



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2014-5802  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/30/2014 **In control:** City Council  
**Final action:** 11/19/2014  
**Title:** Zoning Reclassification Map No. 1-G at 1501 W Grand Ave - App No. 18115T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2014-5802.pdf, 2. SO2014-5802.pdf

Date	Ver.	Action By	Action	Result
11/19/2014	1	City Council	Passed as Substitute	Pass
11/13/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
7/30/2014	1	City Council	Referred	

### 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 MI-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 1-G in the area bounded by West Grand Avenue; North Armour Street; a line to the public alley next south of and parallel to West Grand Avenue; and a line 25.00 feet west of North Armour Street.

to those of a RM-5 Residential Multi-Unit district.

SECTION 2. This ordinance takes effect after its passage and approval.

Address: 1501W. Grand

SUBSTITUTE NARRATIVE AND PLANS

Zoning Amendment

Type 1 Rezoning Supplemental Submittal

Project Description Narrative:

The applicant seeks to rezone the above mentioned property from zoning district MI-2 to RM-5. The applicant seeks to change the use of the land from manufacturing to residential. The applicant is seeking a zoning change to permit construction of a new three story single family residence with a covered open porch enclosed on three sides. (Variation required to reduce rear yard open space required.)

Proposed Land Use: Residential

Floor area ratio:

95% (5357 S.F.) actual.

Project Density:

One single family residence per lot for this lot only.

Off street parking provided: Two automobile  
parking spaces.

Rear Yard Open Space:

0 S.F. \*Variation Required (to reduce rear yard open space required) Setbacks:

\* North Setback: 11'-6", East: 0'-0", South: 1'-0", West: 1'-0" Building Height:  
42'-0" (bottom of ceiling joists at third floor)