



City of Chicago



SO2019-9340

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/18/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 1-H at 2243 W Grand Ave -
App No. 20289T1

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

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 the C3-2 Commercial, Manufacturing and Employment District symbols and indications as shown on Map No. 1-H in the area bounded by

West Grand Avenue; a line 192 feet east of and parallel to North Oakley Avenue; the alley next south of and parallel to West Grand Avenue; and a line 168 feet east of and parallel to North Oakley Avenue,

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

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2243 West Grand Avenue

17-13-0303-C (1) Substitute Narrative and Plans

2243 West Grand Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 2,524.08 square feet

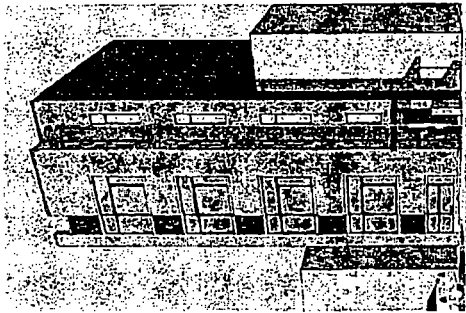
Proposed Land Use: The Applicant is seeking a zoning change to permit a proposed three-story residential building, with three surface parking spaces at the rear of the subject property. The building will measure 49 feet-8 inches in height.

- (A) The Project's Floor Area Ratio: 6,148 square feet (2.44 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 841.36 sf/unit (2,524.08 sf/3 units)
- (C) The amount of off-street parking: 3 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 1 feet-2 inches
 - b. Rear Setback: 30 feet-0 inches
 - c. Side Setbacks:
 - East: 2 feet-0 inches
 - West: 0 feet-4 inches
- (E) Building Height:
 - 49 feet-8 inches

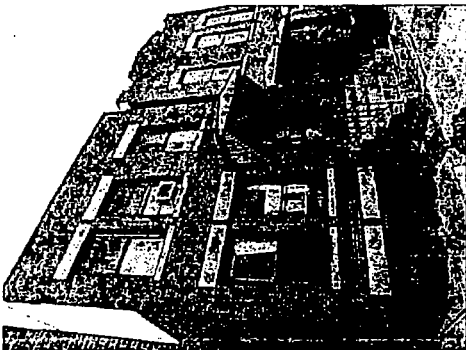
PROJECT: 2243 W GRAND AVE
CHICAGO, ILLINOIS 60612
NEW 3-UNIT RESIDENTIAL BUILDING

CLIENT/OWNER:

FLORENTINA MORALES
312 505 5115 T
FLORENTINA0323@GMAIL.COM



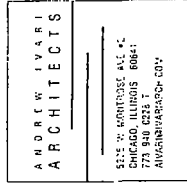
SCHEMATIC 3D IMAGE OF PROPOSED BUILDING



EXISTING BUILDING FRONT

LIST OF DRAWINGS:

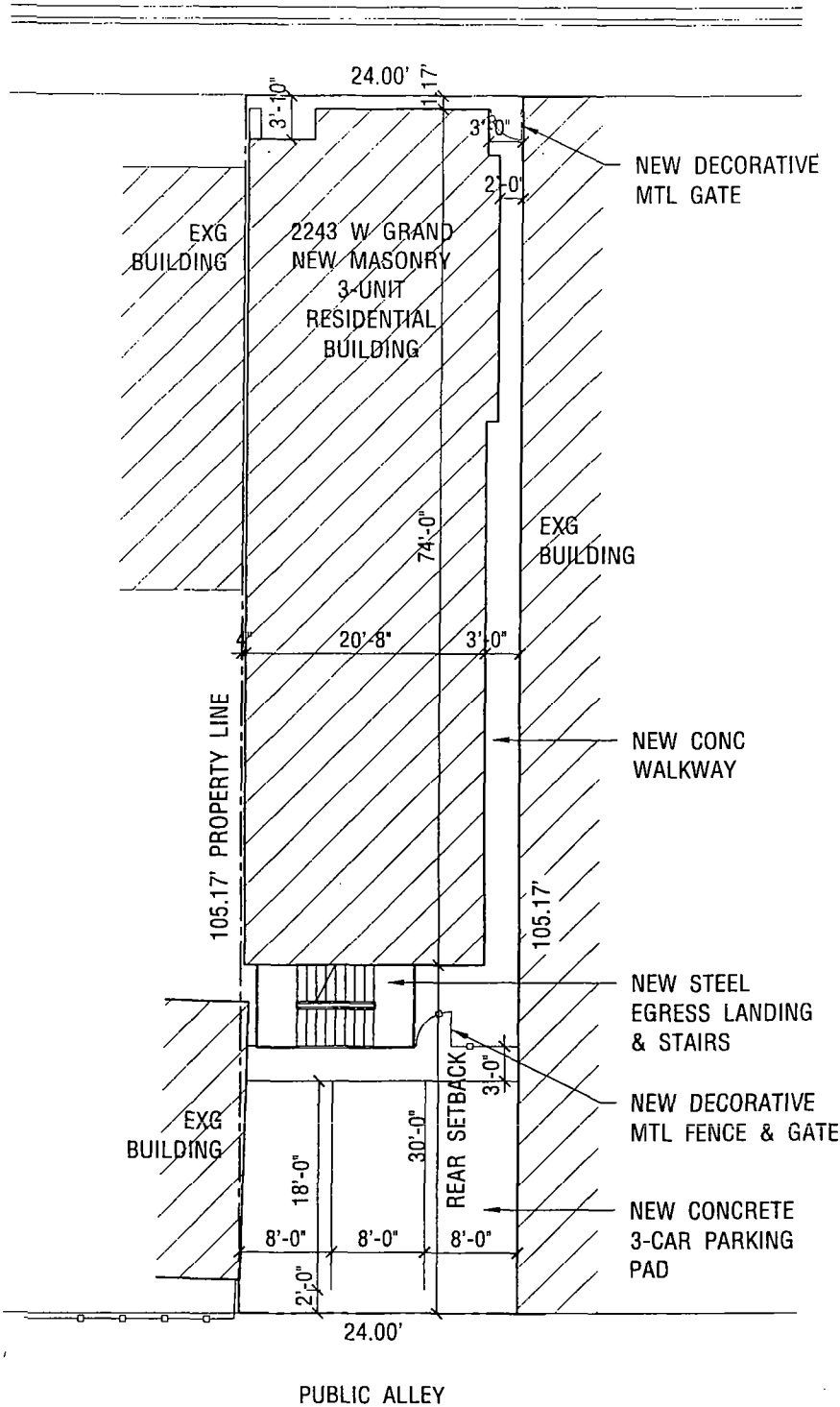
- 1 SITE PLAN & ZONING INFORMATION
- 2 UNIT 1 - FIRST FLOOR PLAN
- 3 UNIT 1 - BASEMENT PLAN
- 4 UNIT 2 - SECOND FLOOR PLAN
- 5 UNIT 3 - THIRD FLOOR PLAN
- 6 UNIT 3 - FOURTH FLOOR PLAN
- 7 ROOF PLAN
- 8 FRONT ELEVATION & SCHEMATIC SECTION
- 9 LEFT ELEVATION
- 10 REAR & RIGHT ELEVATIONS



DESIGN DEVELOPMENT REV II: ISSUED 16 DECEMBER 2019

Final for Publication

W GRAND AVE



ZONING INFORMATION		
ZONING DISTRICT	EXISTING	PROPOSED
	C3-2	B2-3*
LOT AREA		2524
BUILDING AREA		TOTAL
BASEMENT**		1476
FIRST		1537
SECOND		1537
THIRD		1537
FOURTH		1537
TOTALS		6148
F.A.R.	NEW	ALLOWABLE
	2.44	3.0
LOT AREA/UNIT	841	400
BUILDING HEIGHT	49'-8"	50'-0"
SETBACKS	NEW	REQUIRED
FRONT	1.17'	0.0'
SIDE (LEFT)	2'-0"	0.0'
SIDE (RIGHT)	0'-4"	0.0'
REAR	30'-0"	30.0'



*ZONING CHANGE & APPROVAL REQUIRED TO ALLOW BUILDING TO BE BUILT AS CONFIGURED
 **BASEMENT SQUARE FOOTAGE NOT INCLUDED BECAUSE IT IS MORE THAN 50% BELOW GRADE

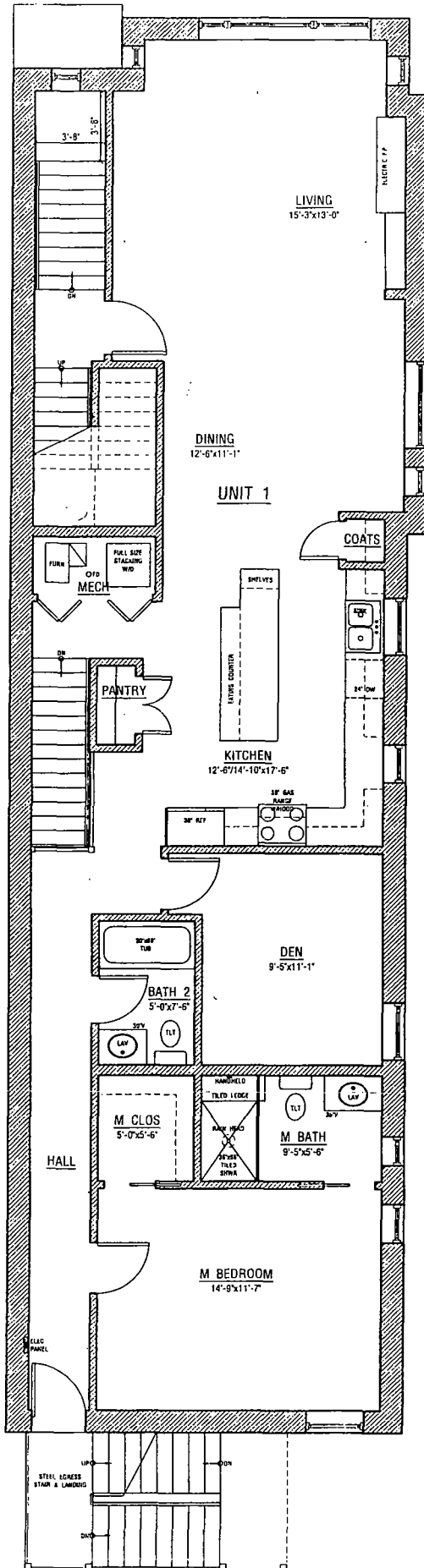
N
 1 SITE PLAN
 1" = 10'-0"

2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING	ANDREW IVARI ARCHITECTS
CLIENT/OWNER: FLORENTINA MORALES DESIGN DEVELOPMENT REV II 16 DEC 2019	5225 W MONTROSS AVE #2 CHICAGO, ILLINOIS 60641 773 940 0228 T AIVARI@IVARIARCH.COM
SHEET 1	

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WALL TYPE KEY:

-  NEW WALL
-  EXISTING WALL TO REMAIN




1 UNIT 1 - FIRST FLOOR PLAN
3/16" = 1'-0"

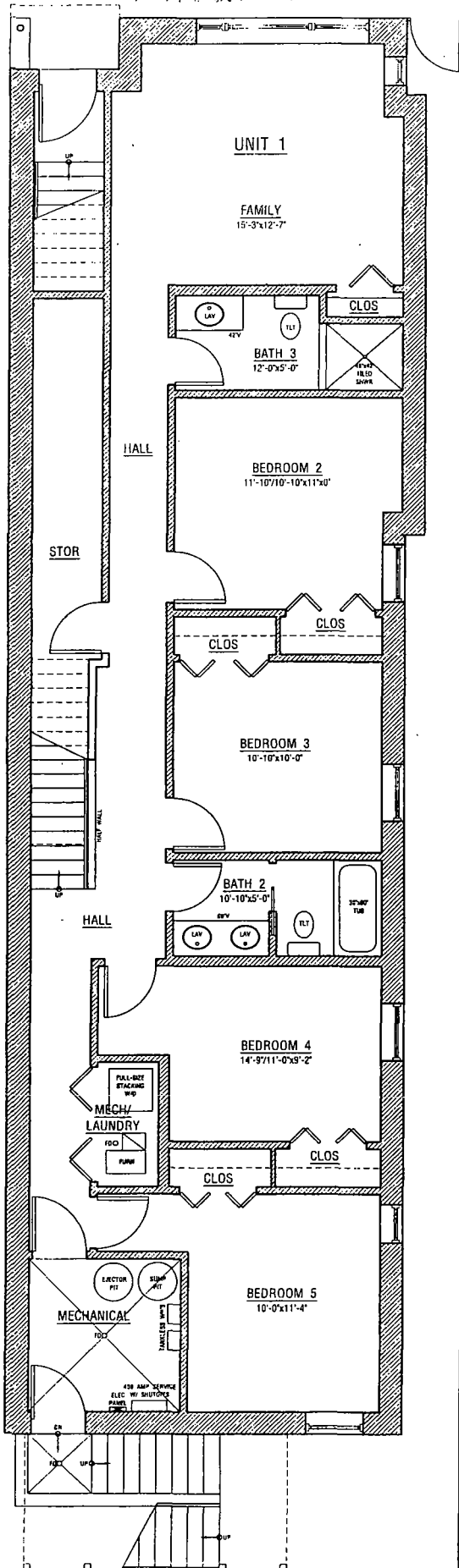
2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING	ANDREW IVARI ARCHITECTS
CLIENT/OWNER: FLORENTINA MORALES	5225 W MORTROUSE AVE #2 CHICAGO ILLINOIS 60641 773 940 0228 T AIVARI@IVARIARCH.COM
DESIGN DEVELOPMENT REV II 16 DEC 2019	SHEET 2

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WALL TYPE KEY

 NEW WALL

 EXISTING WALL TO REMAIN



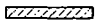
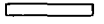
ADJACENT BUILDING WALL

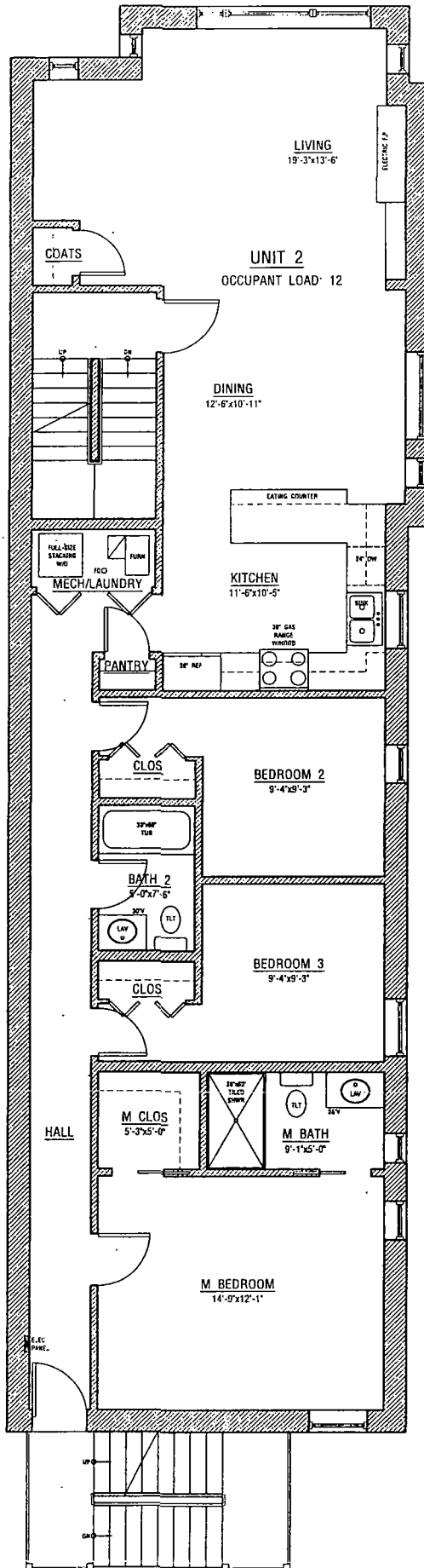
N
 1 UNIT 1 - BASEMENT PLAN
 3/16" = 1'-0"


2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING	ANDREW IVARI ARCHITECTS
CLIENT/OWNER: FLORENTINA MORALES DESIGN DEVELOPMENT REV II 16 DEC 2019	2225 W MONROE AVE #7 CHICAGO, ILLINOIS 60641 773 340 2224 T AIVARI@IVARIARCH.COM

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WALL TYPE KEY:

-  NEW WALL
-  EXISTING WALL TO REMAIN





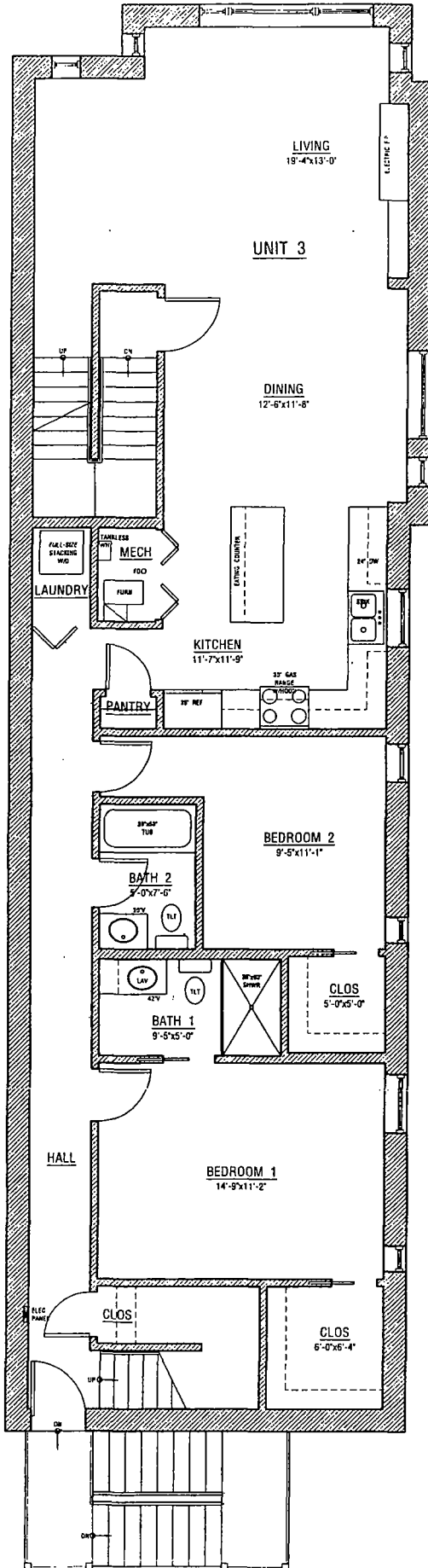

1 UNIT 2 - SECOND FLOOR PLAN
 3/16" = 1'-0"

2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING	ANDREW IVARI ARCHITECTS
CLIENT/OWNER: FLORENTINA MORALES DESIGN DEVELOPMENT REV II 16 DEC 2019	5225 W MONTROSS AVE, #2 CHICAGO, ILLINOIS 60641 773.940.0228 T AIVARI@IVARIARCH.COM

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WALL TYPE KEY.

-  NEW WALL
-  EXISTING WALL TO REMAIN



1

UNIT 3 - THIRD FLOOR PLAN

3/16" = 1'-0"

2243 W GRAND AVE
CHICAGO, ILLINOIS
NEW 3-UNIT BUILDING

CLIENT/OWNER: FLORENTINA MORALES

DESIGN DEVELOPMENT REV II
16 DEC 2019



ANDREW IVARI
ARCHITECTS

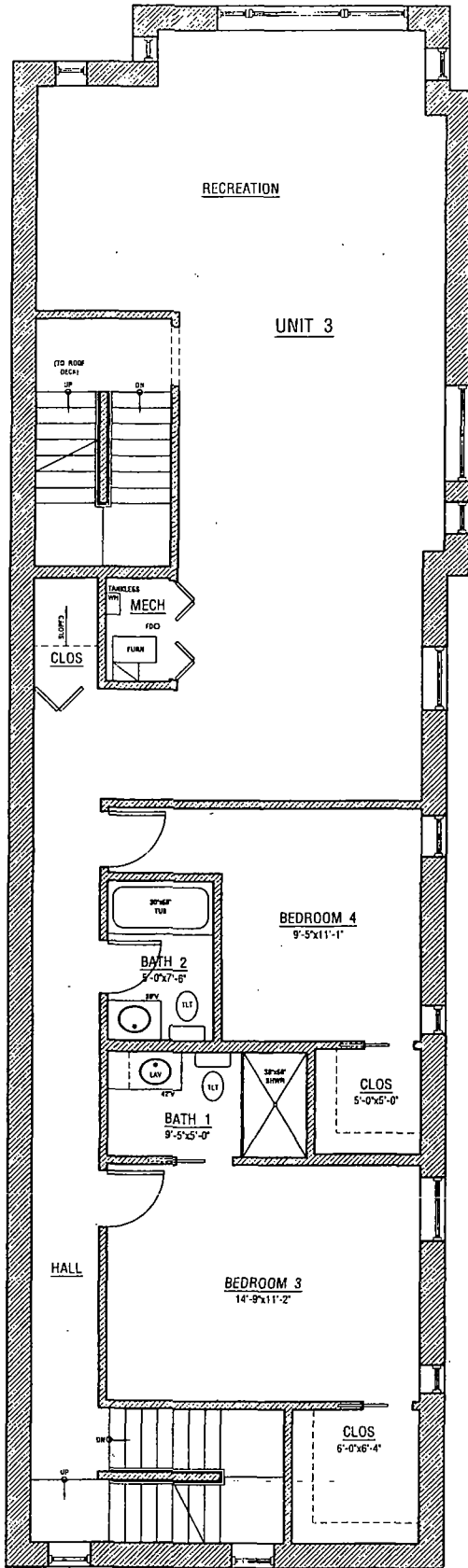
5225 W MONTROSE AVE #2
CHICAGO ILLINOIS 60641
773 940 0228 T
AIVARI@IVARIARCH.COM

SHEET 5

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WALL TYPE KEY:

-  NEW WALL
-  EXISTING WALL TO REMAIN



1 UNIT 3 - FOURTH FLOOR PLAN

3/16" = 1'-0"

2243 W GRAND AVE
CHICAGO, ILLINOIS
NEW 3-UNIT BUILDING

CLIENT/OWNER. FLORENTINA MORALES



DESIGN DEVELOPMENT REV II
16 DEC 2019

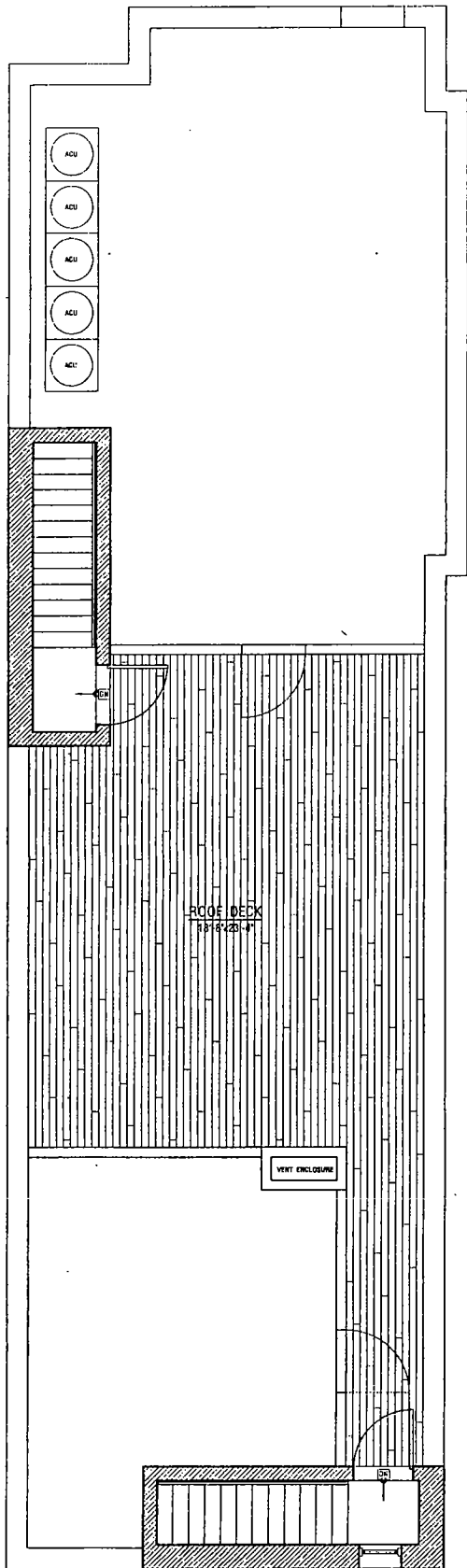
ANDREW IVARI
ARCHITECTS


5225 W MONTROSS #416 47
CHICAGO ILLINOIS 60641
773 940 0278 T
AIVARI@IVARIARCH.COM

SHEET 6

WALL TYPE KEY:

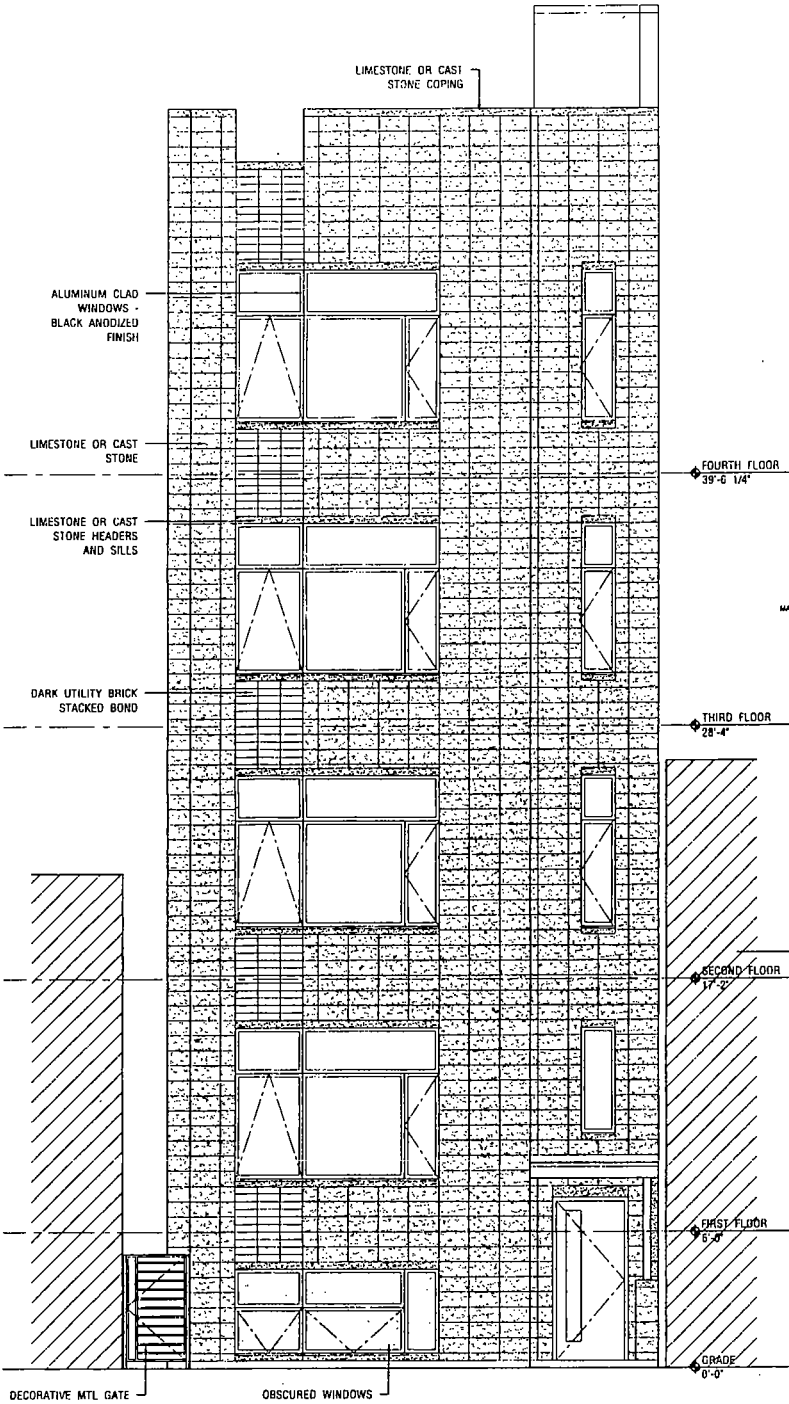
-  NEW WALL
-  EXISTING WALL TO REMAIN



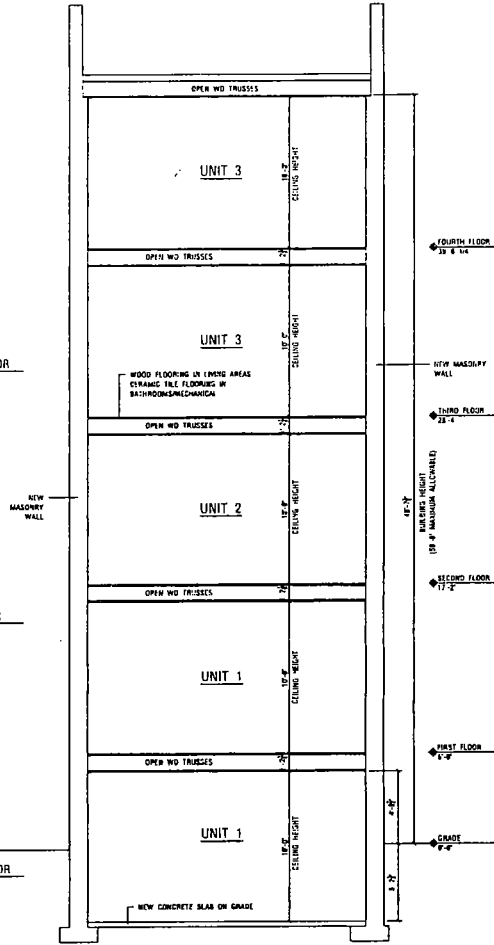
 **1** ROOF PLAN
3/16" = 1'-0"

2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING	ANDREW IVARI ARCHITECTS
CLIENT/OWNER, FLORENTINA MORALES	
DESIGN DEVELOPMENT REV II 16 DEC 2019	5325 W NORTHROSE AVE #2 CHICAGO, ILLINOIS 60641 773 946 0228 T AIVARI@IVARIARCH.COM
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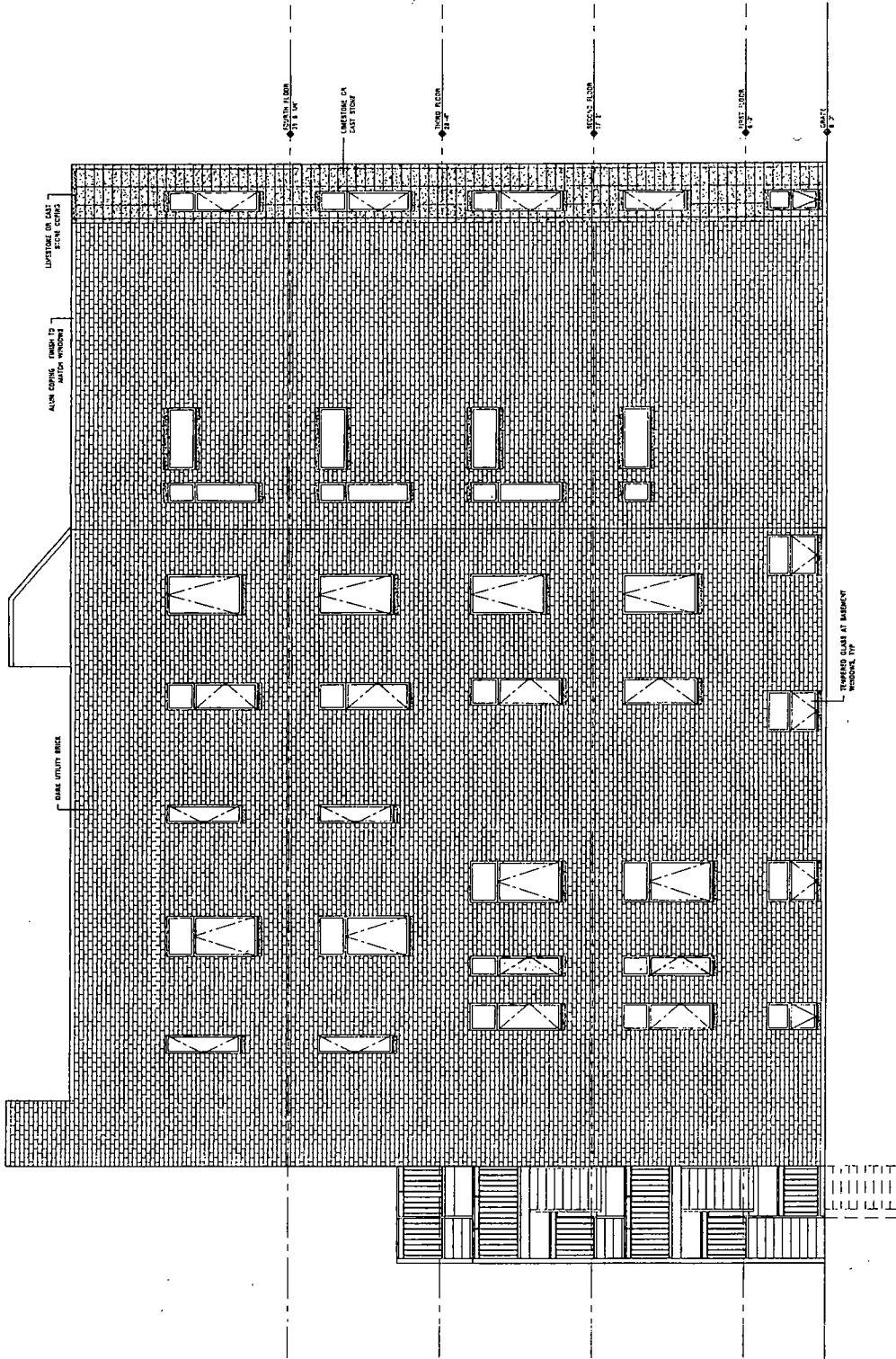
1 FRONT (NORTH) ELEVATION
3/16" = 1'-0"



2 SCHEMATIC SECTION
1/8" = 1'-0"

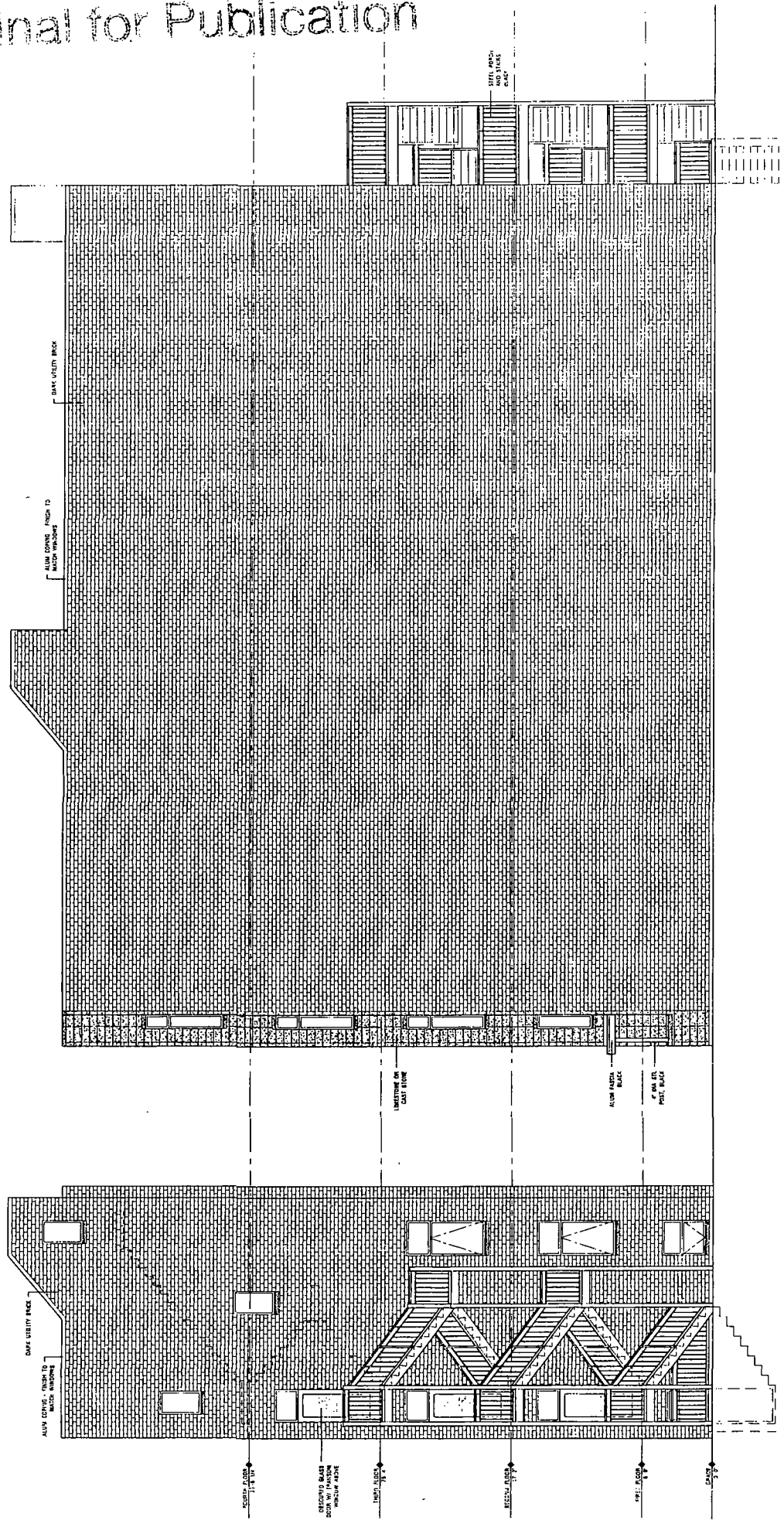
2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING	ANDREW IVARI ARCHITECTS
CLIENT/OWNER FLORENTINA MORALES	
DESIGN DEVELOPMENT REV II 16 DEC 2019	5275 W MONTROSE AVE #2 CHICAGO, ILLINOIS 60641 773.940.0228 T AIVARI@IVARIARCH.COM
SHEET 8	

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1 LEFT (EAST) ELEVATION
3/16" = 1'-0"

2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING	A H O R L W I V A R I A R C H I T E C T S
CLIENT/OWNER: FLORENTINA MORALES DESIGN DEVELOPMENT REV II 16 DEC 2019	5225 W MONROE AVE #2 CHICAGO, ILLINOIS 60641 773 540 0224 AVAR@IVARIARCH.COM



<p>2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING</p>	<p>A H R B L W I V A S I A R C H I T E C T S</p> <p>5245 W. MONTROSE AVE #7 CHICAGO, ILLINOIS 60647 773.540.8226 T AVALARIBARCH.COM</p>
<p>CLIENT/OWNER: FLORENTINA MORALES</p>	<p>DESIGN DEVELOPMENT REV II</p>
<p>16 DEC 2019</p>	<p>SHEET 10</p>

2 RIGHT (WEST) ELEVATION
1/8" = 1'-0"

1 REAR (SOUTH) ELEVATION
1/8" = 1'-0"