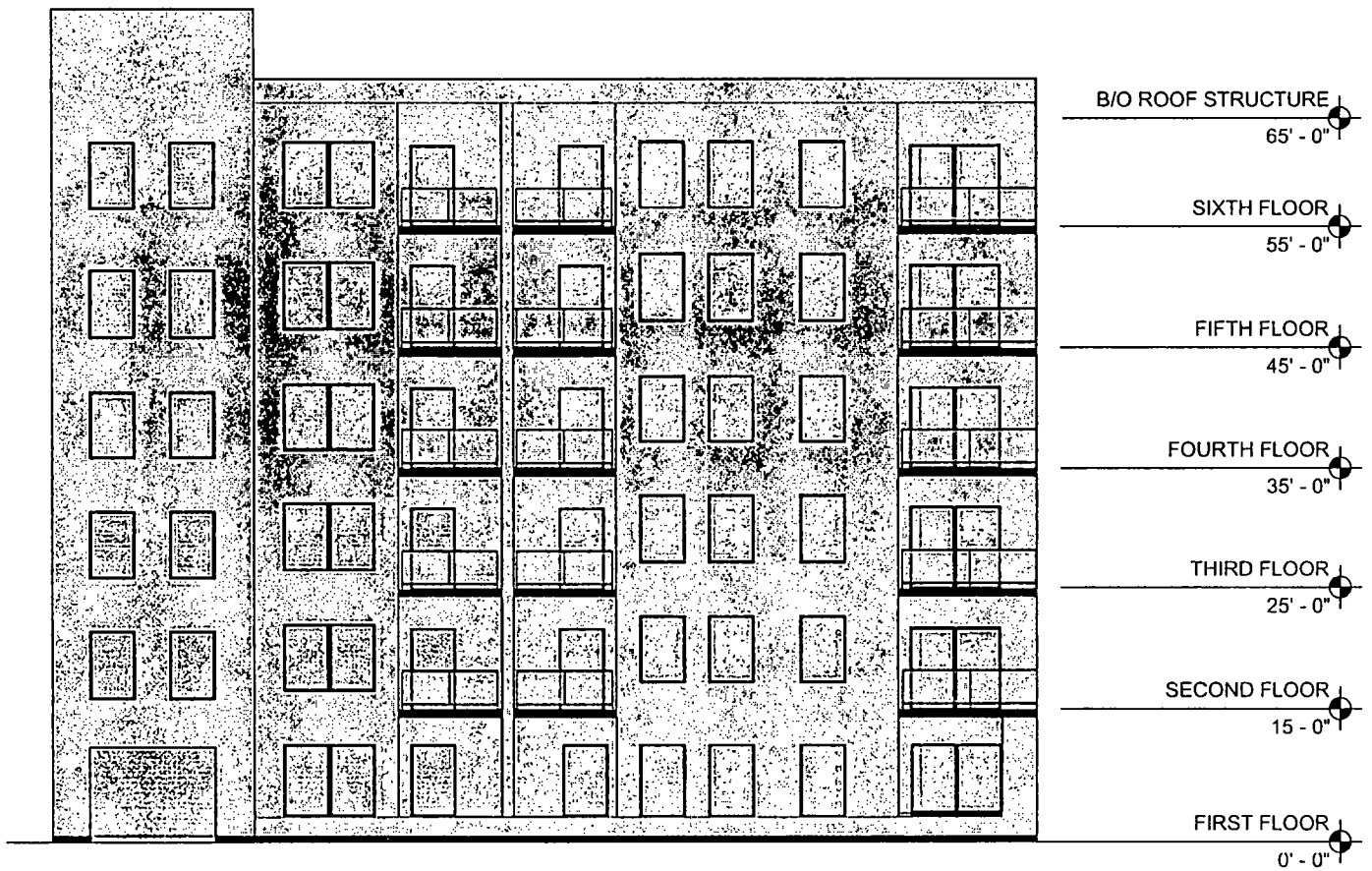
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