



City of Chicago



O2015-6377

Office of the City Clerk

Document Tracking Sheet

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|---------------------------------|--|
| Meeting Date: | 9/24/2015 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 1-H at 1818 W Grand Ave - App No. 18486T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#1848671
INTRO DATE
Sept 24, 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 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.

WINDY
MAY 10
EITE 4

Common Address of Property: 1818 W. Grand Ave

184867C

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

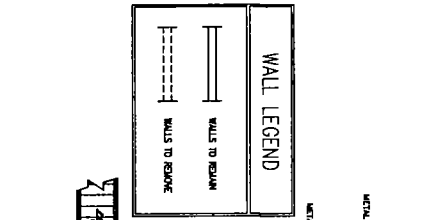
Height: The building height from ground to the top of the parapet walls is approximately 40 feet (existing no change)

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.

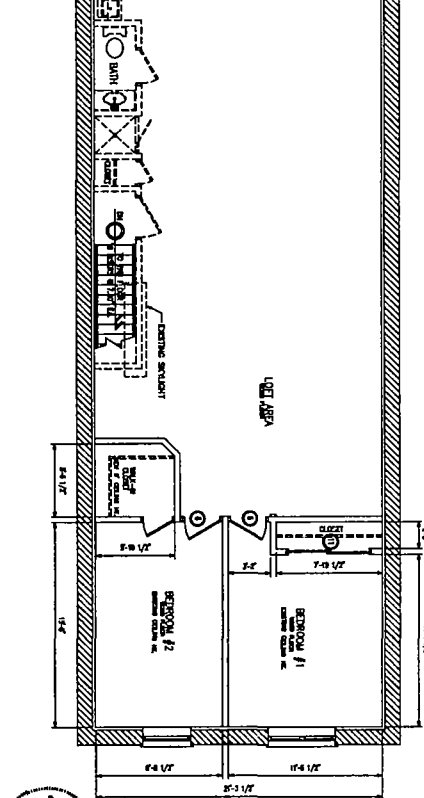
FINAL FOR PUBLICATION

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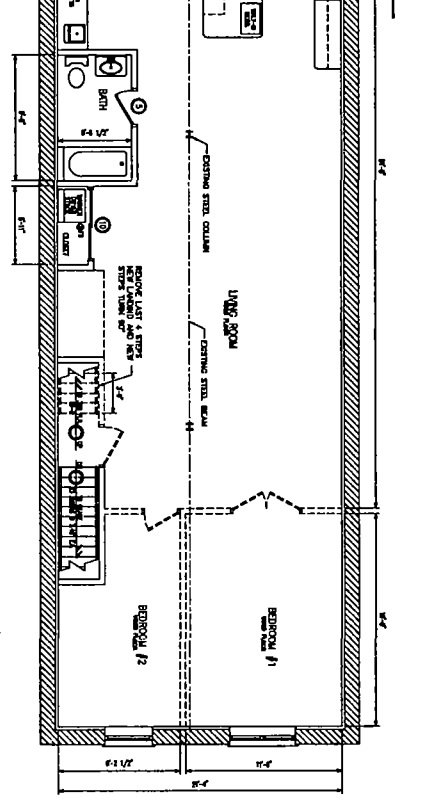
- DEMOLITION NOTES:**
1. DEMOLITION SHALL BE ACCORDING TO THE CITY OF CHICAGO, ORDINANCE 23-110, WHICH IS INCORPORATED BY REFERENCE INTO THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE PROJECT. ALL DEMOLITION SHALL BE ACCORDING TO THE CITY OF CHICAGO, ORDINANCE 23-110, WHICH IS INCORPORATED BY REFERENCE INTO THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE PROJECT.
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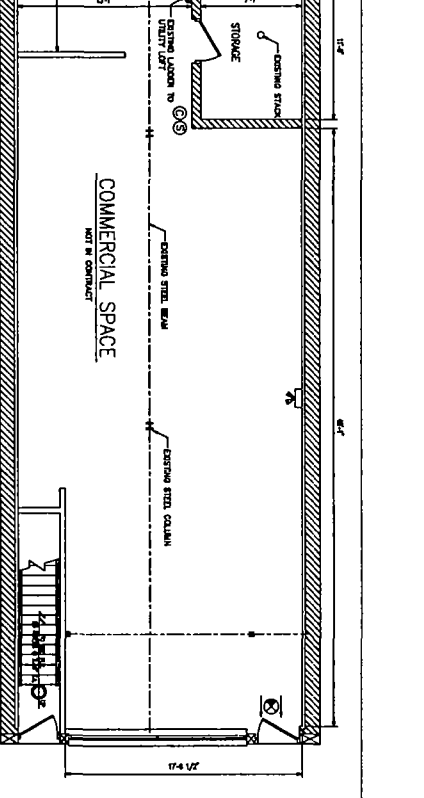
EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



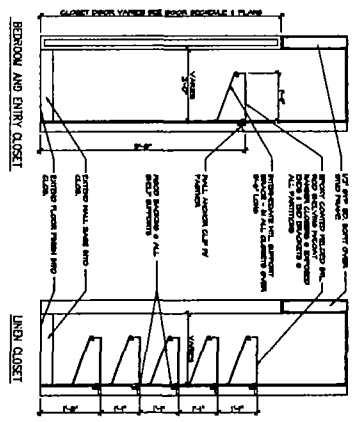
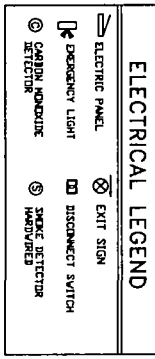
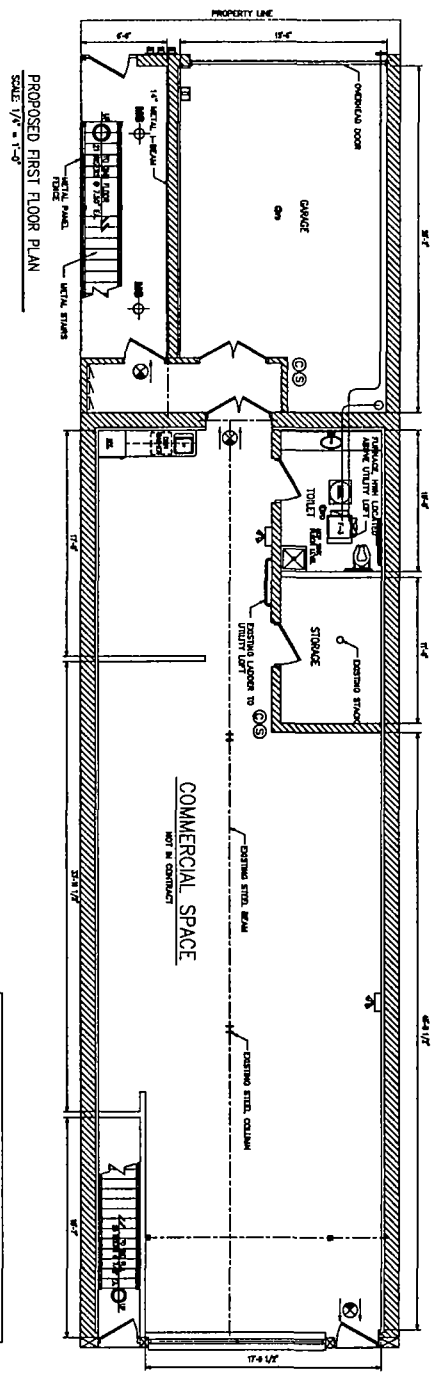
| EXISTING FLOOR PLANS | | |
|----------------------|----|---------|
| DATE | BY | CHKD BY |
| 6/14/14 | | |

| REV. # | DATE | DESCRIPTION |
|--------|------|-------------|
| | | |

RENOVATION
AT
1618 WEST GRAND AVE. CHICAGO, ILLINOIS

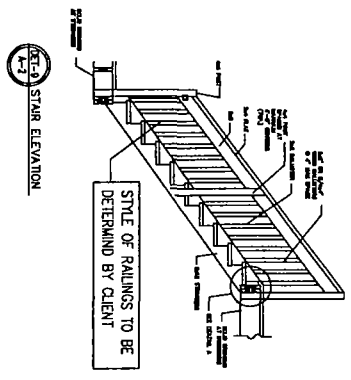
GEORGE SIMOULIS
PROFESSIONAL ENGINEER
1618 WEST GRAND AVE. CHICAGO, ILLINOIS

FINAL FOR PUBLICATION



GENERAL NOTES

1. ALL WOOD CONSTRUCTION SHALL CONFORM TO THE AIA (AMERICAN INSTITUTE OF ARCHITECTS) SPECIFICATIONS AND THE AIA (AMERICAN INSTITUTE OF ARCHITECTS) SPECIFICATIONS.
2. ALL WOOD FINISHING SHALL BE SOUTHERN PINE STRUCTURAL SYSTEM GRADE 27 WITH 2x4, 1x6, 2x6 AND 2x8, 2x10, 2x12 PER CONTAINING SPECIFICATIONS.
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PROPOSED FLOOR PLANS

DATE: 4/15/14

SCALE: A-2

| NO. | DATE | DESCRIPTION |
|-----|---------|----------------------|
| 1 | 4/15/14 | PROPOSED FLOOR PLANS |

RENOVATION
AT
1818 WEST GRAND AVE., CHICAGO, ILLINOIS

GEORGE SIMOULIS
ARCHITECT
1818 WEST GRAND AVE., CHICAGO, ILLINOIS 60613

GENERAL NOTES

1. ALL EXISTING DOORS TO HAVE LEADEN ROOF JACKETS, HORIZONTALS, HORIZONTALS, AT ALL CORNERS & LOCK GASKETS.
2. ALL DOOR CASES TO BE REMOVED & REINSTALLED TO MATCH EXISTING DOORS.
3. REPAIRS TO DOOR CASES TO BE MADE TO MATCH EXISTING.
4. UNLESS NOTED OTHERWISE, ALL DOOR CASES TO BE REINSTALLED TO MATCH EXISTING.

| NO. | TYPE | FINISH | FRAME | GLASS | MARKING |
|-----|-----------------------|--------|----------|-------|---------|
| 1 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |
| 2 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |
| 3 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |
| 4 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |
| 5 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |
| 6 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |
| 7 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |

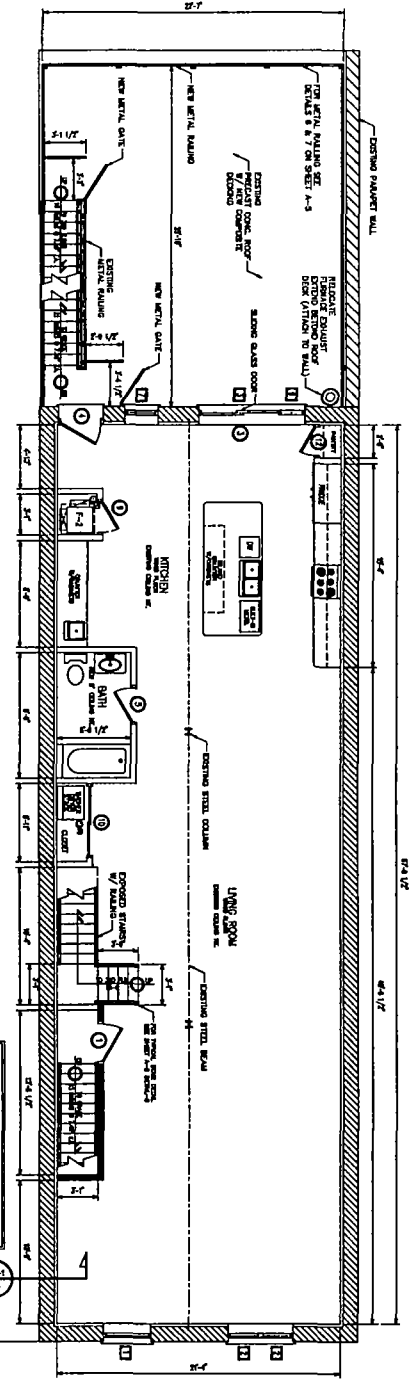
DOOR SCHEDULE

| NO. | TYPE | FINISH | FRAME | GLASS | MARKING |
|-----|-----------------------|--------|----------|-------|---------|
| 1 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |
| 2 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |
| 3 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |
| 4 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |
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| 7 | 1'-0" x 6'-0" x 8'-0" | 304 | ALUMINUM | GLASS | REMARKS |

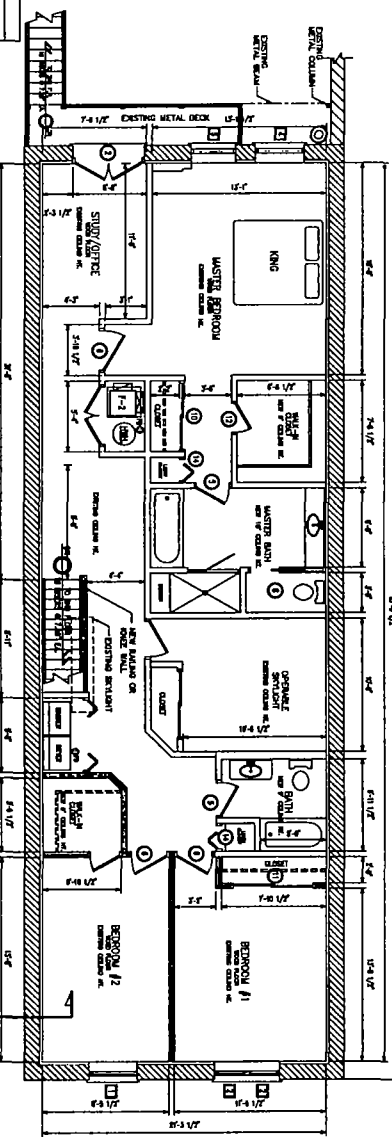
DOOR NOTES

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3. REPAIRS TO DOOR CASES TO BE MADE TO MATCH EXISTING.
4. UNLESS NOTED OTHERWISE, ALL DOOR CASES TO BE REINSTALLED TO MATCH EXISTING.

PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



LIFE SAFETY NOTES

1. ALL EGRESS SHALL BE IN THE DIRECTION OF EXITS.
2. ALL SHALL BE REMOVED OR REINSTALLED TO MATCH EXISTING.
3. ALL DOORS SHALL BE REMOVED & REINSTALLED TO MATCH EXISTING.
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15. ALL DOORS SHALL BE REMOVED & REINSTALLED TO MATCH EXISTING.

DESIGN LOADS

1. FLOOR LIVE LOAD (L_F) - 40 PSF
2. FLOOR DEAD LOAD (D_F) - 10 PSF
3. ROOF LIVE LOAD (L_R) - 20 PSF
4. ROOF DEAD LOAD (D_R) - 10 PSF
5. WIND LOAD (W) - 15 PSF
6. SEISMIC LOAD (S) - 0.1
7. SNOW LOAD (S_N) - 0
8. CEILING LIVE LOAD (L_C) - 0
9. CEILING DEAD LOAD (D_C) - 0
10. EXTERIOR WALL LOAD (W_E) - 0
11. EXTERIOR FLOOR LOAD (L_E) - 0
12. EXTERIOR ROOF LOAD (R_E) - 0
13. EXTERIOR SNOW LOAD (S_E) - 0
14. EXTERIOR WIND LOAD (W_E) - 0
15. EXTERIOR SEISMIC LOAD (S_E) - 0

WALL CONSTRUCTION

