

# City of Chicago

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### Office of the City Clerk

### **Document Tracking Sheet**



SO2014-9731

Meeting Date:

Sponsor(s):

Type:

Title:

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Committee(s) Assignment:

12/10/2014

City Clerk (transmitted by)

Ordinance

Zoning Reclassification Map No. 1-G at 851-855 W Grand Ave - App No. 18254T1 Committee on Zoning, Landmarks and Building Standards

#### ORDINANCE

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#### 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

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

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

#### Common Address: 851-55 West Grand Avenue

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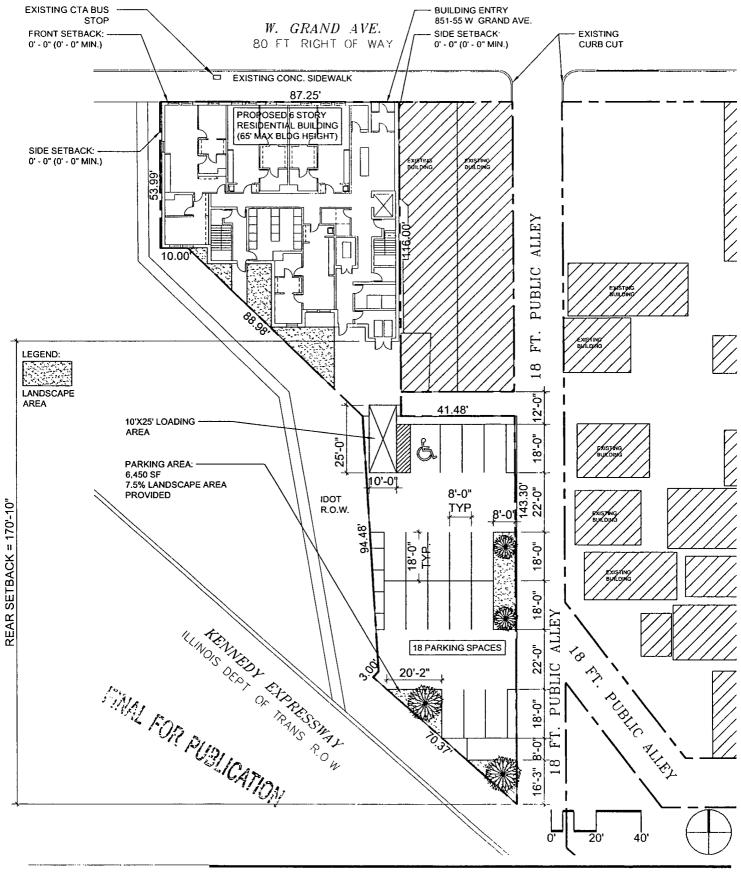
1825471

## 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 foughly parallel to the east line of the retaining wall of the John F. Kennedy Expressway; 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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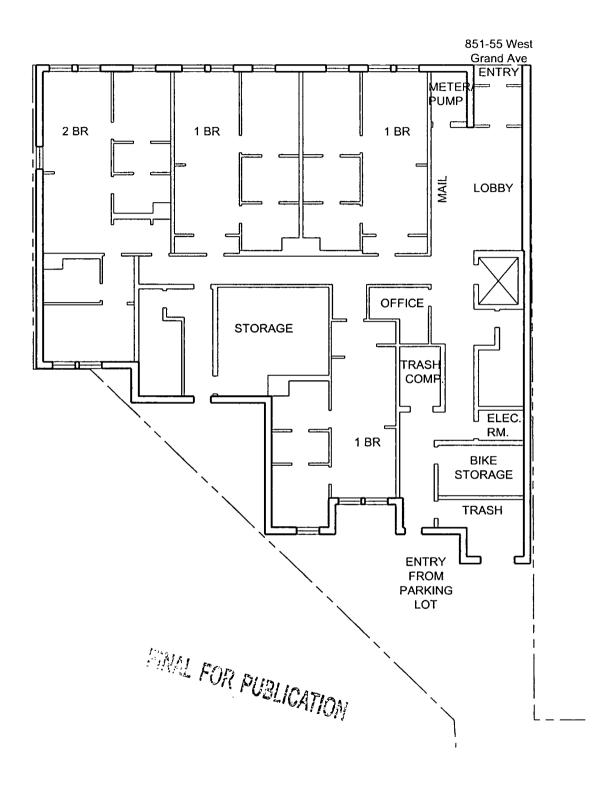


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Site Plan

851-55 West Grand Ave. The Kachadurian Group 03/06/15



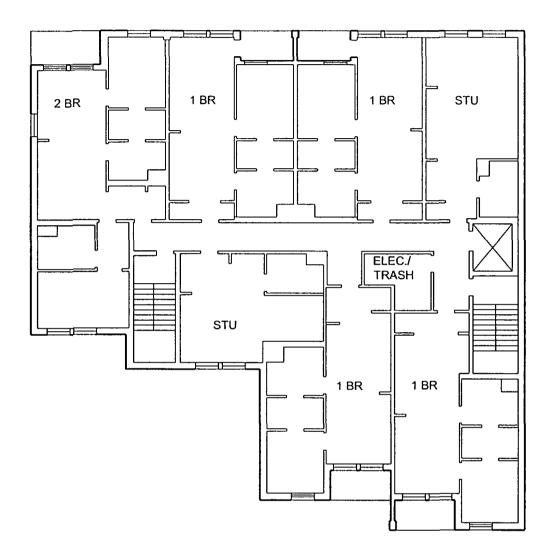


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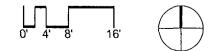
Ground Floor Plan

851-55 West Grand Ave. The Kachadurian Group 03/06/15





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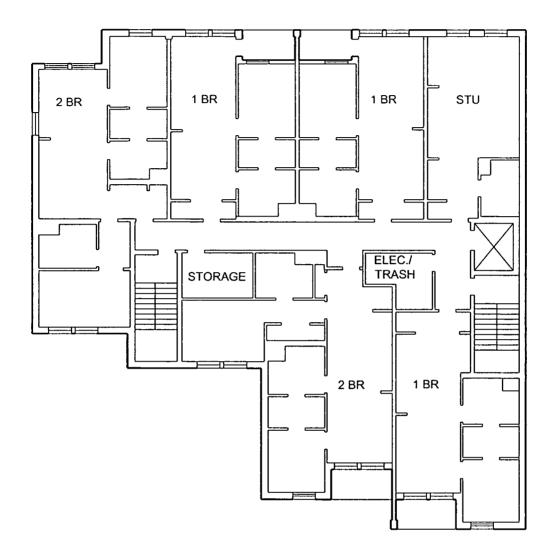




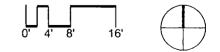
Typical Floor Plan (2nd to 3rd)

851-55 West Grand Ave. The Kachadurian Group 03/06/15





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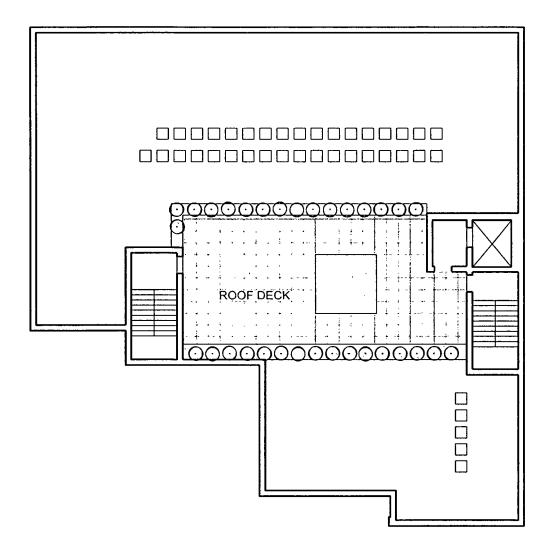




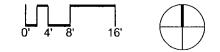
4th, 5th, & 6th Floor Plan

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851-55 West Grand Ave. The Kachadurian Group 03/06/15 A1-3



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Roof Plan

851-55 West Grand Ave. The Kachadurian Group 03/06/15 A1-4

		B/O ROOF STRUCTURE
		65' - 0"
		SIXTH FLOOR
		55' - 0"
		FIFTH FLOOR
da da		45' - 0
		FOURTH FLOOF 35' - 0
्र स्त्रि		35' - 0
		THIRD FLOOF
		25' - 0
		SECOND FLOOF
		15 - 0
	"我们的是我们的是我们的我们的。"我们是我们的话,我们就是我们的问题,我们们们就是我们的,我们也不能能是我们的。""我们就是我们的,我们们就是我们的。" "我们们的你们,我们们就是我们的?"我们是你的话,我们就是我们的你们,我们们就是你们的你们,我们们们就是我们的,我们们们就是你们的。"	FIRST FLOOF

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Grand Ave. Elevation

851-55 West Grand Ave. The Kachadurian Group 03/06/15

| 16'

0' 4'

8'

