



Office of the City Clerk

City Hall
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Room 107
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Legislation Text

File #: O2017-8412, **Version:** 1

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