



City of Chicago



SO2015-1386

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 3/18/2015

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 1-H at 1812-1814 W Grand Ave - App No. 18322T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#18322T1
INTRO DAVE
03-18-2015

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, Limited Manufacturing/Business Park District symbols as shown on Map No. 1-H in the area bounded by:

The public alley next North of and parallel to West Grand Avenue; a line 120 feet West of and parallel to North Wood Street; West Grand Avenue; a line 168 feet West of and parallel to North Wood Street.

To those of a B1-2, Neighborhood Shopping District

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

Common address of property: 1812-14 West Grand Avenue, Chicago IL.

**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING
FOR 1812-14 WEST GRAND AVE., CHICAGO, ILLINOIS**

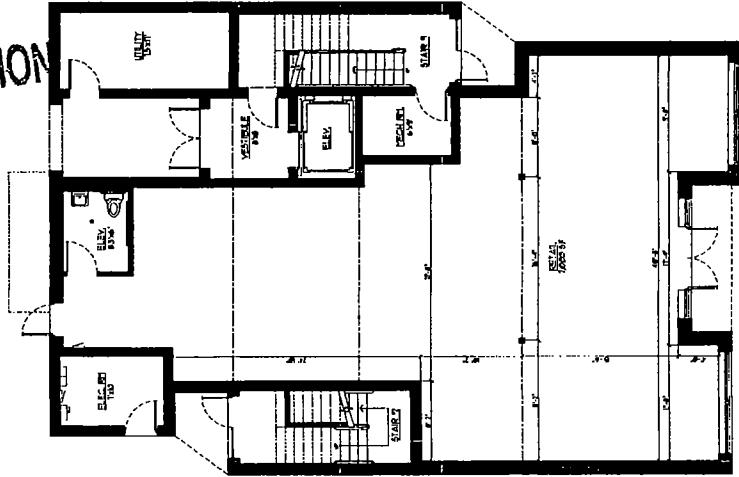
The subject property is currently vacant. The Applicant needs a zoning change to comply with the minimum lot area and maximum floor area to build a four-story mixed-use building with commercial / retail on the ground floor and 5 dwelling units on upper floors.

PROJECT DESCRIPTION:	Zoning Change from M1-2 to B1-2
Proposed land use:	To build a new four-story mixed use building with commercial on the ground and 5 DU on upper floors.
Floor Area Ratio:	Lot area: 4,793 SF Building floor area is 10,516 SF Proposed FAR = 2.194
Density:	958 SF *
Off- Street parking:	5 parking spaces
Set Backs	Front: 5" Side: East: 3.5" / West: 4" Rear: 30'-8"
Building height:	43'-10"

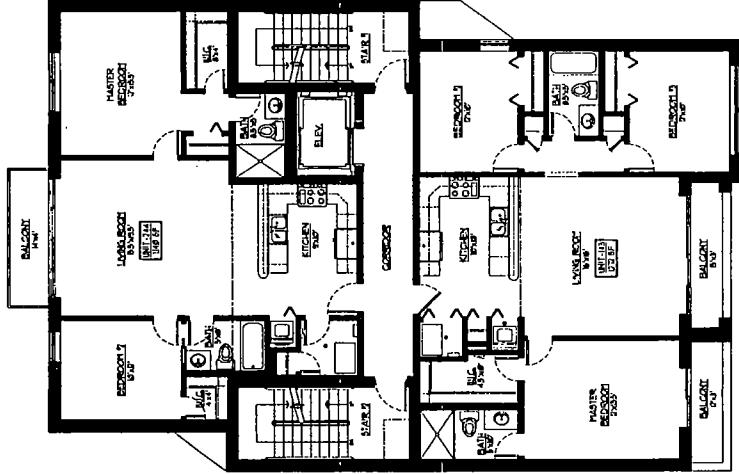
* the Applicant will apply for a variation if required

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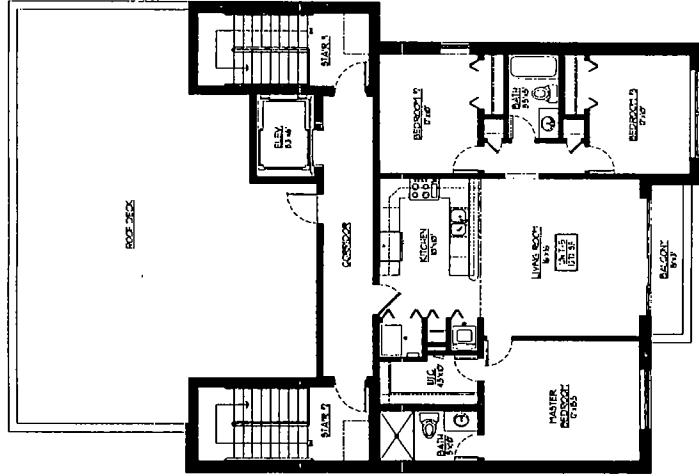
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1ST FLOOR PLAN



2-3RD FLOOR PLAN

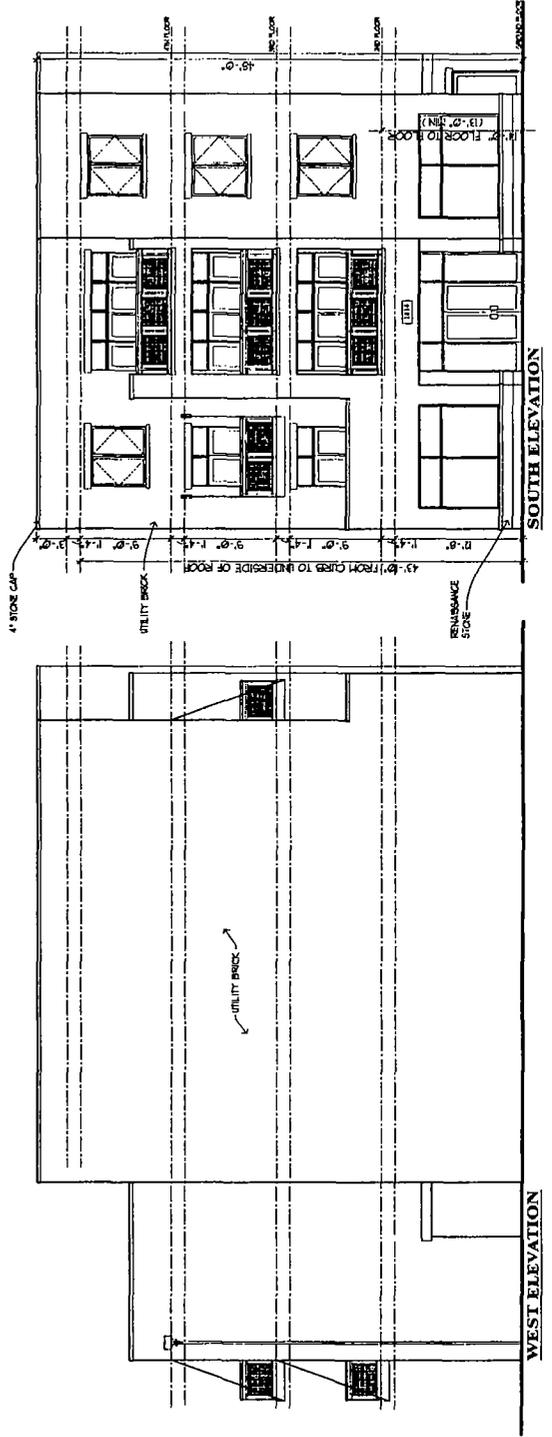
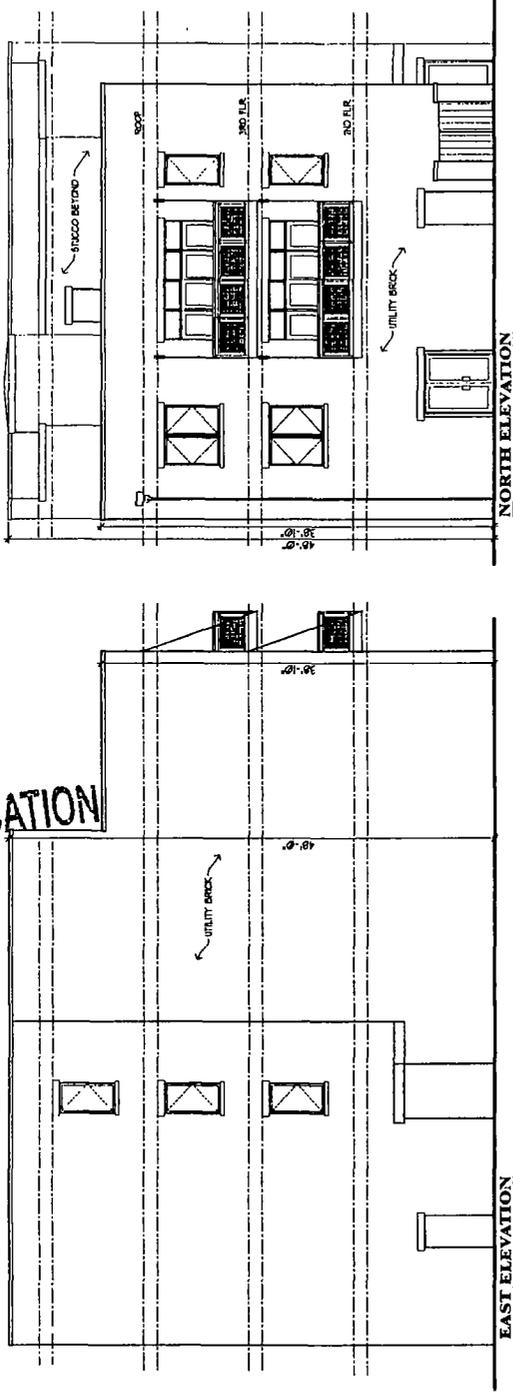


4TH FLOOR PLAN

PROPOSED 4 STORY 5 UNIT BUILDING
1814 W. GRAND AVE.

S.H.L. ARCHITECTURE
 1845 W. GRAND AVE. SUITE 430
 CHICAGO, ILLINOIS 60604
 TEL: 312.467.1800
 WWW.SHLARCHITECTURE.COM

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PROPOSED 4 STORY 5 UNIT BUILDING

1814 W. GRAND AVE.

S.K.T.
ARCHITECTURE
1814 W. GRAND AVE. #102
CHICAGO, ILLINOIS 60612
TEL: 312.467.1111 FAX: 312.467.1112
WWW.SKTARCH.COM