



# City of Chicago



O2015-8488

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/9/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1427 W Grand Ave and 1426 W Ferdinand St - App No. 18603T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

#1860371  
INTRO DOTE  
Dec 9, 2015

**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 278 feet West of North Noble Street, a point 100.47 feet South of West Grand Avenue and parallel to West Grand Avenue and a line 253 feet West of North Noble Street.**

**West Ferdinand Street, a line 250.82 feet West of North Noble Street, West Ferdinand Street and a line 275.82 feet West of North Noble Street, and a point 51.50 North of West Ferdinand Street.**

To those of **B2-3** Neighborhood Mixed-Use District

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

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Common Address of Property: 1427 W. Grand Ave. /1426 W. Ferdinand St., Chicago, IL

**NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
1427 WEST GRAND AVENUE/  
1426 WEST FERDINAND STREET**

The Application to change zoning for 1427 West Grand Avenue/1426 West Ferdinand Street from M1-2, Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a four story building consisting of four (4) residential dwelling units with parking.

**LOT AREA:** 3,799.25 SQUARE FEET

**FLOOR AREA RATIO:** 2.25

**BUILDING AREA:** 8,556 SQUARE FEET

**DENSITY, LOT AREA PER DWELLING UNIT:** 2,139 SQUARE FEET

**OFF-STREET PARKING:** THE PROPERTY WILL HAVE FOUR (4) GARAGE SPACES.

**FRONT SETBACK:** ZERO

**REAR SETBACK:** 34 FEET 11 5/8 INCHES (APPLICANT WILL SEEK A VARIATION).

**SIDE SETBACK:** 2 FEET (WEST) 3 FEET (EAST)

**REAR YARD OPEN SPACE:** NONE REQUIRED

**BUILDING HEIGHT:** 47 FEET 2 INCHES

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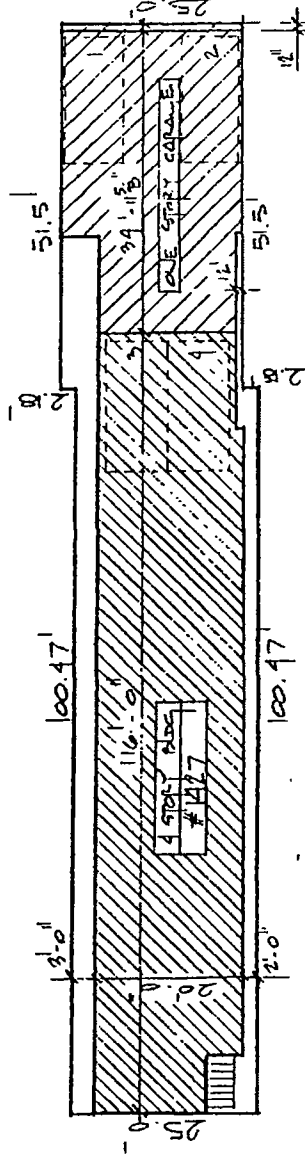
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⊕ SITE PLAN  
1/8" = 1'-0"

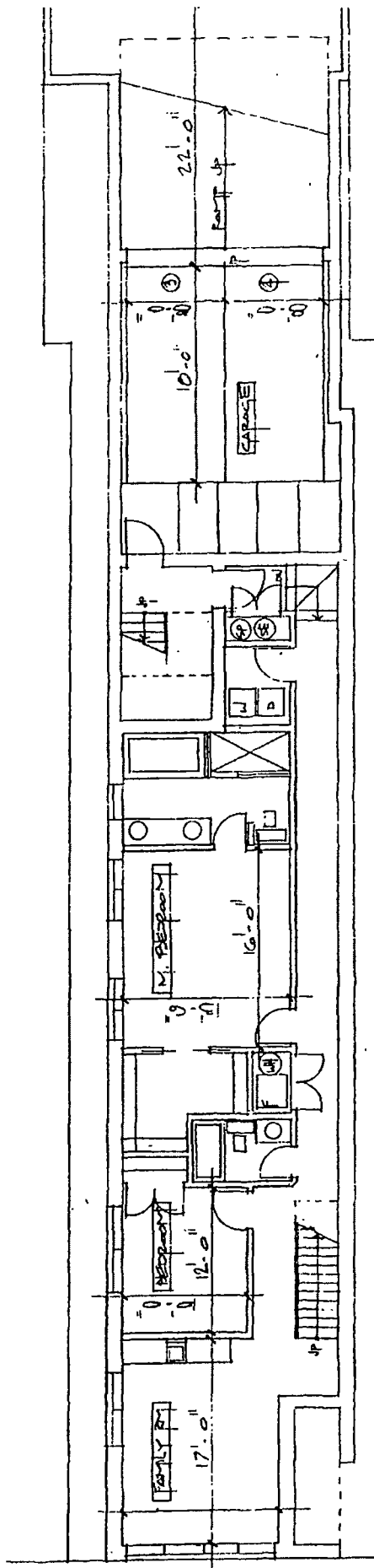
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ZONING DATA	
LOT AREA	25 x 151.97 = 3,799.25 s.f.
FLOOR AREA	
1ST FLOOR	2,139
2ND FLOOR	2,139
3RD FLOOR	2,139
4TH FLOOR	2,139
TOTAL	8,556 s.f.



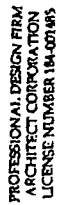
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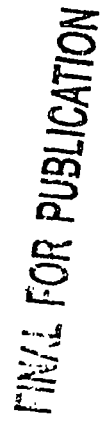


○ B2MT Floor Plan  
1/8" = 1'-0"

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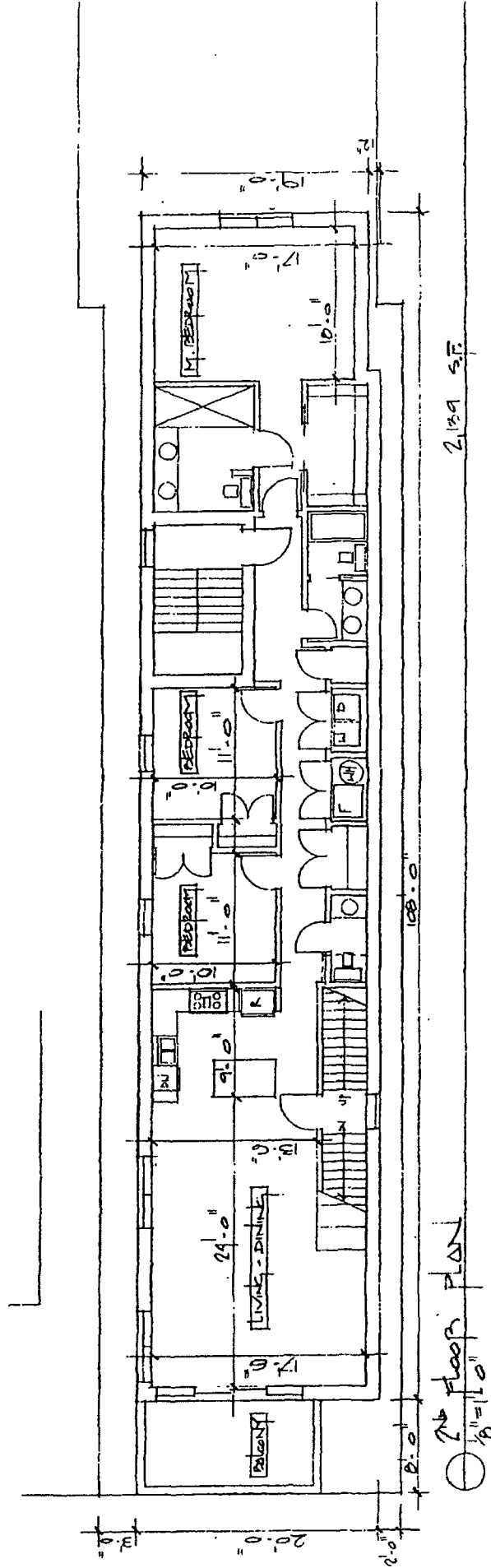
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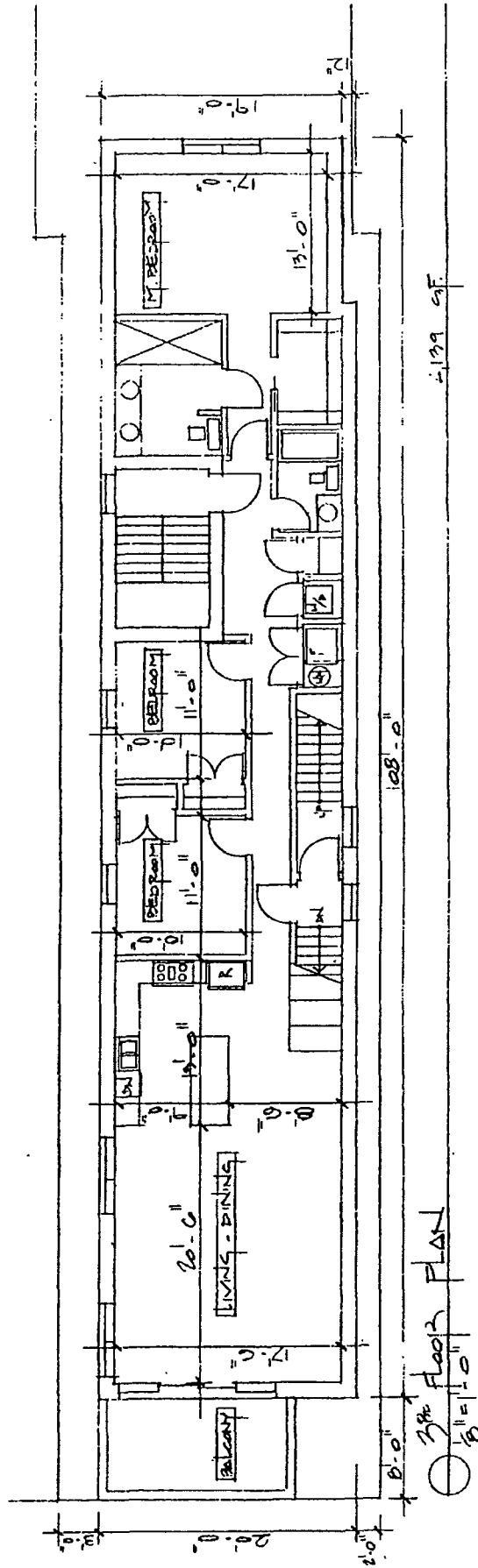
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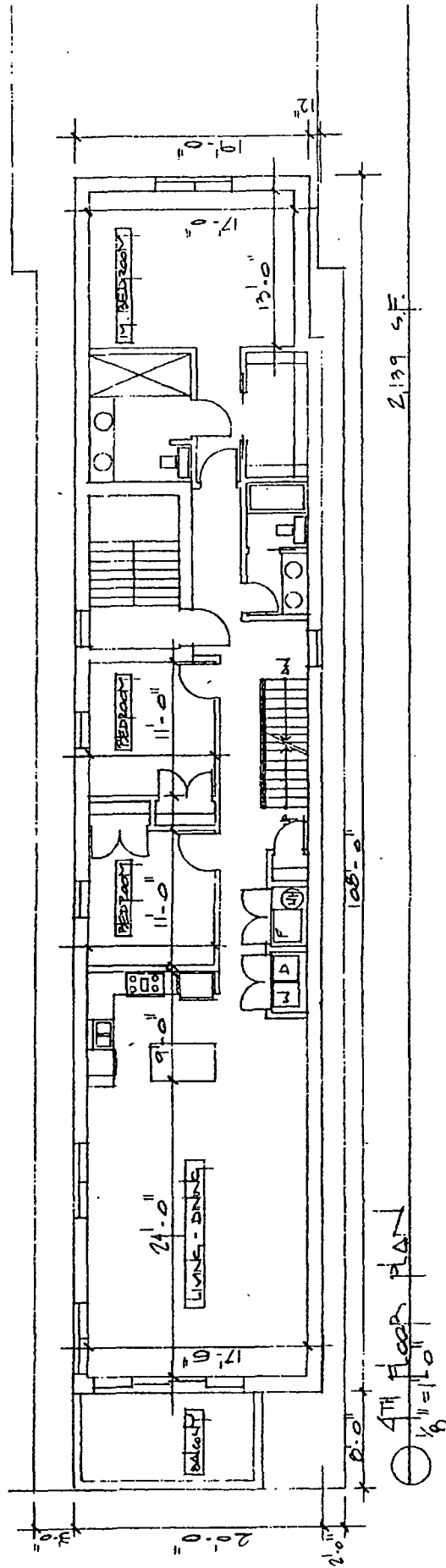
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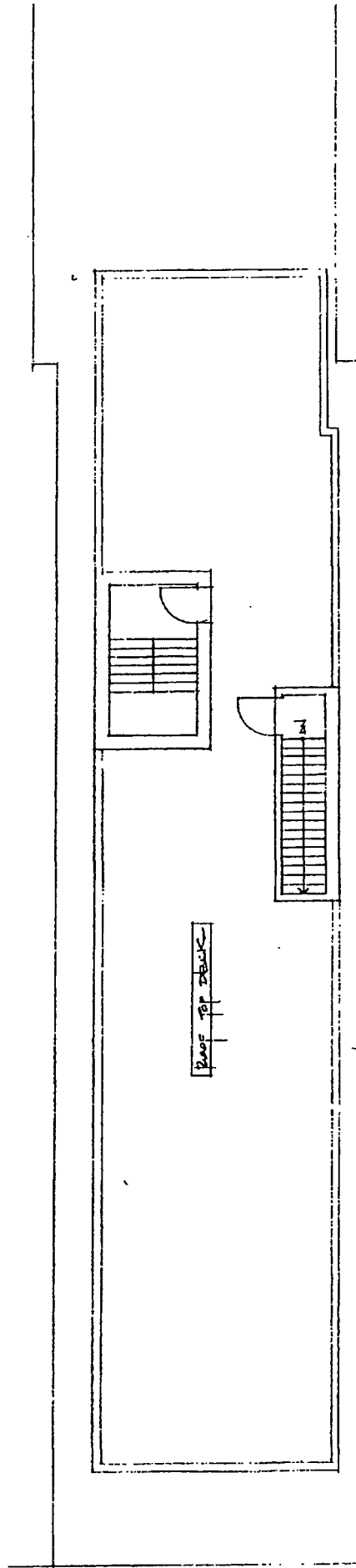


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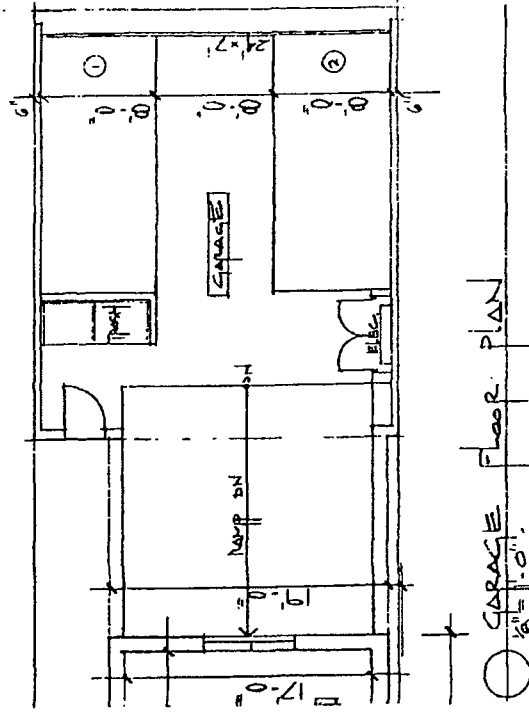
Roof Plan  
1/8" = 1'-0"

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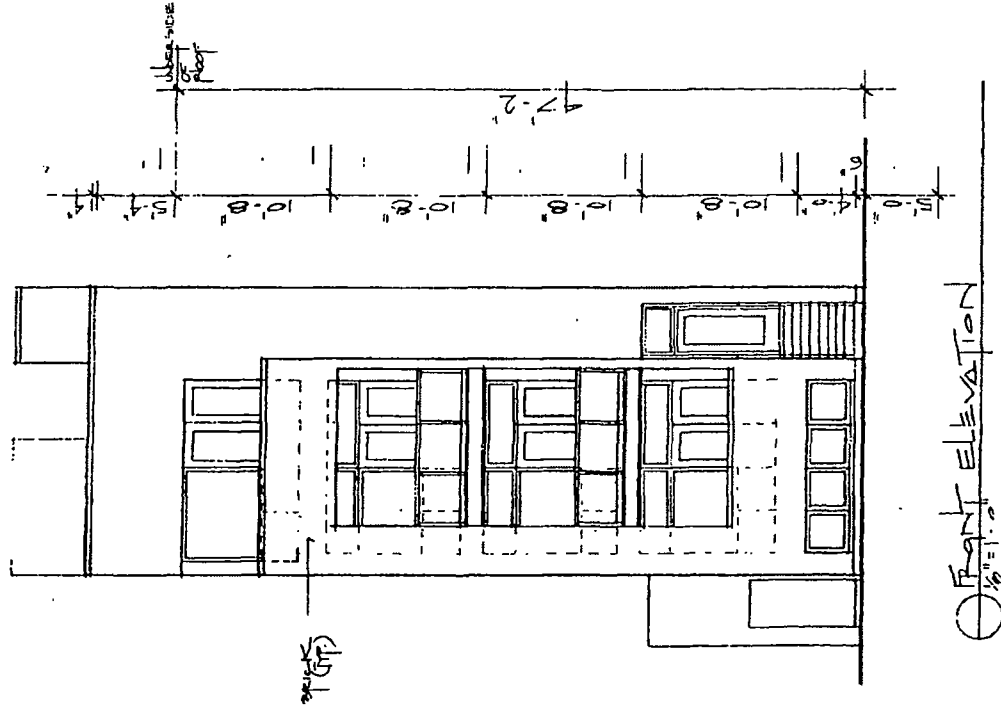
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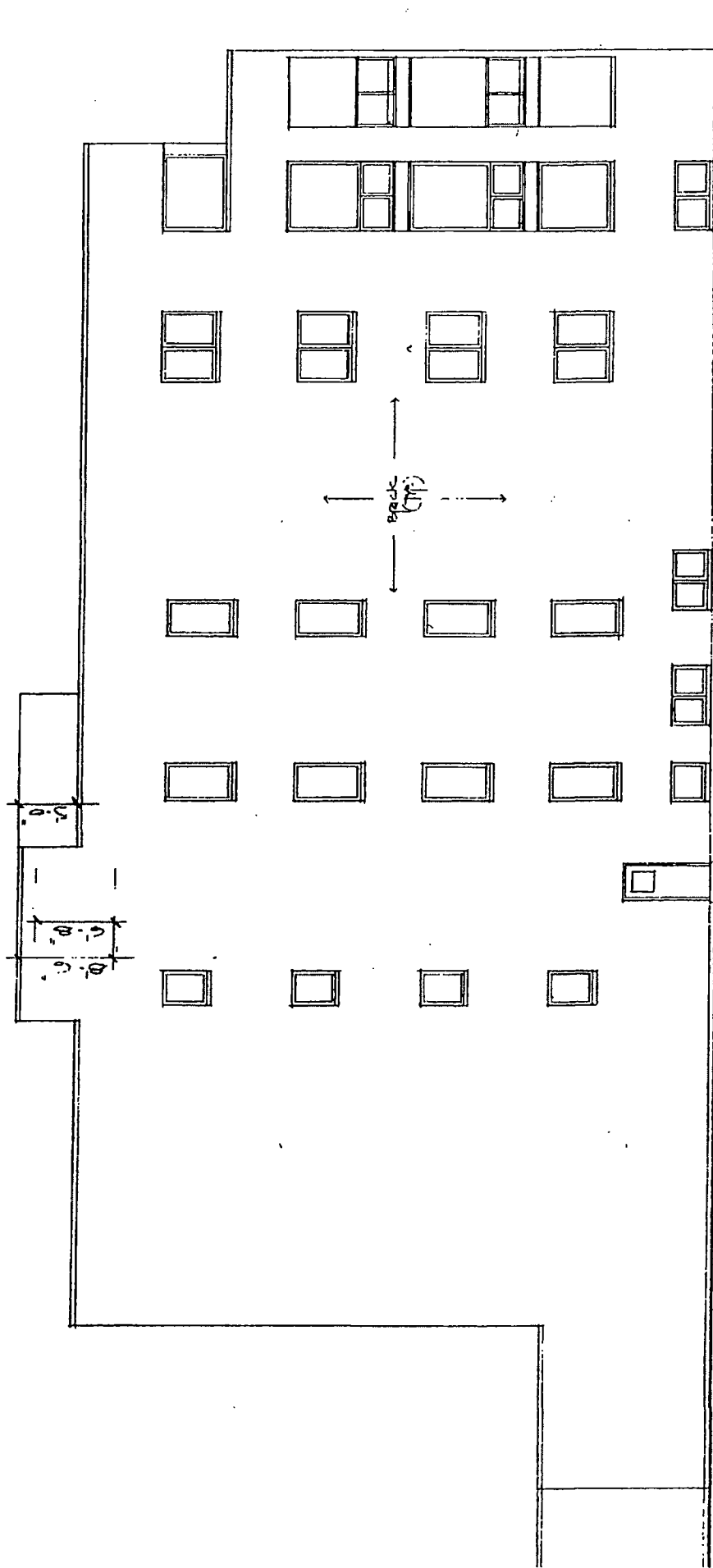
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East Elevation

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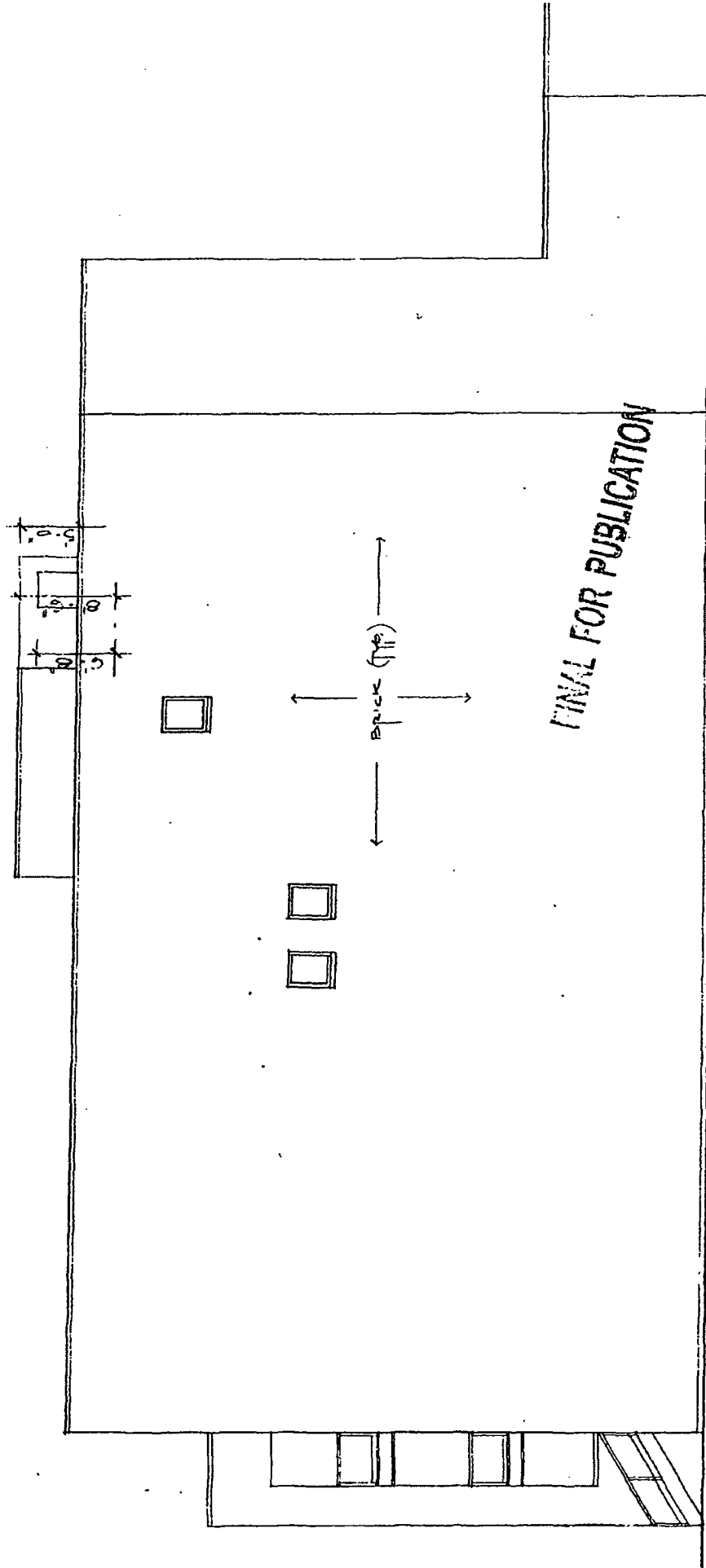
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01-10-10  
WEST ELEVATION



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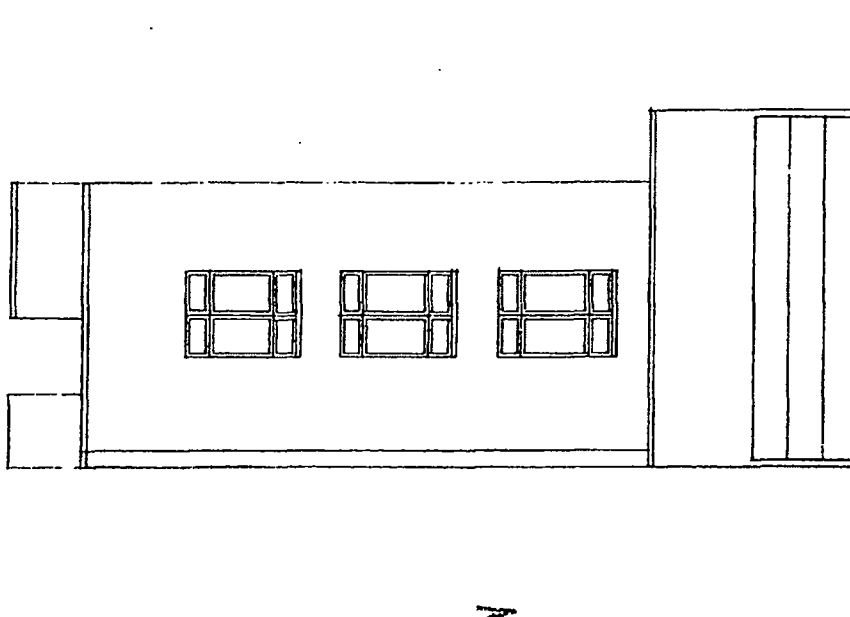
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South Elevation  
1/8" = 1'-0"