



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2019-7949  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/16/2019      **In control:** City Council  
**Final action:** 11/20/2019  
**Title:** Zoning Reclassification Map No. 1-H at 1801-1809 W Grand Ave - App No. 20203T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-H  
**Attachments:** 1. O2019-7949.pdf (V1), 2. O2019-7949.pdf

Date	Ver.	Action By	Action	Result
11/20/2019		City Council	Passed	Pass
10/16/2019	1	City Council	Referred	

### 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 M1-2 Limited Manufacturing/Business Park District, as shown on Map 1-H in the area bounded by:

**West Grand Avenue; a line 96.00 feet West of and parallel to North Wood Street; West Ferdinand Street; and North Wood Street.**

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

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

Common Address of Property: 1801-1809 West Grand Avenue, Chicago, IL

# Final for Publication

## **NARRATIVE AND PLANS FOR THE PROPOSED ZONING AMENDMENT TYPE 1 APPLICATION AT 1801-1809 WEST GRAND AVENUE**

The Application is to change zoning for 1801-1809 West Grand Avenue from M1-2 to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a 4-Story, twenty (20) dwelling unit building with a large commercial space on the first level. The commercial space is approximately 1,516 square feet. There will be a total of twenty (20) parking spaces located on the first level (rear). The footprint of the Building shall be approximately 87 feet by 94 feet in size. The building height shall be 50 feet high, as defined by City Code.

LOT AREA: 9,120 SQUARE FEET

**FLOOR AREA RATIO: 3.0**

BUILDING AREA: 27,360 SQUARE FEET

DENSITY, per DWELLING UNIT: 456 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE TWENTY (20) OFF-STREET PARKING SPACES PROVIDED.

FRONT SETBACK: ZERO

REAR SETBACK: 18 FEET\*

SIDE SETBACKS: 2 FEET (West) Zero (East)

BUILDING HEIGHT: 50 FEET

\*May require relief for setbacks.

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