

Legislation Details (With Text)

File #:	SO2014-9732				
Туре:	Ord	inance S	Status:	Passed	
File created:	12/1	0/2014 Ir	n control:	City Council	
		F	inal action:	3/18/2015	
Title:	Zoning Reclassification Map No. 1-G at 440-446 N Green St - App No. 18255T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 1-G				
Attachments:	1. O2014-9732.pdf, 2. SO2014-9732.pdf				
Date	Ver.	Action By	Acti	on	Result
3/18/2015	1	City Council	Pa	ssed as Substitute	Pass
3/12/2015	1	Committee on Zoning, Land	marks Arr	ended in Committee	Pass
		and Building Standards			
1/13/2015	1	and Building Standards Committee on Zoning, Landi and Building Standards	marks He	d in Committee	Pass

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:)

the public alley next northeast of the line parallel to northerly retainer wall of the John F. Kennedy Expressway; the alley next north of West Hubbard Street; North Green Street; West Hubbard Street; a line parallel to the northerly retainer wall of the John F. Kennedy Expressway; the alley next west of North Green Street

to the designation of B2-3, Neighborhood, Mixed-Use District.

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

Common Address: 440-46 North Green Street

1

03/12/2015

SUBSTITUTE NARRATIVE AND PLANS 440-46 North Green Street ("Property") Type 1 Rezoning

The Property is a vacant lot which is 6,600 square feet in size and encompasses portions of a city block bounded by the public alley next northeast of the line parallel to northerly retainer wall of the John F. Kennedy Expressway; the alley next north of West Hubbard Street; North Green Street; West Hubbard Street; a line parallel to the northerly retainer wall of the John F. Kennedy Expressway; the alley next east of North Green Street. 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 use is a residential building to be located at 440-46 North Green Street containing 8 dwelling units, 60 feet in height, with 8 indoor and 4 outdoor parking spaces.

Zoning Standard

Use	Dwelling units (8)
Floor Area Ratio ("FAR")	3.0 FAR -19,800 SF
Building Height	60'
Setbacks	0 ft. front, side and rear setbacks
Parking Group C	12 spaces
Loading	0
Minimum Lot Area ("MLA")	832.5

?0ft

1311714.4 12/5/2014 11:01 am

EXISTING CURB CUT PRIVATE PARKING GARAGE ENTRANCE SIDE SETBACK: 0" - 0" (0' - 0" MIN.) FRONT SETBACK: 0' - 0" (0" - 0" MIN.)

BUILDING ENTRY: 440-46 N.GREEN ST.

SIDE SETBACK: 0' - 0" (0' - 0" MIN.)

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440-46 NORTH GREEN ST. The Kachadurian Group

PRIVATE PARKING GARAGE (8 PARKING SPACES)

LOBBY

MAIL

PUMP/ IV ETERI ENTRY: 440-46 NORTH GREEN STREET

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FitzGeralo!

Associates Architects

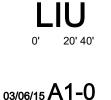
Ground Floor Plan

440-46 NORTH GREEN ST. The Kachadurian Group 03/06/15 A1

3 BED ROOM

n n

3 BED ROOM



3=C

<u>*P-r=r*</u>

FitzGerald

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2nd - 5th Floor Plan

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Roof Plan

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/V. *X*″

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MEAN ROOF HEIGHT 60' B/O ROOF STRUCT. 57' - 0" FIFTH FLOOR 47' - 3" FOURTH FLOOR 35' - 6" THIRD FLOOR 23' SECOND FLOOR 12'-0'' *r



FIRST FLOOR 0'-0"



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Green Street Elevation

440-46 NORTH GREEN ST. The Kachadurian Group 03/06/15 A2-1

MEAN ROOF HEIGHT 60' B/O ROOF STRUCT. 57' - 0

> FIFTH FLOOR 47' - 3"

FOURTH FLOOR 35' - 6' THIRD FLOOR ■'-9" ™

SECOND FLOOR 12'-0" T

> FIRST FLOOR o'-o" 'r

LTLr

FitzGerald

Hubbard Street Elevation

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