



Office of the City Clerk

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Legislation Details (With Text)

File #: O2015-8488
Type: Ordinance
Status: Passed
File created: 12/9/2015
In control: City Council
Final action: 2/10/2016
Title: Zoning Reclassification Map No. 1-G at 1427 W Grand Ave and 1426 W Ferdinand St - App No. 18603T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2015-8488 (V1).pdf, 2. O2015-8488.pdf

Date	Ver.	Action By	Action	Result
2/10/2016	1	City Council	Passed	Pass
1/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
12/9/2015	1	City Council	Referred	

ORDINANCE <J

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, as shown on Map 1-G in the area bounded by:

West Grand Avenue, a line 278 feet West of North Noble Street, a point 100.47 feet South of West Grand Avenue and parallel to West Grand Avenue and a line 253 feet West of North Noble Street

West Ferdinand Street, a line 250.82 feet West of North Noble Street, West Ferdinand Street and a line 275.82 feet West of North Noble Street, and a point 51.50 North of West Ferdinand Street.

To those of B2-3 Neighborhood Mixed-Use District

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

Common Address of Property: 1427 W. Grand Ave. /1426 W. Ferdinand St., Chicago, IL

**NARRATIVE AND PLANS FOR THE PROPOSED
REZONING AT
1427 WEST GRAND AVENUE/ 1426 WEST
FERDINAND STREET**

The Application to change zoning for 1427 West Grand Avenue/1426 West Ferdinand Street from M1-2, Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a four story building consisting of four (4) residential dwelling units with parking.

LOT AREA: 3,799.25 SQUARE FEET

FLOOR AREA RATIO: 2.25

BUILDING AREA: 8,556 SQUARE FEET

**DENSITY. LOT AREA PER DWELLING UNIT: 2,139 SQUARE FEET OFF-STREET PARKING: THE
PROPERTY WILL HAVE FOUR (4) GARAGE SPACES. FRONT SETBACK: ZERO**

REAR SETBACK: 34 FEET 11 5/8 INCHES (APPLICANT WILL SEEK A VARIATION). SIDE SETBACK: 2
FEET (WEST) 3 FEET (EAST) REAR YARD OPEN SPACE: NONE REQUIRED BUILDING HEIGHT: 47
FEET 2 INCHES

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