



City of Chicago



SO2019-5560

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1838 W Grand Ave - App No. 20122T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication 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, as shown on Map 1-H in the area bounded by:

West Grand Avenue; a line 192 feet East of and parallel to North Wolcott Avenue; the alley next North of and parallel to West Grand Avenue; and a line 216 feet East of and parallel to North Wolcott Avenue.

To those of **B1-3 Neighborhood Shopping District.**

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

Common Address of Property: 1838 West Grand Avenue, Chicago, IL

Final for Publication

**SUBSTITUTE
NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
1838 WEST GRAND AVENUE**

The Application is to change zoning for 1838 West Grand Avenue from M1-2 to B1-3 Neighborhood Shopping District. This zoning change is to allow for a commercial space at the existing building located at 1838 West Grand Avenue. The building will have one (1) commercial space on the ground floor and three (3) residential dwelling units above (as existing). There will be no parking provided at the Property and no changes to the existing footprint and height of the building.

LOT AREA: 2,400 SQUARE FEET

FLOOR AREA RATIO: 2.41

BUILDING AREA: 5,777 SQUARE FEET

DENSITY, per DWELLING UNIT: 800 SQUARE FEET PER DWELLING UNIT (EXISTING 3 DWELLING UNITS)

OFF-STREET PARKING: THERE WILL BE NO PARKING PROVIDED AT THE PROPERTY.

AS EXISTING FRONT SETBACK: 17 INCHES

AS EXISTING REAR SETBACK: 10 INCHES

AS EXISTING SIDE SETBACK: ZERO (EAST) 20 INCHES (WEST)

AS EXISTING BUILDING HEIGHT: 36 FEET

1838
WEST GRAND AVENUE
CHICAGO, IL 60622

RENOVATION OF (E)
EXISTING RESIDENTIAL
UNITS PLUS INTERIOR
VANILLA BOX BUILD OUT OF
EXISTING COMMERCIAL
SPACE

milbury
architects, ltd.
1836 W. GREASY Pkwy, SUITE 200
CHICAGO, ILLINOIS 60614
PHONE 773.388.5000
WWW.MILBURYARCHITECTS.COM

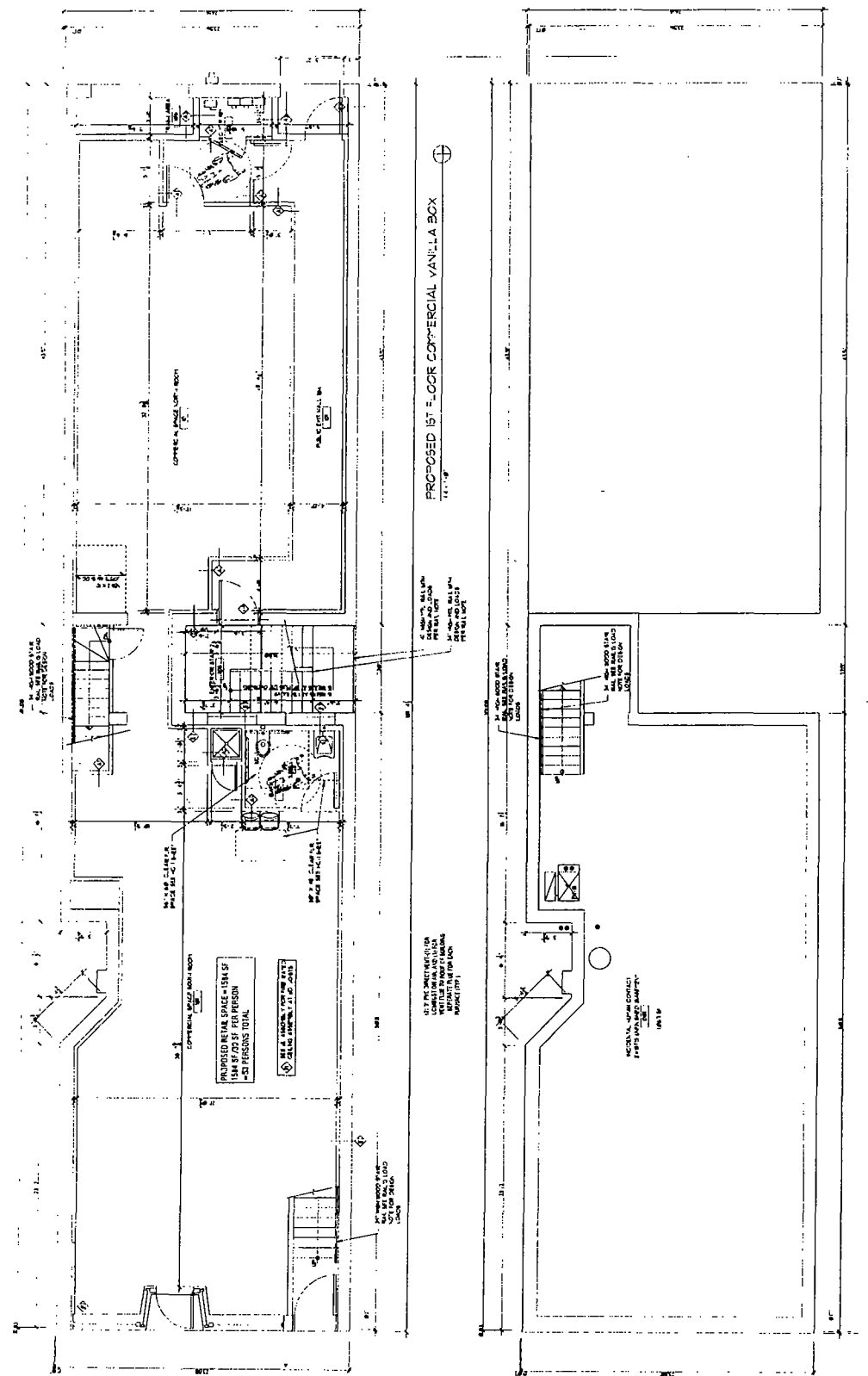
DESIGNED BY
MILBURY ARCHITECTS, LTD.
1836 W. GREASY Pkwy, SUITE 200
CHICAGO, ILLINOIS 60614
PHONE 773.388.5000
WWW.MILBURYARCHITECTS.COM



ISSUED DRAWING SETS

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A2.0



PROPOSED NET AREA SPACE = 1534 SF
1534 SF / 20 SF PER PERSON
= 76.7 PERSONS TOTAL

NET AREA SPACE FOR THE VANILLA BOX
= 1534 SF

NET AREA SPACE FOR THE VANILLA BOX
= 1534 SF

NET AREA SPACE FOR THE VANILLA BOX
= 1534 SF

PROPOSED 1ST FLOOR COMMERCIAL VANILLA BOX

EXISTING BASEMENT

