



Office of the City Clerk

City Hall
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Legislation Text

File #: O2018-680, Version: 1

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

a line 52.40 feet north of and parallel to West Grand Avenue; North Hermitage Avenue; West Grand Avenue; and the alley next west of and parallel to North Hermitage Avenue,

to those of a B1-3 Neighborhood Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1722 West Grand Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis and Plans

1722 W. Grand Ave., Chicago, IL

Proposed Zoning:

4,140 square feet

The Applicant is seeking a zoning change to permit a new four-story mixed-use building at the subject property. The proposed building will contain retail space at grade and five (5) dwelling units above. Five (5) enclosed parking spaces will be provided onsite. The proposed building will be masonry in construction and measure 45 feet 2 inches in height.

- a) The Project's Floor Area Ratio: 2.9
- b) The project's density (Lot Area per Dwelling Unit): 828 square feet
- c) The amount of off-street parking: 5 parking spaces
- d) Setbacks:
 - a. Front Setback: 0
 - b. Rear Setback: 4 inches
 - c. Side Setbacks: west side - 6 feet / east side - 2 feet
 - d. Rear Yard Open Space: N/A
- (e) Building Height: 45 feet 2 inches

*17-10-0207-A

*17-13-0303-C(2) - Plans Attached.

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