

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

.0

§5
o
c

•a-
v ® G
Sis lis
* Z
13 Z E <

H a e 5

^3 i

u -
1.

%

0

0

Big s O c

86

sic

SIB

i2 l < 3 «<

'-/l

...

T

8 5 s s \$ £
oX

©

C3<

|

il

i

-i

(D

D Q[
7

ii

« S

co

Sis I? 8 h
' in --a EJ
!s|B

O CL.

-j
5^