



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2022-841
Type: Ordinance **Status:** Passed
File created: 3/23/2022 **In control:** City Council
Final action: 4/27/2022
Title: Zoning Reclassification Map No. 1-H at 2117 W Grand Ave - App 20989T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. O2022-841.pdf, 2. SO2022-841.pdf

Date	Ver.	Action By	Action	Result
4/27/2022	1	City Council	Passed as Substitute	Pass
4/26/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/23/2022	1	City Council	Referred	

final for Publication

No. 20989-TI

SUBSTITUTE 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 the C3-2 Commercial, Manufacturing and Employment District symbols and indications as shown on Map No.1-H in the area bounded by

West Grand Avenue; a line 150 feet west of and parallel to North Hoyne Avenue; West Ferdinand Street; and a line 175 feet west of and parallel to North Hoyne Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

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

Common address of property:

SUBSTITUTE NARRATIVE AND PLANS 17-13-0303-C(1)

Narrative & Plans - 2117 W. Grand Ave., Chicago, IL

Proposed Zoning: C2-1 Motor Vehicle-Related Commercial District

Lot Area: 2,625 square feet (25 feet x 105 feet)

Proposed Land Use: The Applicant is proposing to bring the existing mixed-use building located at the subject property into compliance with the Chicago Zoning Ordinance. The existing retail unit located on the building first floor, which contains approximately 1,368 square feet of floor area, will remain without change. The existing residential unit located on the building's second floor will remain without change. The three (3) surface parking spaces located at the rear of the subject lot will also remain without change.

- A) The Project's Floor Area Ratio: 2,736 square feet (1.04 FAR) (existing)
- B) The Project's Density (Minimum Lot Area Per D.U.): 2,625 square feet per D.U.
(1 residential unit)
- C) The amount of off-street parking: 3 vehicle parking spaces
- D) Setbacks:
 - a. Front Setback: 0 feet (existing)
 - b. Rear Setback: 34.75 feet (existing)
 - c. Side Setbacks:

North:	0	feet	(existing)	South:	0	feet
		(existing)				
- E) Building Height: 25 feet-1 inch (existing)

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