



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-3806
Type: Ordinance
File created: 5/24/2017
Status: Passed
In control: City Council
Final action: 6/28/2017
Title: Zoning Reclassification Map No. 1-G at 1435-1439 W Grand Ave - App No. 19220T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2017-3806.pdf, 2. SO2017-3806.pdf

Date	Ver.	Action By	Action	Result
6/28/2017	1	City Council	Passed as Substitute	Pass
6/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
5/24/2017	1	City Council	Referred	

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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 and indications as shown on Map No. 1-G in the area bounded by

West Grand Avenue; a line 466 feet east of and parallel to North Armour Street; a line 99.50 feet south of and parallel to West Grand Avenue; a line 469 feet east of and parallel to North Armour Street; West Ferdinand Street; a line 419 feet east of and parallel to North Armour Street; a line 99.50 feet south of and parallel to West Grand Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

SUBSTITUTE

PROJECT NARRATIVE and plans TYPE

1 ZONING AMENDMENT 1435-1439 WEST

GRAND AVENUE

B2-2 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a MI-2 Limited Manufacturing/Business Park District to a B2-2 Neighborhood Mixed-Use District for the construction of a 45' ft. 4 story building with 5 dwelling units and 5 parking spaces to be provided.

Lot Area	6,231 square feet
Minimum Lot Area	1,246 square feet
Parking	5 spaces
Rear Setback	30 feet to building; 0 feet to garage
East Setback	0 feet
Front Setback	2 feet
West Setback	0 feet

FAR	2.2
Building Square Footage	13,542 square feet
Building Height	45 feet

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