



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-8412
Type: Ordinance
Status: Passed
File created: 11/21/2017
In control: City Council
Final action: 1/17/2018
Title: Zoning Reclassification Map No. 1-H at 2351-2359 W Grand Ave and 463-475 N Western Ave - App No. 19456T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. O2017-8412 (V1).pdf, 2. O2017-8412.pdf

Date	Ver.	Action By	Action	Result
1/17/2018	1	City Council	Passed	Pass
1/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/21/2017	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 1-H in the area bounded by:

West Grand Avenue; a line 79.00 feet east of North Western Avenue; a line 105.00 feet south of West Grand Avenue; and North Western Avenue

to those of a C1-3 Neighborhood Commercial District which is hereby established in the area described above

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

Address: 2351 - 59 West Grand Avenue/463- 75 North Western Avenue

FINAL FORfUBUCATKJN

NARRATIVE

2351 - 59 West Grand Avenue/463- 75 North Western Avenue TYPE I
REGULATIONS

Narrative: The subject property contains 10,112 square feet and is currently improved with 1) a three-story mixed-use building at 2355 West Grand Avenue containing ground floor commercial space and three residential dwelling units; 2) a one-story commercial building at 2351 West Grand Avenue; and 3) a vacant parcel. The current zoning for the property is C1-2. The Applicant proposes to change the zoning to a C1 -3 to allow for the establishment of a fourth residential dwelling unit in the 2355 West Grand Avenue building. No expansion of or additions to the existing improvements are proposed.

Lot Area: 8, 295 square feet

FAR: 0.69

FLOOR AREA: 5,687.76 square feet

Residential Dwelling Units: 4 in 2355 West Grand Avenue building

MLA: 630 square feet

Height: 2351 West Grand Avenue - 15.00 feet
2355 West Grand Avenue - 38.00 feet

Automobile Parking: None Loading: 0 Setbacks:

Front (West Grand Avenue):	0.00 feet
East Side:	0.00 feet
West Side:	31.00 feet
Rear (alley):	35.00 feet

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East side of 2355 West Grand Avenue