



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-6939
Type: Ordinance **Status:** Passed
File created: 9/20/2018 **In control:** City Council
Final action: 10/31/2018
Title: Zoning Reclassification Map No. 1-G at 1345-1347 W Grand Ave - App No. 19772T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2018-6939.pdf, 2. SO2018-6939.pdf

Date	Ver.	Action By	Action	Result
10/31/2018	1	City Council	Passed as Substitute	Pass
10/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	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 the B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 1-G in the area bounded by:

West Grand Avenue; a line 368.50 feet east of North Noble Avenue; the public alley next south of West Grand Avenue; and a line 335.50 east of North Noble Avenue

to those of a B1 -3 Neighborhood Shopping District.

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

Address: 1345-47 West Grand Avenue

SUBSTITUTE NARRATIVE AND PLANS

1347 West Grand Avenue TYPE I
REGULATIONS

Narrative: The subject property is improved with a two-story single family home and detached garage. The Applicant proposes to rezone the property from a Bl-2 Neighborhood Shopping District to a Bl-3 Neighborhood Shopping District to construct a four-story mixed-use residential building with 1,239 square feet of ground floor commercial space and six residential dwelling units with six parking spaces and three bicycle spaces. The height of the building will be 46 feet and 4 inches.

Lot Area: 4,950 square feet

FAR:

14,355 square feet

MLA

Residential Dwelling Units

46 feet 4 inches

Automobile Parking:

Bicycle Parking:

Setbacks:

Front (West Grand Avenue): East Side: West Side: Rear (Alley):

0 feet 6 inches None

None

1 foot 6 inches at 1st floor /

15 feet 0 inches at residential units

* A set of plans is attached *Apphcant will also
seek a variation

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