



# City of Chicago



O2018-680

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/17/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-H at 1722 W Grand Ave - App No. 19525T1
<b>Committee(s) Assignment:</b>	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

a line 52.40 feet north of and parallel to West Grand Avenue;  
North Hermitage Avenue; West Grand Avenue; and the alley  
next west of and parallel to North Hermitage Avenue,

to those of a B1-3 Neighborhood Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property:            1722 West Grand Avenue

**FINAL FOR PUBLICATION**

**17-13-0303-C (1) Narrative Zoning Analysis and Plans**

Subject Property: 1722 W. Grand Ave., Chicago, IL

Proposed Zoning: B1-3

Lot Area: 4,140 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new four-story mixed-use building at the subject property. The proposed building will contain retail space at grade and five (5) dwelling units above. Five (5) enclosed parking spaces will be provided onsite. The proposed building will be masonry in construction and measure 45 feet 2 inches in height.

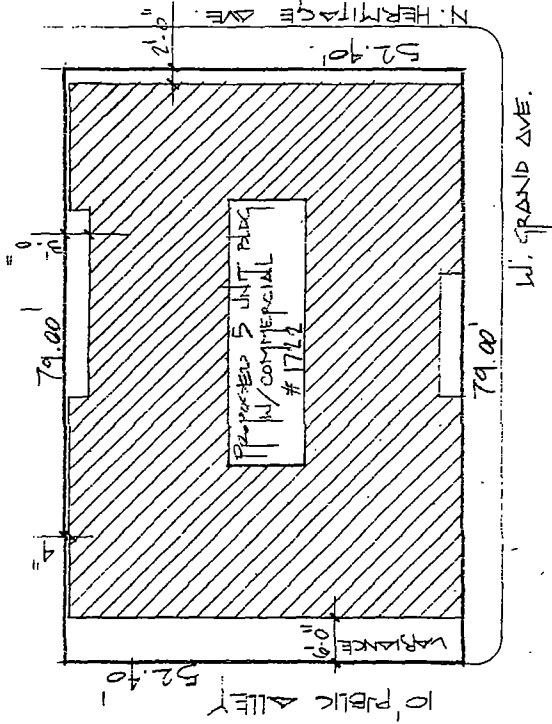
- (a) The Project's Floor Area Ratio: 2.9
- (b) The project's density (Lot Area per Dwelling Unit): 828 square feet
- (c) The amount of off-street parking: 5 parking spaces
- (d) Setbacks:
  - a. Front Setback: 0
  - b. Rear Setback: 4 inches
  - c. Side Setbacks: west side – 6 feet / east side – 2 feet
  - d. Rear Yard Open Space: N/A
- (e) Building Height: 45 feet 2 inches

\*17-10-0207-A

\*17-13-0303-C(2) – Plans Attached.

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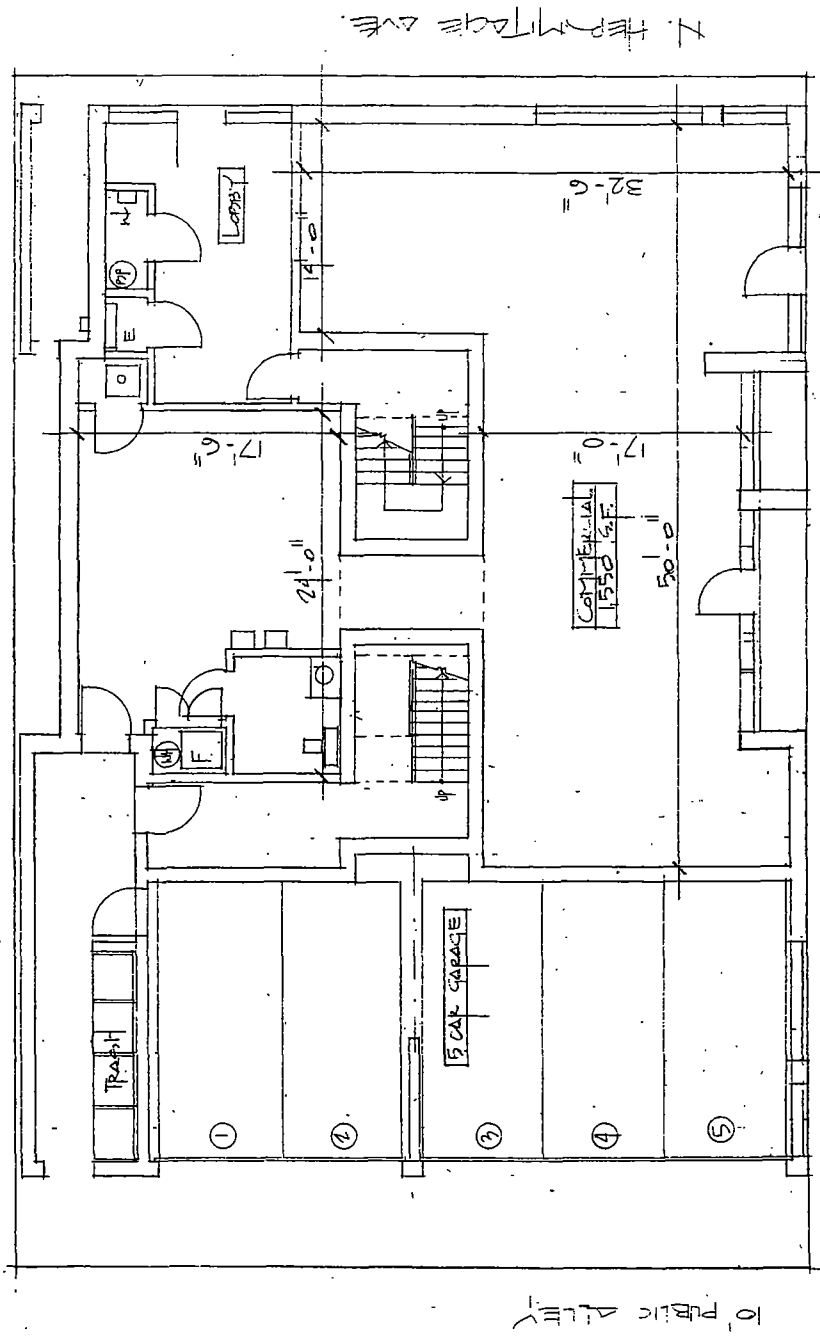
**FINAL FOR PUBLICATION**



⊕ **SITE PLAN**  
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA	52.4 x 79.0 = 4,139 s.f.
F.D.R. (P1-3)	3.0
MAX. ALLOWABLE	12,417 s.f.
1st Floor	2,330 s.f.
2nd Floor	2,240 s.f.
3rd Floor	2,060 s.f.
4th Floor	2,375 s.f.
TOTAL	12,005 s.f.
REAR YARD SETBACK VARIANCE - G.O.	

(2.9 F.A.R.)

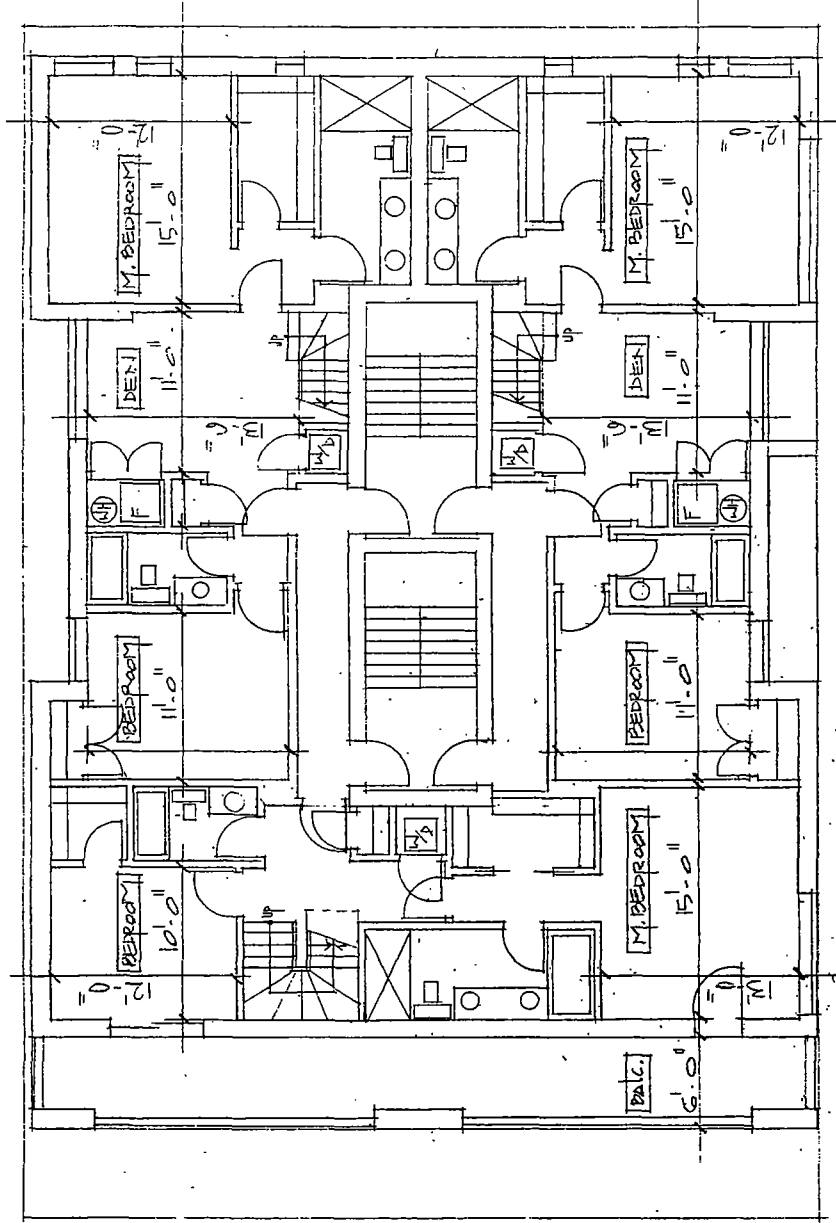


W. GRANT AVE.

1330 S.F.

1st Floor PLAN  
1/8" = 1'-0"

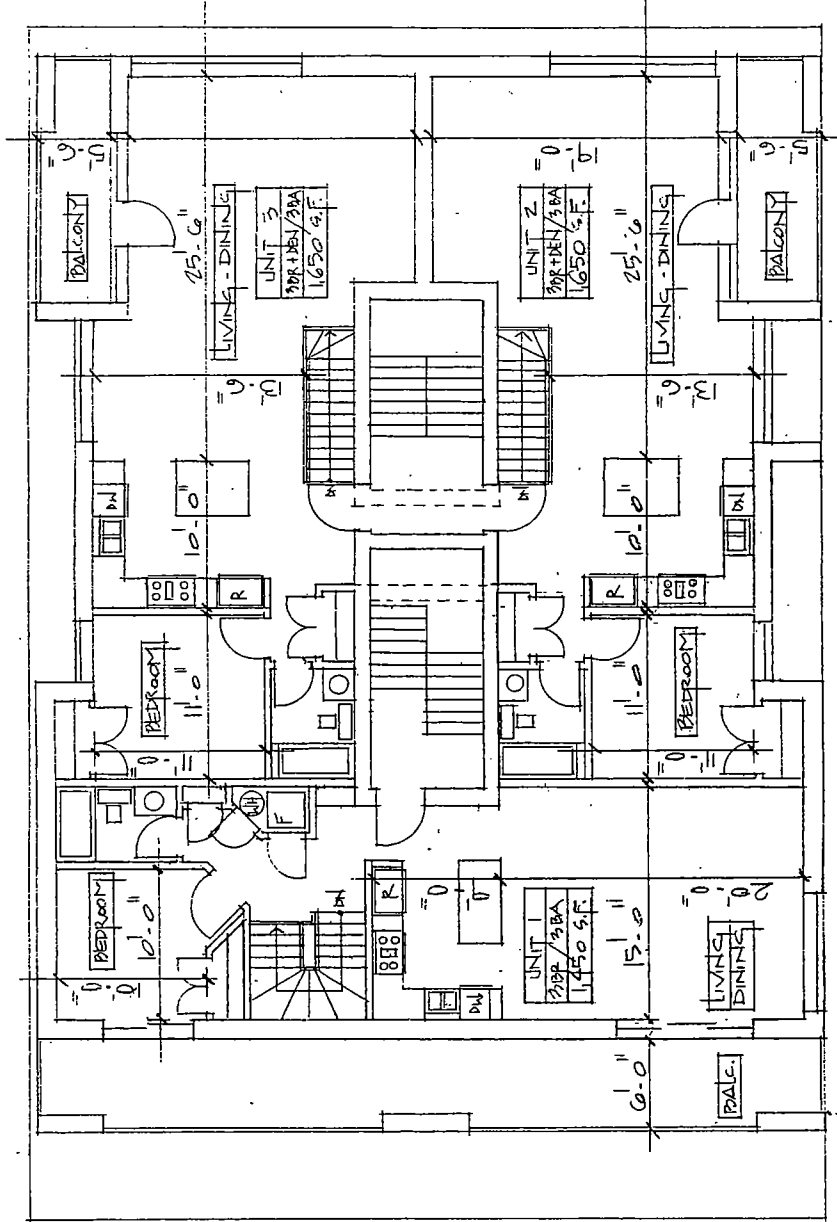
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2nd Floor Plan  
1/8" = 1'-0"

3240 S.F.

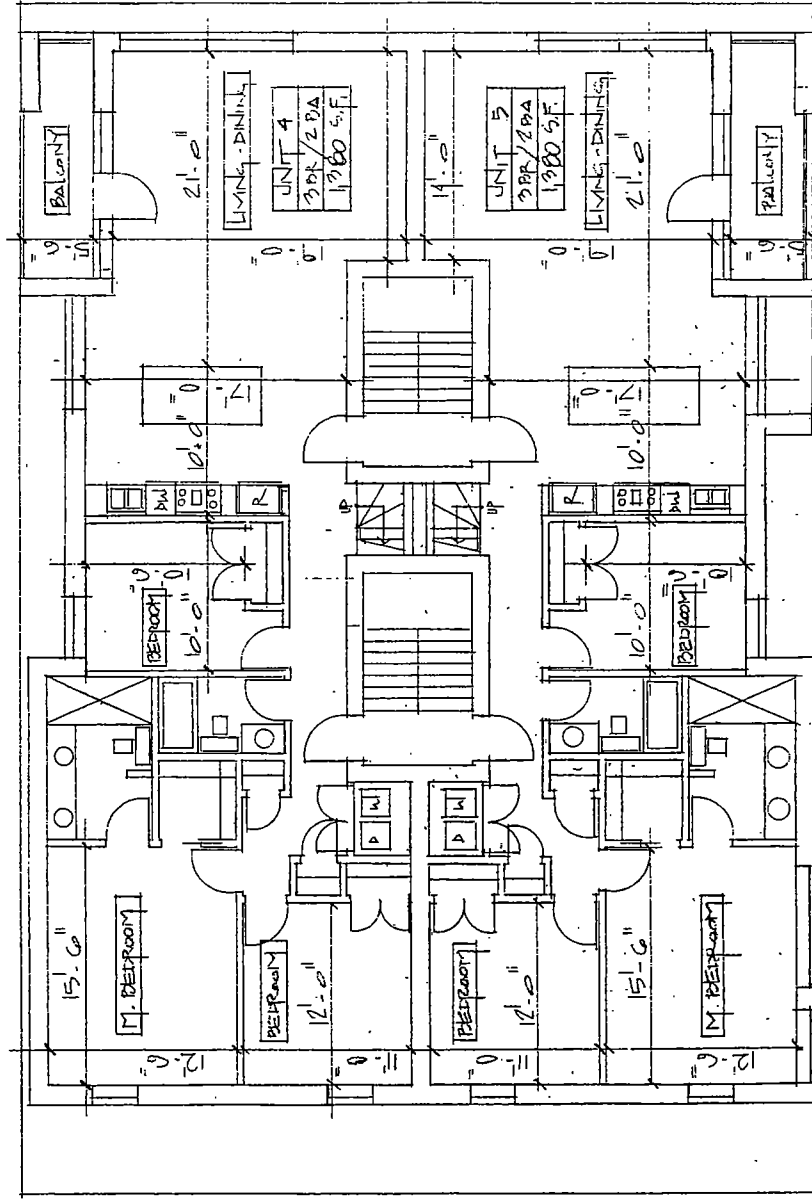
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3<sup>RD</sup> Floor Plan.  
1/8" = 1'-0"

7060 sq.F.

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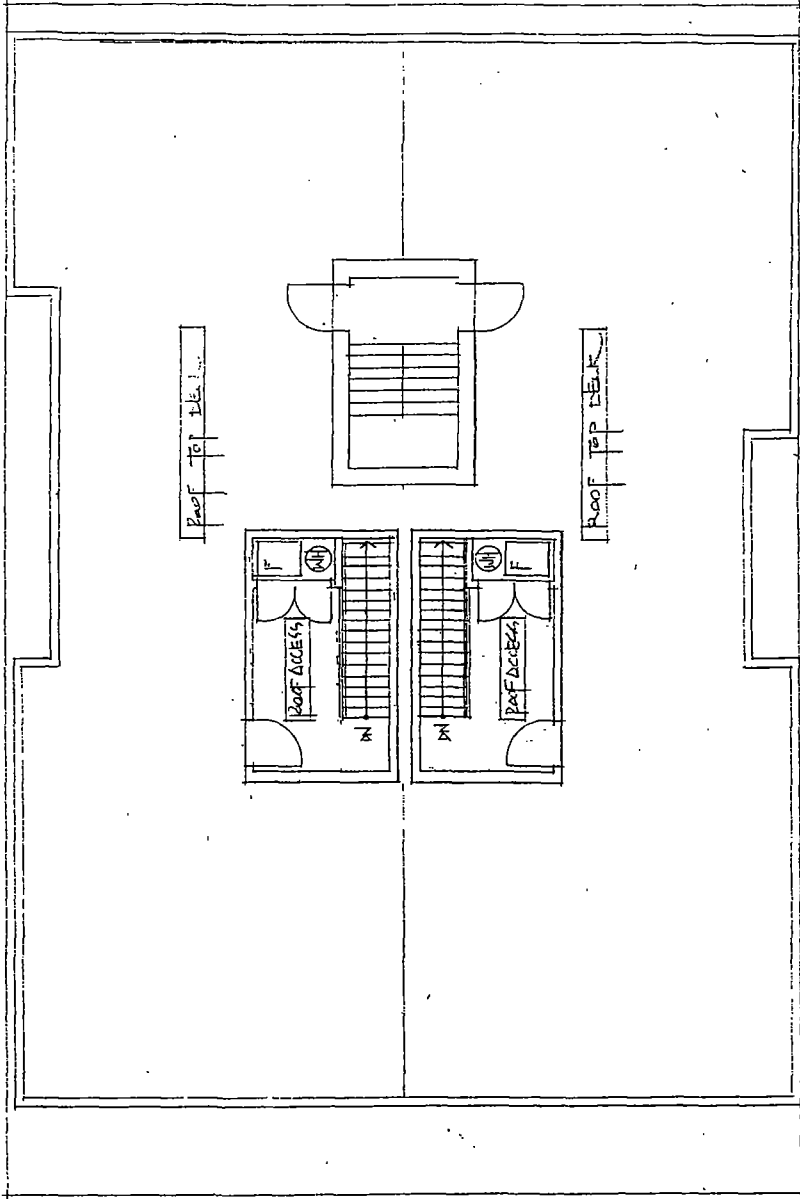


2nd Floor PLAN  
1/8" = 1'-0"

3375 W.F.

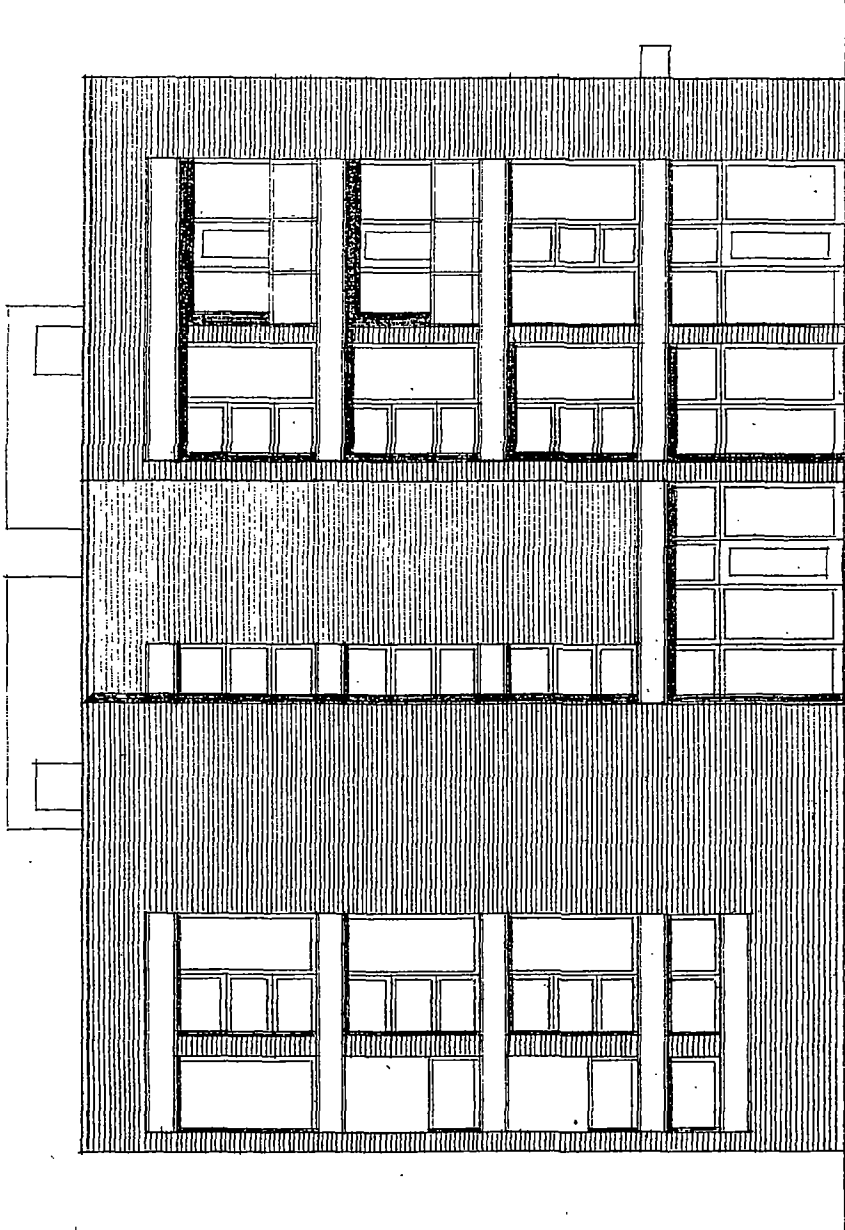
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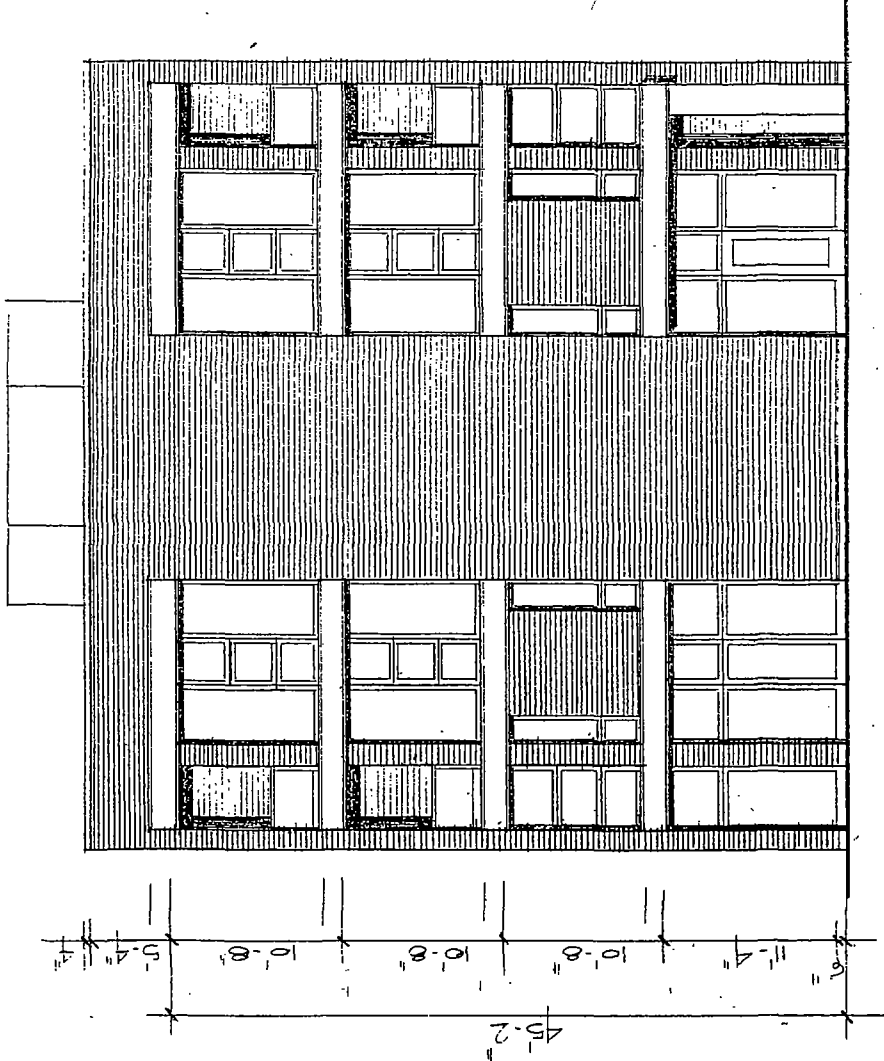
Roof Plan  
1/8" = 1'-0"

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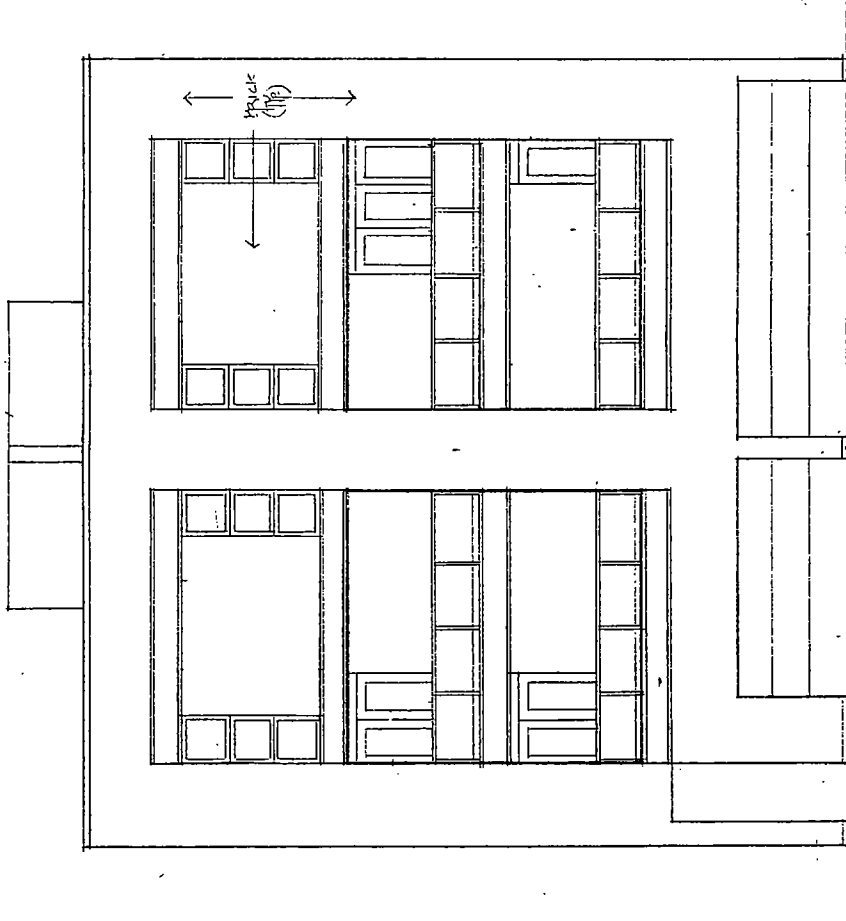
○ GRAND AVE. ELEVATION  
1/8" = 1'-0"

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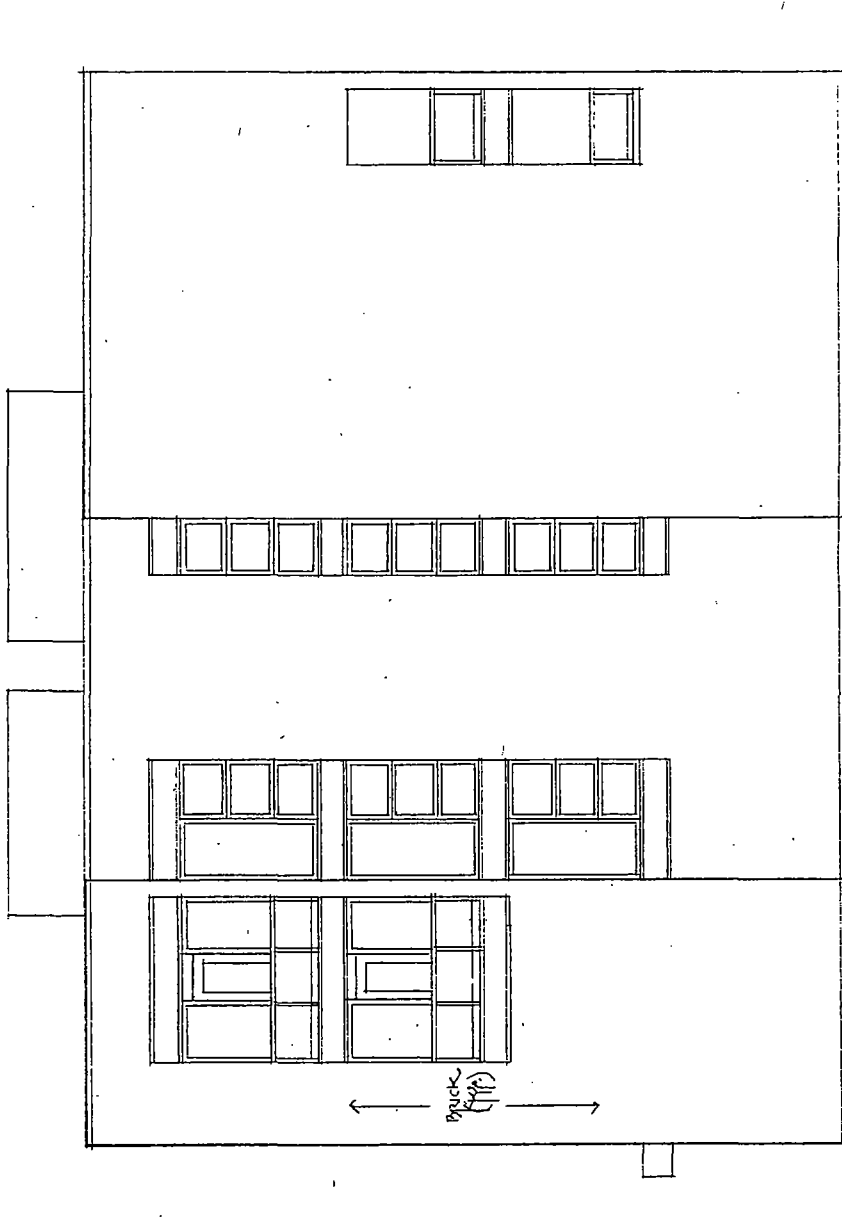
HERMITAGE AVE ELEVATION  
1/8" = 1'-0"

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West Elevation  
1/8" = 1'-0"

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○ NORTH ELEVATION  
1/8" = 1'-0"

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