



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2014-9731  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/10/2014 **In control:** City Council  
**Final action:** 3/18/2015  
**Title:** Zoning Reclassification Map No. 1-G at 851-855 W Grand Ave - App No. 18254T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2014-9731.pdf, 2. SO2014-9731.pdf

Date	Ver.	Action By	Action	Result
3/18/2015	1	City Council	Passed as Substitute	Pass
3/12/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/13/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/10/2014	1	City Council	Referred	

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### 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 M2-2, Light Industry District symbols shown on Map 1-G in the area generally bounded by:

West Grand Avenue; a line 41.52 feet west of the west line of the public alley next east of North Peoria Street (heretofore vacated); a line 116 feet south of West Grand Avenue; the public alley next east of North Peoria Street (heretofore vacated); a line parallel to and northeast of the northerly retaining wall of the John F. Kennedy Expressway; a line 70.37 feet northwest of the public alley next east of North Peoria Street (heretofore vacated); a line roughly parallel to the east line of the retaining wall of the John F. Kennedy Expressway; a line roughly parallel to and east of the northeasterly line of the John F. Kennedy Expressway; a line 53.99 feet south of West Grand Avenue; a line roughly parallel to and east of the easterly retaining wall of the John F. Kennedy Expressway

to the designation of B2-3, Neighborhood, Mixed-Use District. SECTION 2. This ordinance takes effect after its passage and approval.

Common Address: .851-55 West Grand Avenue

03/12/2015

**SUBSTITUTE NARRATIVE AND PLANS  
851-55 West Grand Avenue ("Property")  
Type 1 Rezoning**

The Property is 13,893 square feet in size and encompasses portions of a city block bounded by West Grand Avenue; a line 41.52 feet west of the west line of the public alley next east of North Peoria Street (heretofore vacated); a line 116 feet south of West Grand Avenue; the public alley next east of North Peoria Street (heretofore vacated); a line parallel to and northeast of the northerly retaining wall of the John F. Kennedy Expressway; a line 70.37 feet northwest of the public alley next east of North Peoria Street (heretofore vacated); a line roughly parallel to the east line of the retaining wall of the John F. Kennedy Expressway; a line roughly parallel to and east of the northeasterly line of the John F. Kennedy Expressway; a line 53.99 feet south of West Grand Avenue; a line roughly parallel to and east of the easterly retaining wall of the John F. Kennedy Expressway. The current zoning of the Property is M2-2, Light Industry District, and the proposed zoning is B2-3, Neighborhood, Mixed-Use District. The proposed uses are a residential building to be located at 851-55 West Grand Avenue containing 36 dwelling units, 65 feet in height with 18 outdoor parking spaces. The Property currently contains a vacant commercial building on

Grand Avenue.

**Zoning Standard**

Use	Dwelling units (36 d.u.)
Floor Area Ratio ("FAR")	2.6 (36,382 SF)
Building Height	65'
Setbacks	0 ft. front, side and rear setbacks
Parking Groups C	18 spaces 50% reduction for Transit Oriented Development as site is 462.28 ft. from Milwaukee Ave./Grand Ave. CTA Blue Line station
Loading	(1) 10'x25' berth provided
Minimum Lot Area ("MLA")	386 s.f. per dwelling unit

EXISTING CTA BUS STOP

SIDE SETBACK: - 0' - 0" (0' - 0" MIN.)  
 FRONT SETBACK: - 0' - 0" (0' - 0" min.)  
 BUILDING ENTRY 851-55 W GRAND AVE. - SIDE SETBACK-0'-0"(0'-0"MIN.)

# FitzGerald

Associates Architects

**851-55 West Grand Ave. The Kachadurian Group 03/06/15 A0-1**

851-55 West Grand Ave

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851-55 West Grand Ave. The Kachadurian Group

**Floor Plan**

03/06/15 **A1-1**

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The Kachadurian Group

03/06/15 **A1-2**

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851-55 West Grand Ave.

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851-55 West Grand Ave.

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The Kachadurian Group  
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FIRST FLOOR  
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## Grand Ave. Elevation

851-55 West Grand Ave. The Kachadurian Group 03/06/15 **A2-1**