



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2015-1386, 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 of the M1-2, Limited Manufacturing/Business Park District symbols as shown on Map No. 1-H in the area bounded by:

The public alley next North of and parallel to West Grand Avenue; a line 120 feet West of and parallel to North Wood Street; West Grand Avenue; a line 168 feet West of and parallel to North Wood Street

To those of a BI-2, Neighborhood Shopping District

SECTION 2. This Ordinance takes effect after its passage and approval Common address of property: 1812-14 West Grand Avenue, Chicago EL.

**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR 1812-14
WEST GRAND AVE., CHICAGO, ILLINOIS**

The subject property is currently vacant. The Applicant needs a zoning change to comply with the minimum lot area and maximum floor area to build a four-story mixed-use building with commercial / retail on the ground floor and 5 dwelling units on upper floors.

PROJECT DESCRIPTION:	Zoning Change from MI-2toBI-2
Proposed land use:	To build a new four-story mixed use building with commercial on the ground and 5 DU on upper floors.
Floor Area Ratio:	Lot area: 4,793 SF Building floor area is 10,516 SF Proposed FAR = 2.194
Density:	958 SF *
Off- Street parking:	5 parking spaces
Set Backs	Front: 5" Side: East: 3.5" /West: 4" Rear: 30'-8"
Building height:	43'-10"

* the Applicant will apply for a variation if required
41.93

5 FT ALLEY 4189'

UJ. GRAND AVE.

SITE PLAN

PROPOSED 4 STORY 5 UNIT BUILDING

1814 W.GRAND AVE.