



# City of Chicago



SO2018-1868

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/28/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1453 W Grand Ave - App No. 19561T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## **SUBSTITUTE 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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, as shown on Map 1-G in the area bounded by:

**West Grand Avenue, a line 300 feet east of and parallel to North Armour Street; a line 99.50 feet south of and parallel to West Grand Avenue; a line 320.80 feet east of and parallel to North Armour Street; West Ferdinand Street; and a line 275 feet east of and parallel to North Armour Street.**

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

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

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Common Address of Property: 1453 West Grand Avenue, Chicago, IL

**SUBSTITUTE  
NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
1453 WEST GRAND AVENUE**

The Application is to change zoning for 1453 West Grand Avenue from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed-Use District. The Applicant intends to construct a four-story, five (5) dwelling unit building with basement. The footprint of the building will be 20 feet by 99 feet 37 inches in size. The building height shall be 44 feet 10 inches high, as defined by City Code.

**LOT AREA:** 4,695 SQUARE FEET

**FLOOR AREA RATIO:** 1.7

**BUILDING AREA:** 7,980 SQUARE FEET

**DENSITY, per DWELLING UNIT:** 939 SQUARE FEET PER DWELLING UNIT

**OFF-STREET PARKING:** THERE WILL BE FIVE OFF-STREET, GARAGE PARKING SPACES PROVIDED.

**\*FRONT SETBACK:** 10 FEET

**\*REAR SETBACK:** 7 FEET 3 INCHES

**\*SIDE SETBACK:** 2 FEET (West) 3 FEET (East)

**\*REAR YARD OPEN SPACE:** ZERO

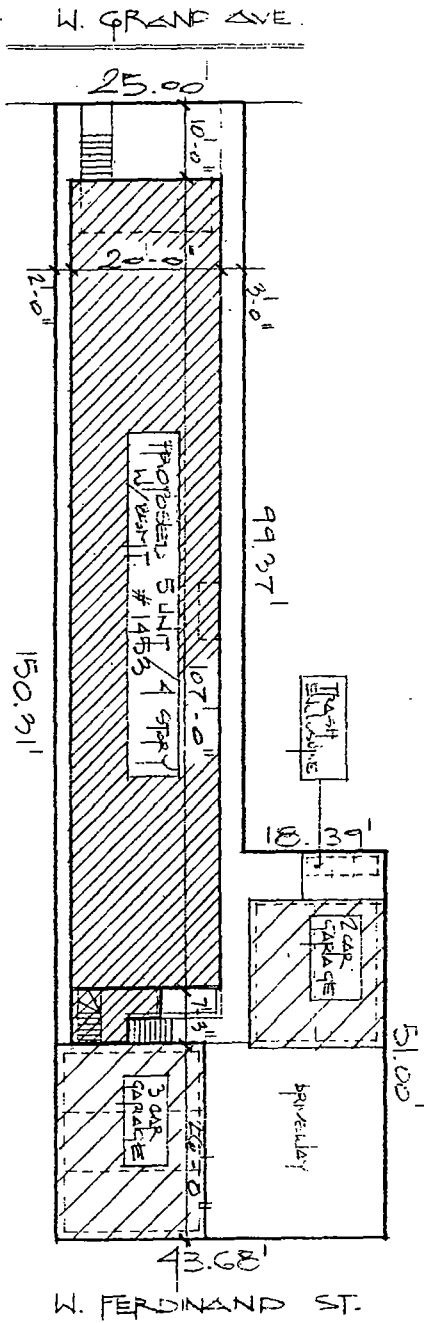
**\*BUILDING HEIGHT:** 44 FEET 10 INCHES

\*Applicant will seek a variation for the front, rear, and side yard setbacks as well as the open space and building height due to the "Through Lot" nature of the Property.

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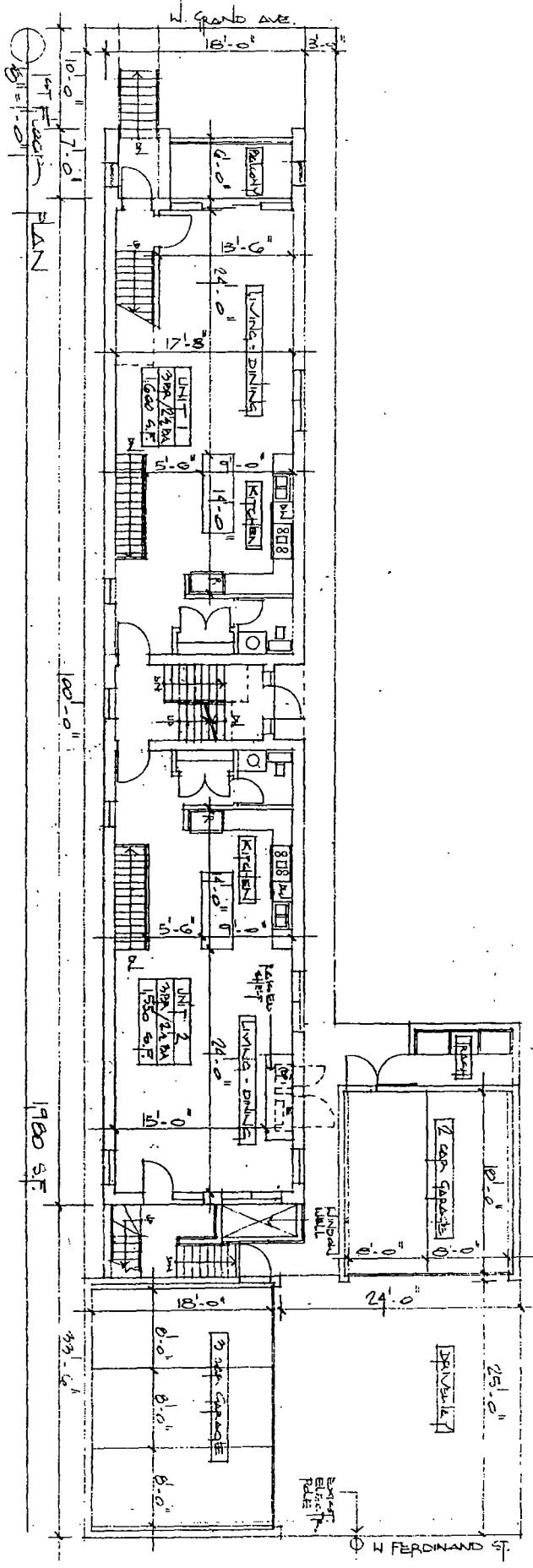
**SITE PLAN**  
1/8" = 1'-0"

VARIANCES: (THROUGH LOT)  
SEPARATION: FRONT, REAR, SIDE  
OPEN SPACE  
BUILDING HEIGHT

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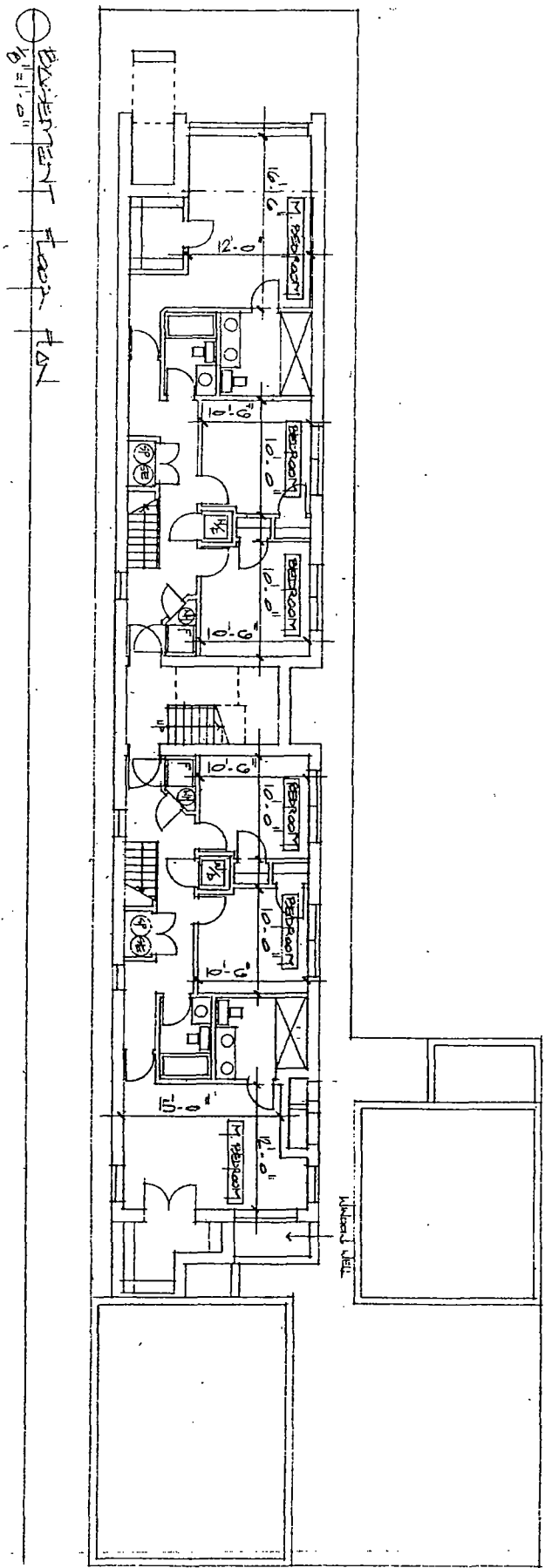
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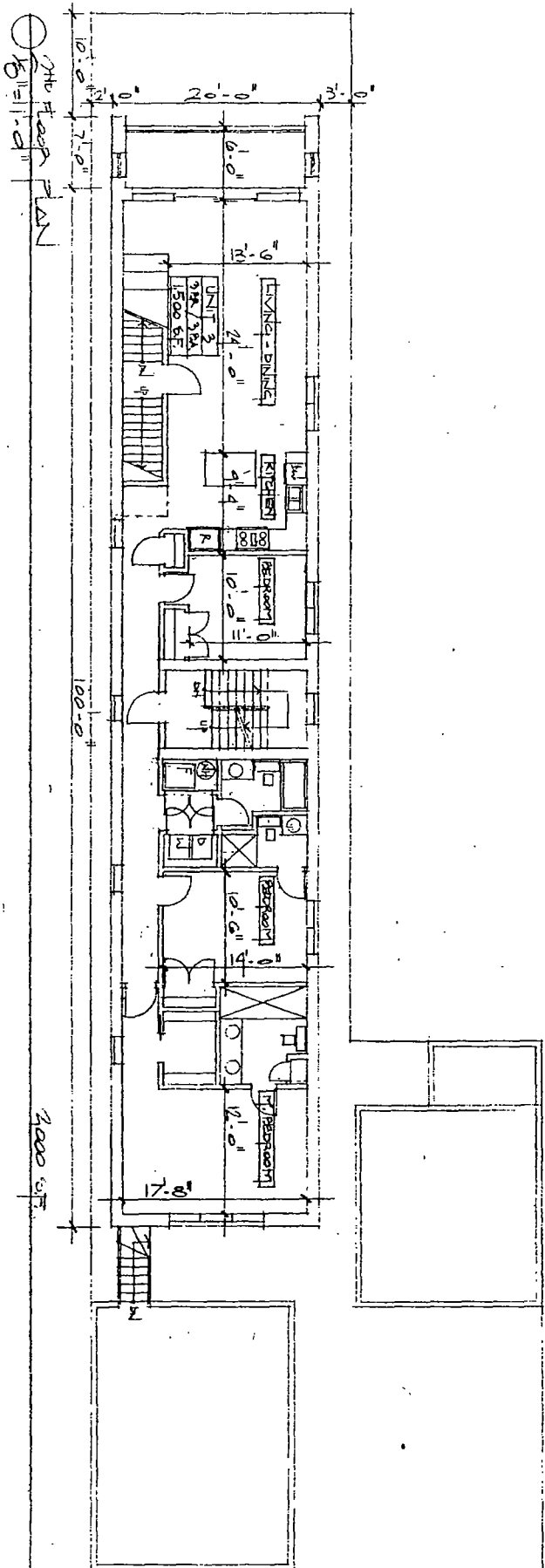
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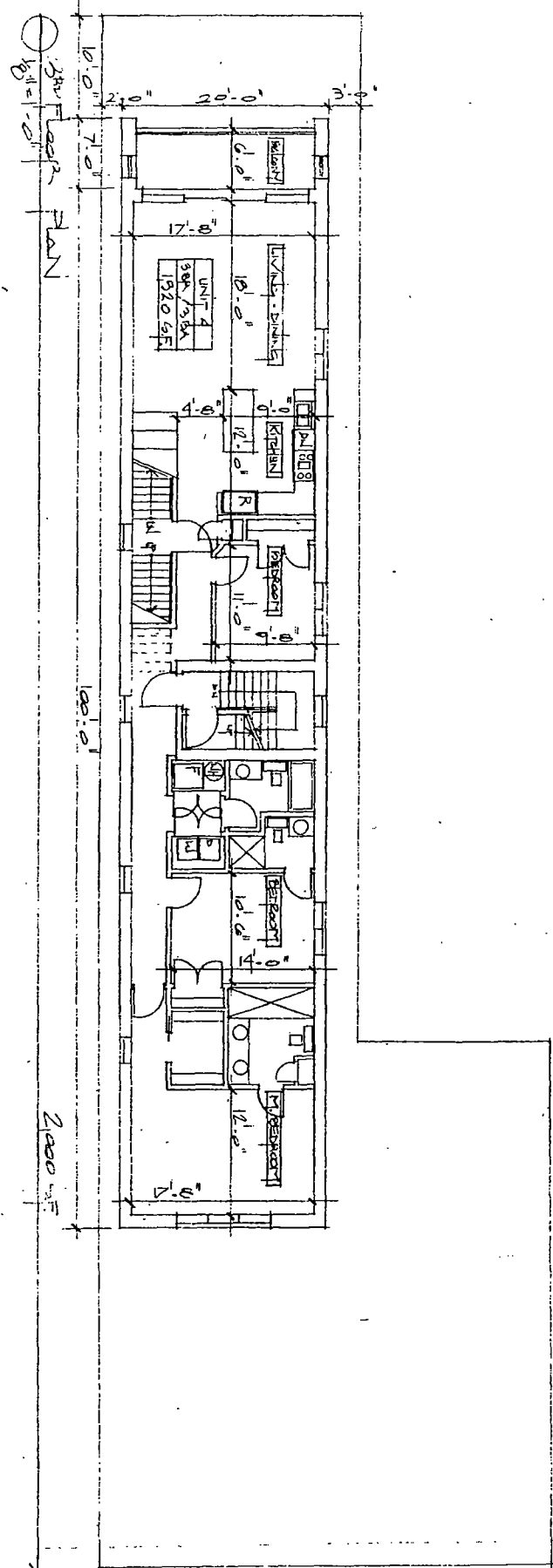
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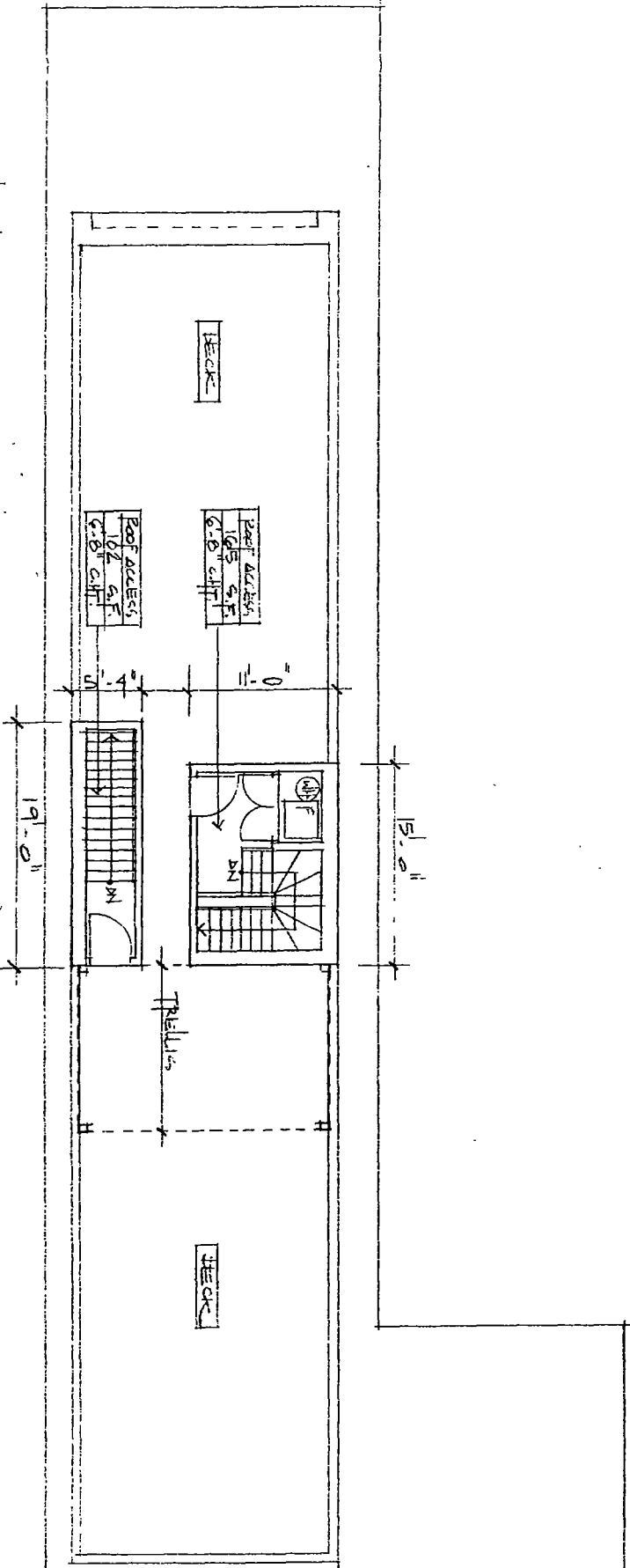


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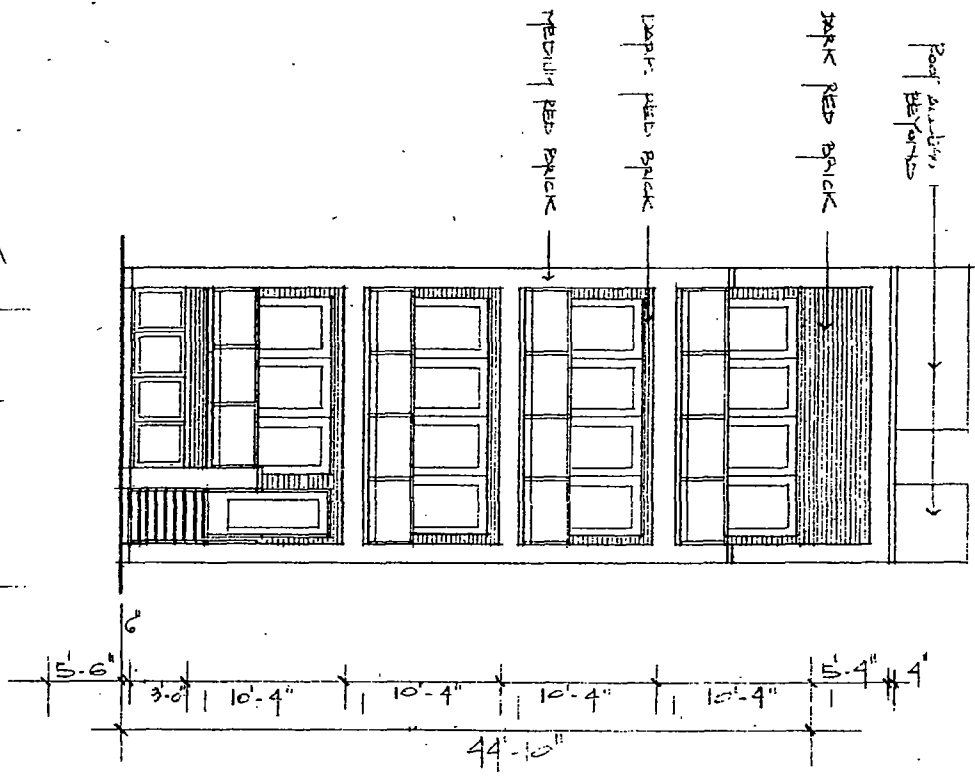
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Front Elevation  
1/8" = 1'-0"

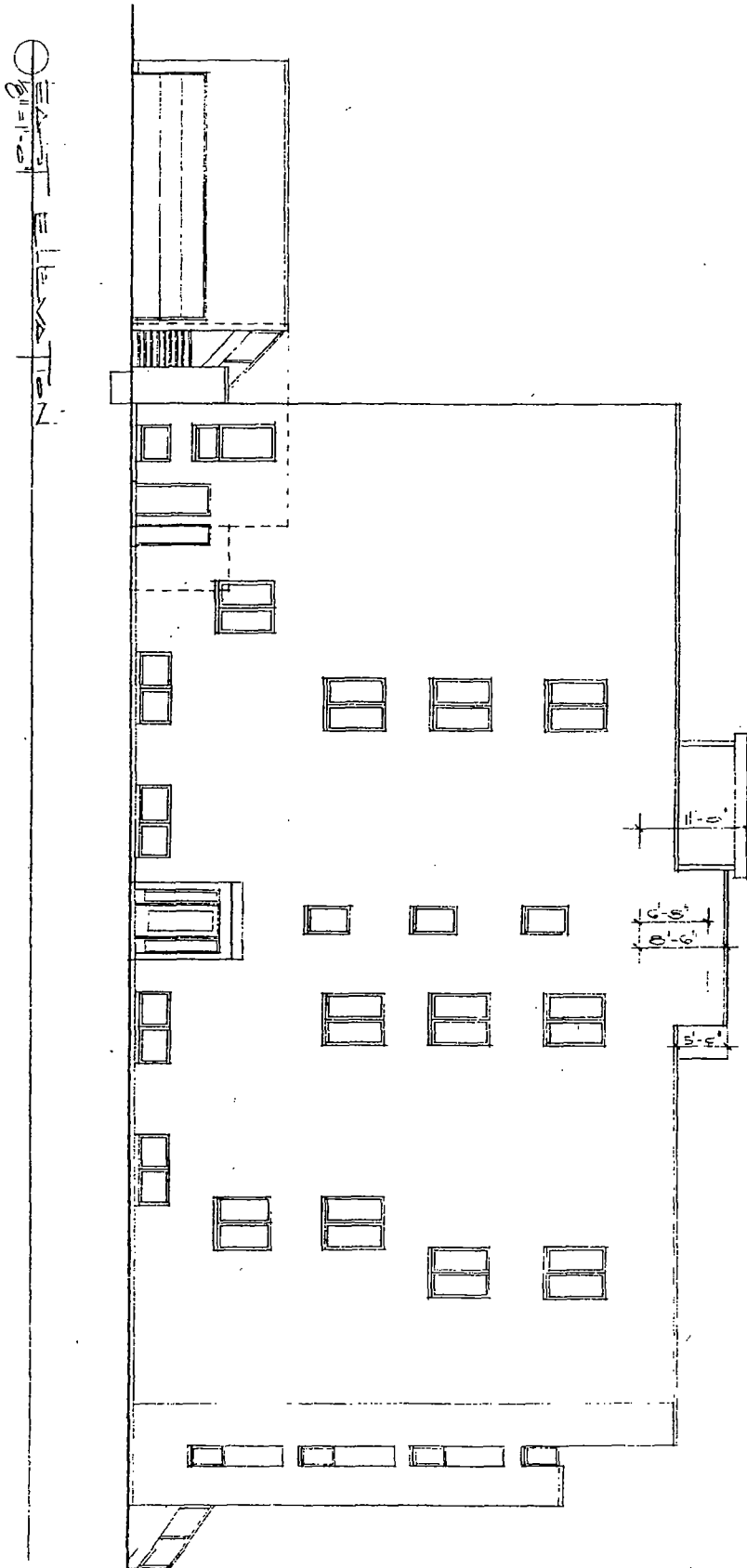


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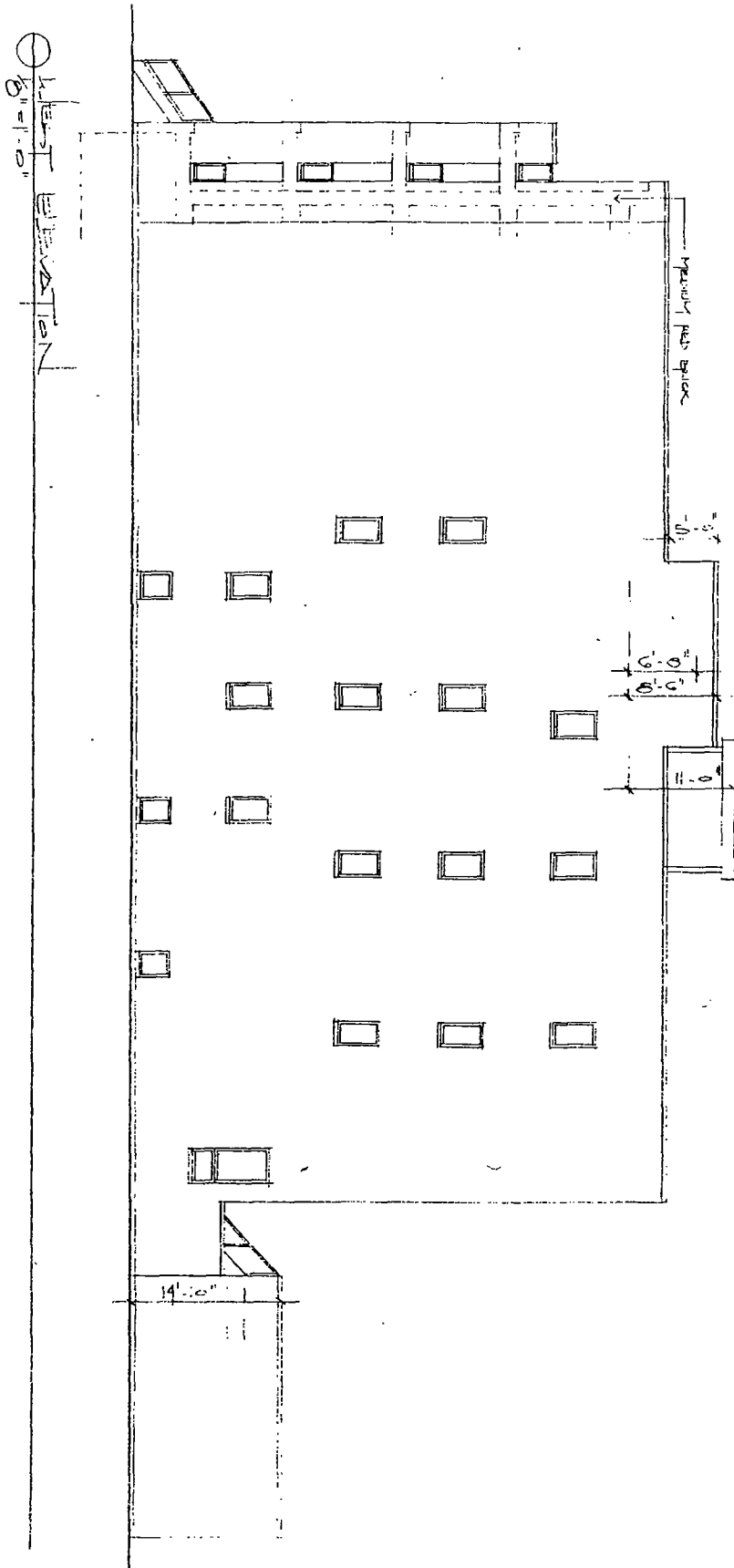
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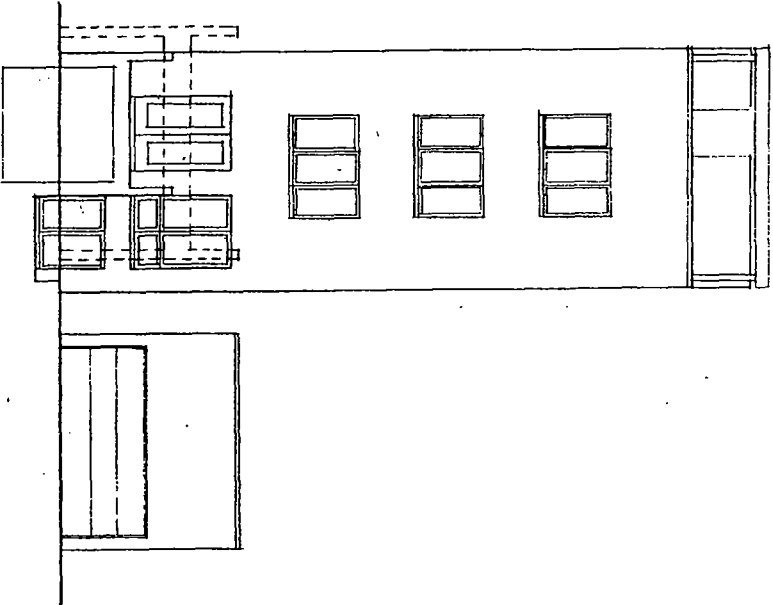
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South Elevation  
08.11.18

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