

Legislation Text

File #: SO2014-9732, Version: 1

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

1

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

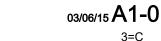
EXISTING CURB CUT PRIVATE PARKING GARAGE ENTRANCE SIDE SETBACK: 0" - 0" (0' - 0" MIN.) FRONT SETBACK: 0' - 0" (0" - 0" MIN.)

BUILDING ENTRY: 440-46 N.GREEN ST.

SIDE SETBACK: 0' - 0" (0' - 0" MIN.)

jam FOR PUBUCATIGH LIU

Associates Architects



PRIVATE PARKING GARAGE (8 PARKING SPACES)

440-46 NORTH GREEN ST. The Kachadurian Group

LOBBY

MAIL

PUMP/ IV ETERi ENTRY: 440-46 NORTH GREEN STREET

FiMfii. FOR PUSUCKfiOM

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

<u>P-r=r</u>

LTLT 0' 4' 8'



Associates Architects



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

FitzGerald

Associates Architects

1

Roof Plan

440-46 NORTH GREEN ST. The Kachadurian Group 03/06/15 A1-3

:

j

/V. X''

MEAN ROOF HEIGHT 60' B/O ROOF STRUCT. 57' - 0"

> FIFTH FLOOR 47' - 3"

File #: SO2014-9732, Version: 1

FOURTH FLOOR 35' - 6" THIRD FLOOR 23' SECOND FLOOR 12'-0'' *rFIRST FLOOR 0'-0"

lhj-l º' 4' 8' 16'



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" ™

SECOND FLOOR 12'-0" T FIRST FLOOR o'-o" 'r



FitzGerald

Hubbard Street Elevation

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

ssociates Architects