



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2015-6377, 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 M1-2 District symbols and indications as shown on Map No. 1-H in the area bounded by

The alley next north of and parallel to West Grand Avenue; a line 168 feet west of and parallel to North Wood Street; West Grand Avenue; and a line 192 feet west of North Wood Street,

to those of a B2-3 Neighborhood Mixed-Use District.

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

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Common Address of Property: 1818 W. Grand Ave

Amended Rezoning Type 1 referred to in this ordinance reads as follows:

**Rezoning Type 1 1818 W Grand Ave
Chicago, IL 60622 Request to rezone from M1-2 to B2
-3**

Floor area ratio: The gross building area is 5,076* square feet and is situated on a 2,400± square foot site. Therefore, the floor area ratio is 2.1:1*

Density: There are 2 residential units in the building (floor 2 and floor 3). Density is 1200 sq ft.

Off street parking: Existing one car attached garage at the back of the building

Setbacks: Front setbacks = 0; Side setbacks = 0; Rear setback = 2 feet

Height: The building height from ground to the top of the parapet walls is approximately 40 feet (existing no change)

Narrative: This is a three-story, masonry constructed, built circa 1898, mixed-use building which contains one ground floor commercial space and two artist lofts on the upper floors. The building has a gross building area of 5,076* square feet and is situated on a 2,400* square foot site. The floor area ratio is 2.1:1. There is a 1 car garage attached to the building. The building is currently zoned M1-2, Limited Manufacturing/Business Park District in Chicago, Illinois. We intend to keep the first floor retail (resale) commercial property which is currently an antique resale store. We intend to convert the 2 units on floor 2 and floor 3 to a single residential dwelling unit. We are requesting a zoning amendment to B2-3 zoning.

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PROPOSED FLOOR PLANS

181B WEST GRAND AVE. CHICAGO, ILLINOIS