



City of Chicago



O2017-8412

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/21/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 2351-2359 W Grand Ave and 463-475 N Western Ave - App No. 19456T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 1-H in the area bounded by:

West Grand Avenue; a line 79.00 feet east of North Western Avenue; a line 105.00 feet south of West Grand Avenue; and North Western Avenue

to those of a C1-3 Neighborhood Commercial District which is hereby established in the area described above

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

Address: 2351 - 59 West Grand Avenue/463- 75 North Western Avenue

FINAL FOR PUBLICATION

NARRATIVE

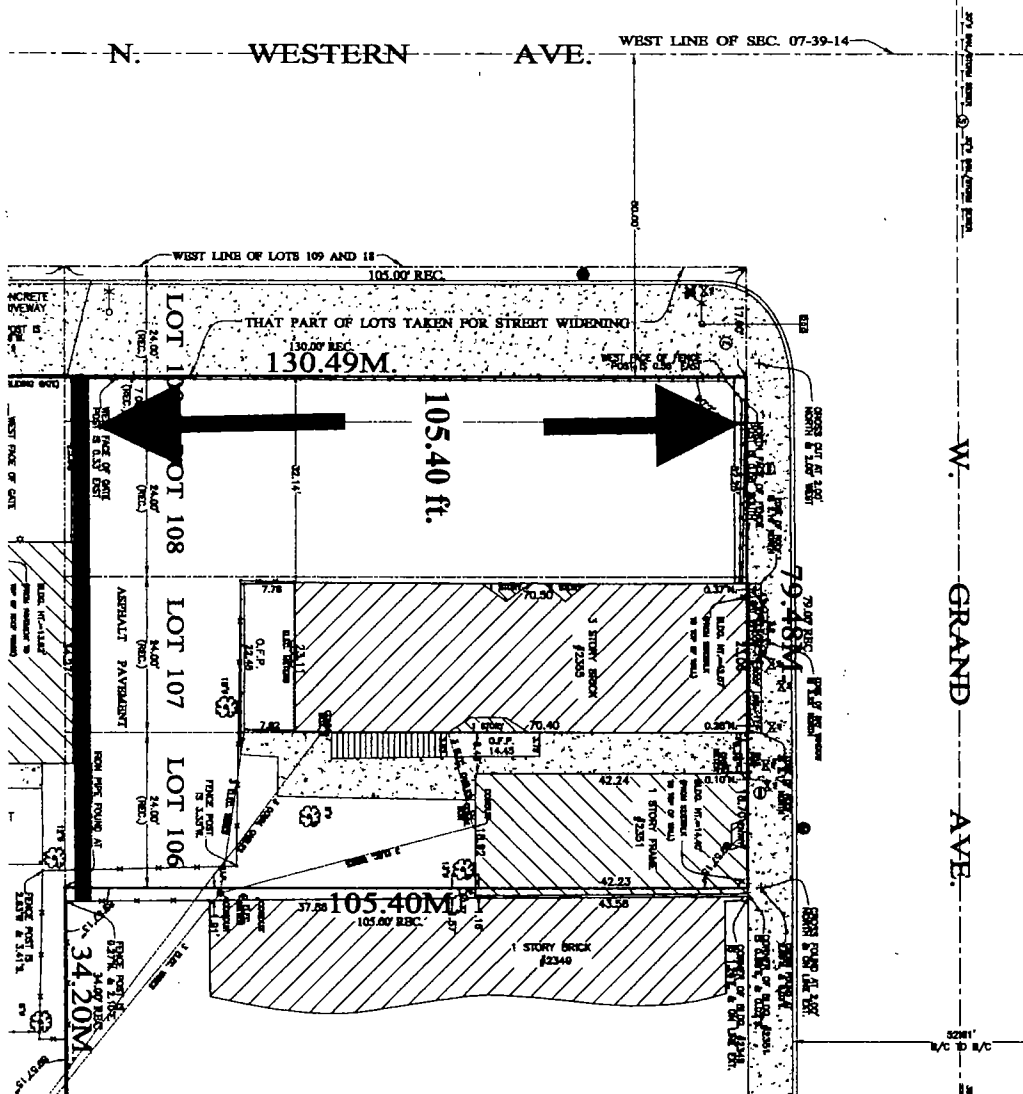
2351 - 59 West Grand Avenue/463- 75 North Western Avenue
TYPE I REGULATIONS

Narrative: The subject property contains 10,112 square feet and is currently improved with 1) a three-story mixed-use building at 2355 West Grand Avenue containing ground floor commercial space and three residential dwelling units; 2) a one-story commercial building at 2351 West Grand Avenue; and 3) a vacant parcel. The current zoning for the property is C1-2. The Applicant proposes to change the zoning to a C1-3 to allow for the establishment of a fourth residential dwelling unit in the 2355 West Grand Avenue building. No expansion of or additions to the existing improvements are proposed.

Lot Area:	8, 295 square feet
FAR:	0.69
FLOOR AREA:	5,687.76 square feet
Residential Dwelling Units:	4 in 2355 West Grand Avenue building
MLA:	630 square feet
Height:	2351 West Grand Avenue – 15.00 feet 2355 West Grand Avenue – 38.00 feet
Automobile Parking:	None
Loading:	0
Setbacks:	
Front (West Grand Avenue):	0.00 feet
East Side:	0.00 feet
West Side:	31.00 feet
Rear (alley):	35.00 feet

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Site Plan
 2351 - 59 West Grand Avenue/
 471 - 63 North Western Avenue



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Front Elevation

2355 West Grand Avenue

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2351 West Grand Avenue

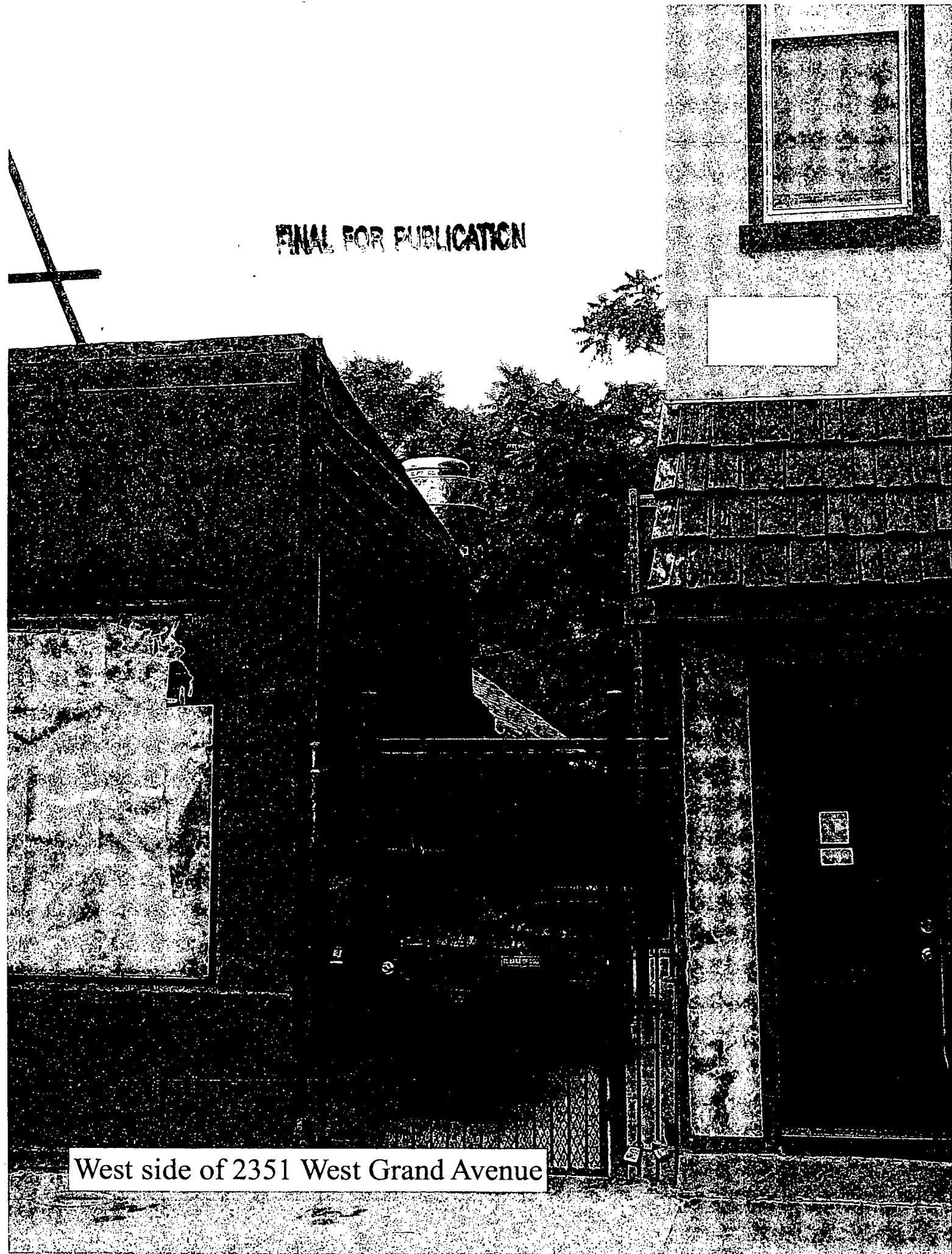
38.00 feet

15.00 feet



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West side of 2351 West Grand Avenue

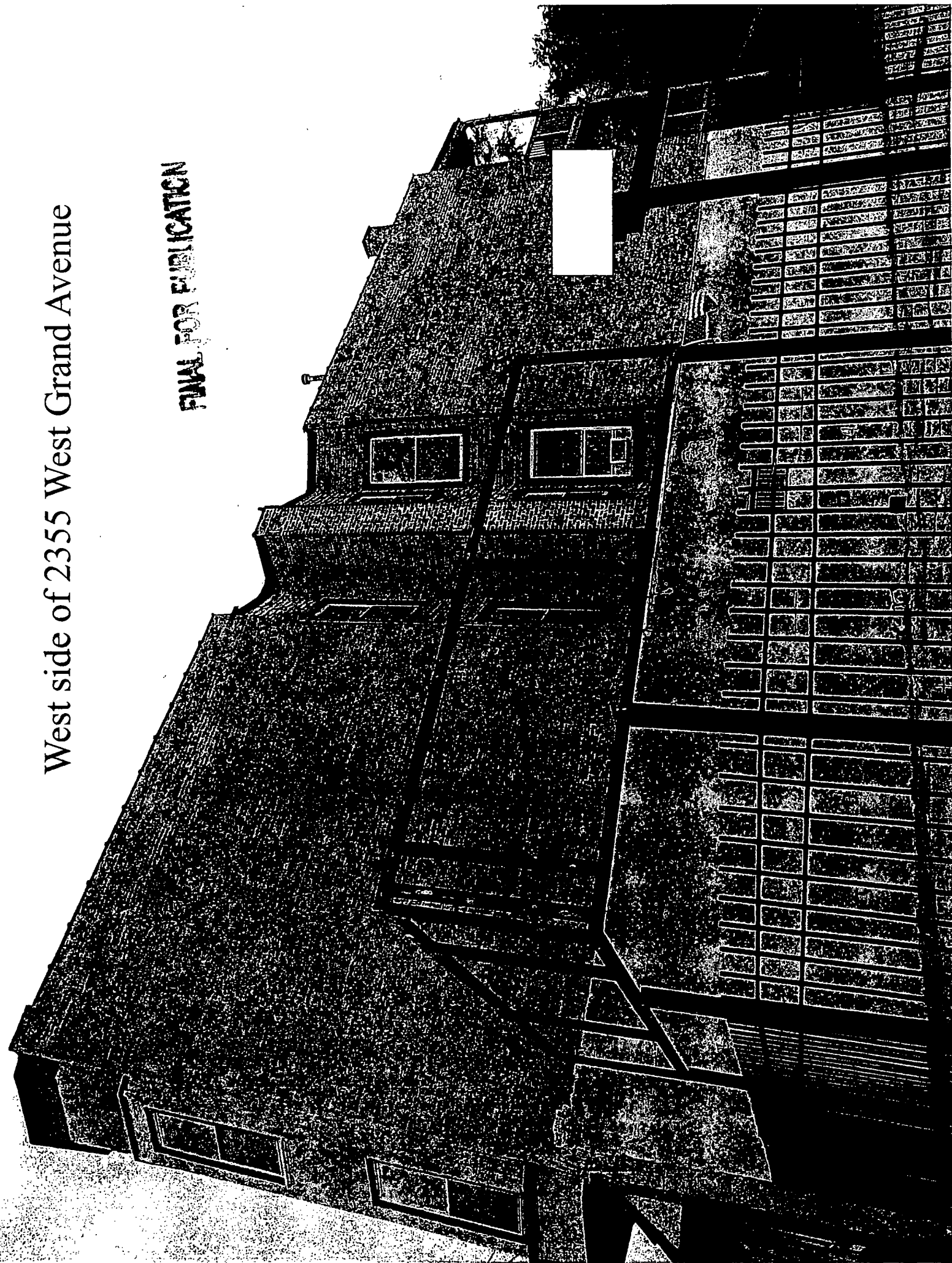


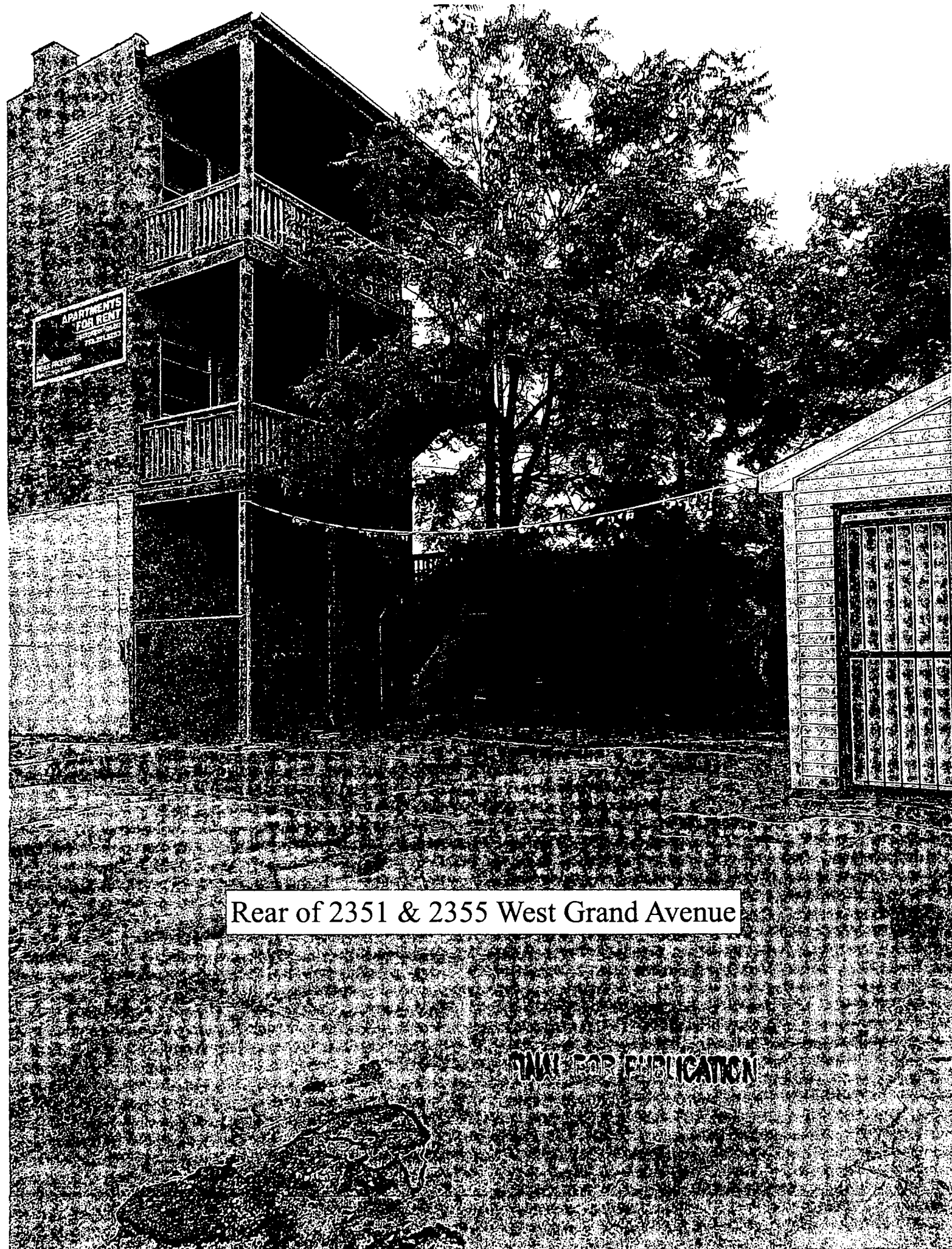
FINAL FOR PUBLICATION

East side of 2355 West Grand Avenue

West side of 2355 West Grand Avenue

FILE FOR PUBLICATION





Rear of 2351 & 2355 West Grand Avenue

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