



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2014-9732
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 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	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	

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

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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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LIU
0' 20' 40'

Associates Architects

440-46 NORTH GREEN ST. The Kachadurian Group

03/06/15 **A1-0**
3=C

PRIVATE PARKING
GARAGE (8 PARKING
SPACES)

MAIL LOBBY

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

P-r-r

LTLT

0' 4' 8"

FitzGerald

Associates Architects

2nd - 5th Floor Plan

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

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FitzGerald

Associates Architects

Roof Plan

440-46 NORTH GREEN ST. The Kachadurian Group

03/06/15 **A1-3**

N.
X"

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"

Ihj-I
0' 4' 8' 16'

FitzGerald

Associates Architects

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'

23'

THIRD FLOOR
■'-9" TM

SECOND FLOOR
12'-0" T

FIRST FLOOR
0'-0" T

LTLr
0' 4' 8"

FitzGerald

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Hubbard Street Elevation

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