



City of Chicago



SO2016-5590

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1205-1207 W Grand Ave - App No. 18915T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1891571
INTRO. DATE:
JULY 20, 2016

SUBSTITUTE
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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 1 - G in the area bounded by:

West Grand Avenue; a line 52.50 feet West of and parallel to North Racine Avenue; a line 75 feet South of and parallel to West Grand Avenue; the public alley next West of and parallel to North Racine Avenue.

To those of a B2-1, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1205-07 West Grand Avenue, Chicago IL.

Zoning Change Application: 18915 T /

**NARRATIVE FOR TYPE 1 REZONING FOR
1205-07 WEST GRAND AVENUE, CHICAGO**

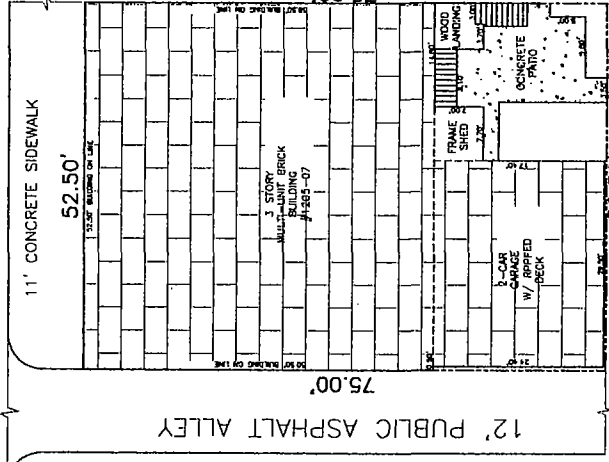
The subject property is currently improved with a three story, mixed-use building. The Applicant needs a zoning change in order to establish a retail store on the ground floor of the existing building (existing 4 dwelling units on the upper floors to remain).

Project Description:	Zoning Change from an RS3 to a B2-1
Use:	Mixed-use building: retail store on the ground floor and 4 DU on the upper floors
Floor Area Ratio:	Existing FAR: 2.1 / no change proposed
Lot Area:	3,937.5 square feet
Building Floor Area:	8,268.75 square feet
Density:	984 square feet per DU
Off- Street parking:	Existing 2-car garage to remain
Set Backs:	Existing Front: 0 feet Existing Side: 0 feet Existing Rear: 0 feet Existing Rear Yard Open space: 507.3 square feet
Building height:	43 feet 6 inches

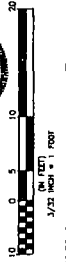
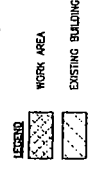
FINAL FOR PUBLICATION

DRAWING FOR TYPE ONE ZONING

W. GRAND AVE.



SITE PLAN
SCALE 3/32"=1'-0"

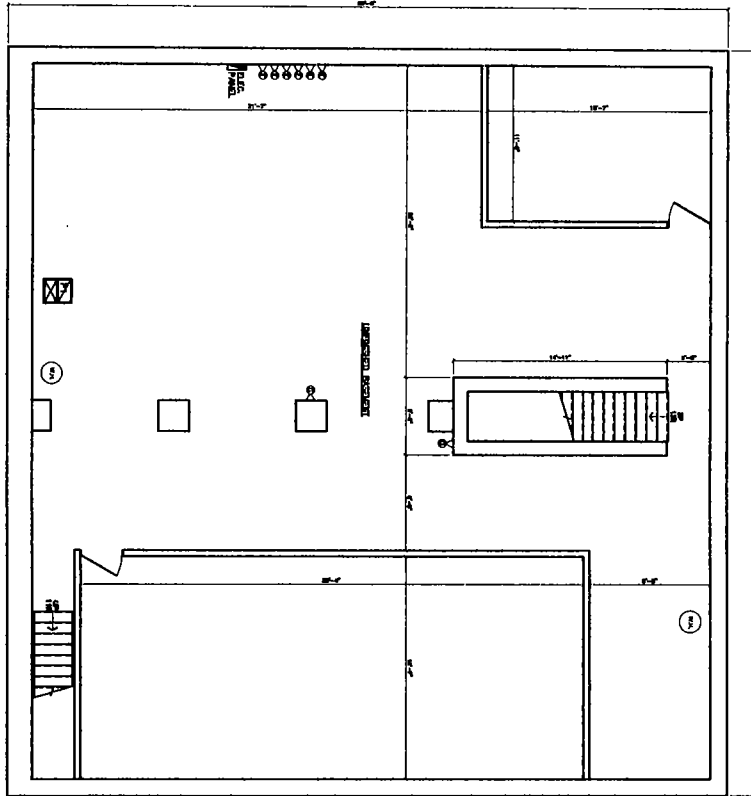


CODE MATRIX, NOTES, & SITE PLAN	
1205 W GRAND AVE. CHICAGO, IL, 60642	
SCOPE OF WORK: DRAWING FOR TYPE ONE ZONING	
INDEX OF DRAWINGS: T1 CODE MATRIX, NOTES & SITE PLAN E2 EXISTING FLOOR PLANS E3 EXISTING ELEVATION	
CERTIFICATION STATEMENT I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.	
SEAL:	
SIGNATURE: <i>Frederick E. Nozick</i> EXPIRATION DATE: 11-30-18	
ENERGY CONSERVATION CODE COMPLIANCE STATEMENT I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AND I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THESE PLANS COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.	
SEAL:	
SIGNATURE: <i>Frederick E. Nozick</i> EXPIRATION DATE: 11-30-18	
ARCHITECTS ARCHITECTURE ARCHITECTURAL ENGINEERING	
228 N. LINCOLN AVE. CHICAGO, IL 60610 773.777.8241 FAX	
PROJECT: 1205 W GRAND AVE CHICAGO, IL 60642	SHEET: T1
CHECKED BY:	SCALE: 1/4" = 1'-0"
DRAWN BY:	DATE:
C.O.	84-28-297

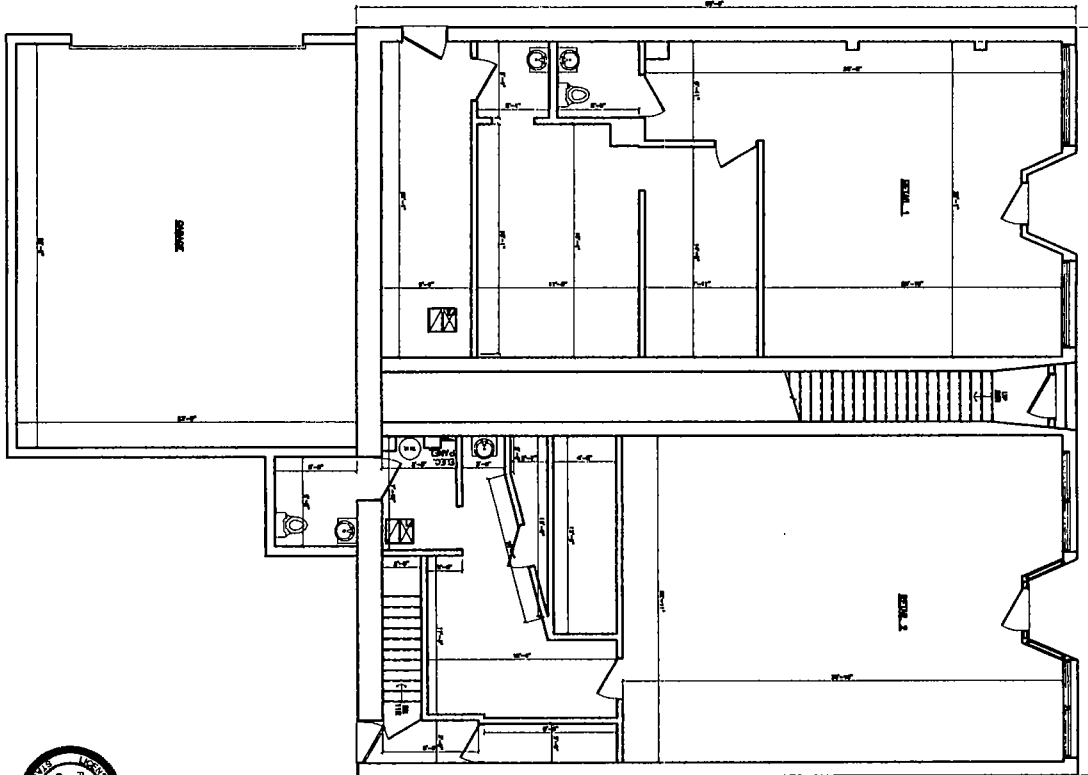
DRAWING FOR PUBLICATION

FINAL FOR PUBLICATION

EXISTING FLOOR PLAN

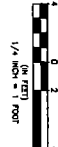
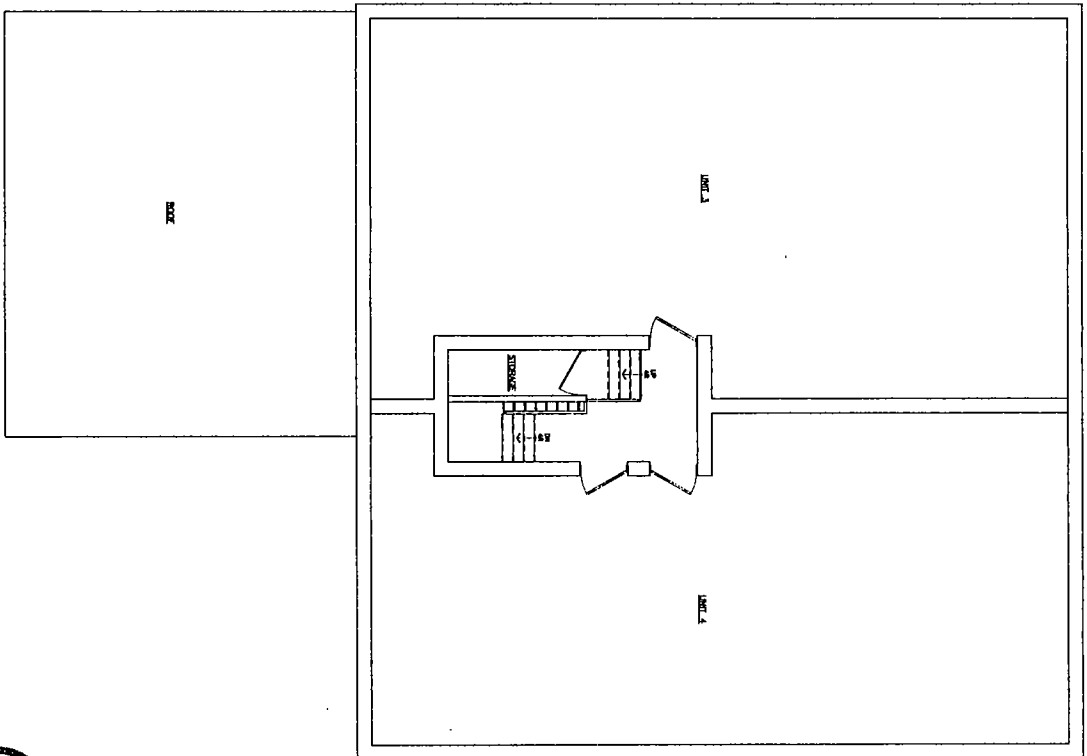
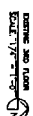
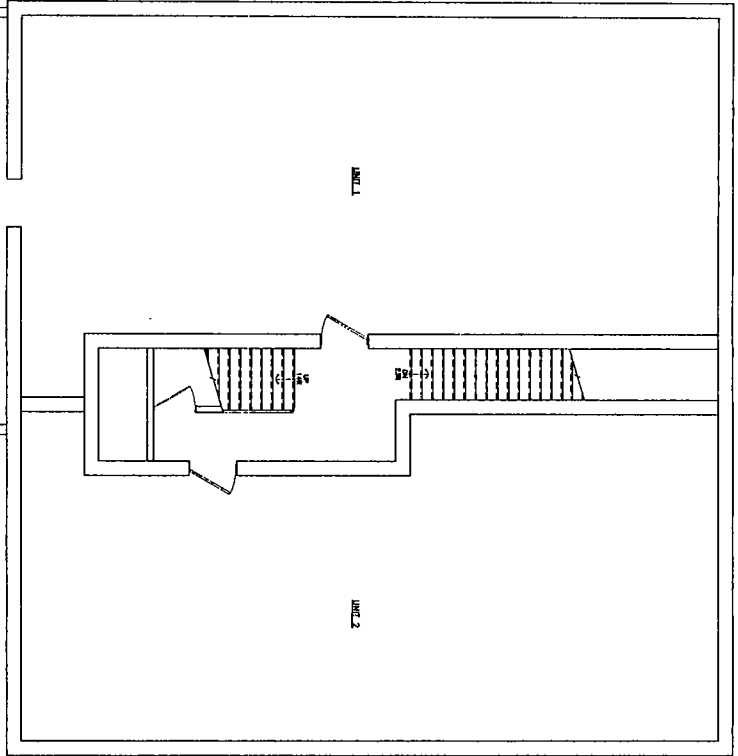
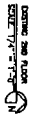


EXISTING FLOOR PLAN



E1 2 OF 4	PROJECT: 1205 W GRAND SITE: SCALE: DATE: 01-24-2017	ARCHITECTURE ARCHITECTS ARCHITECTURAL ENGINEERING	929 N Damen Ave. Chicago, IL 60622 773 772 2786 office 773 772 2164 fax	1205 W GRAND AVE. CHICAGO, IL	EXISTING FLOOR PLANS	CHECKED BY: F.A.L. DRAWN BY: C.A.	REVISIONS:
	1205 W GRAND AVE. CHICAGO, IL						

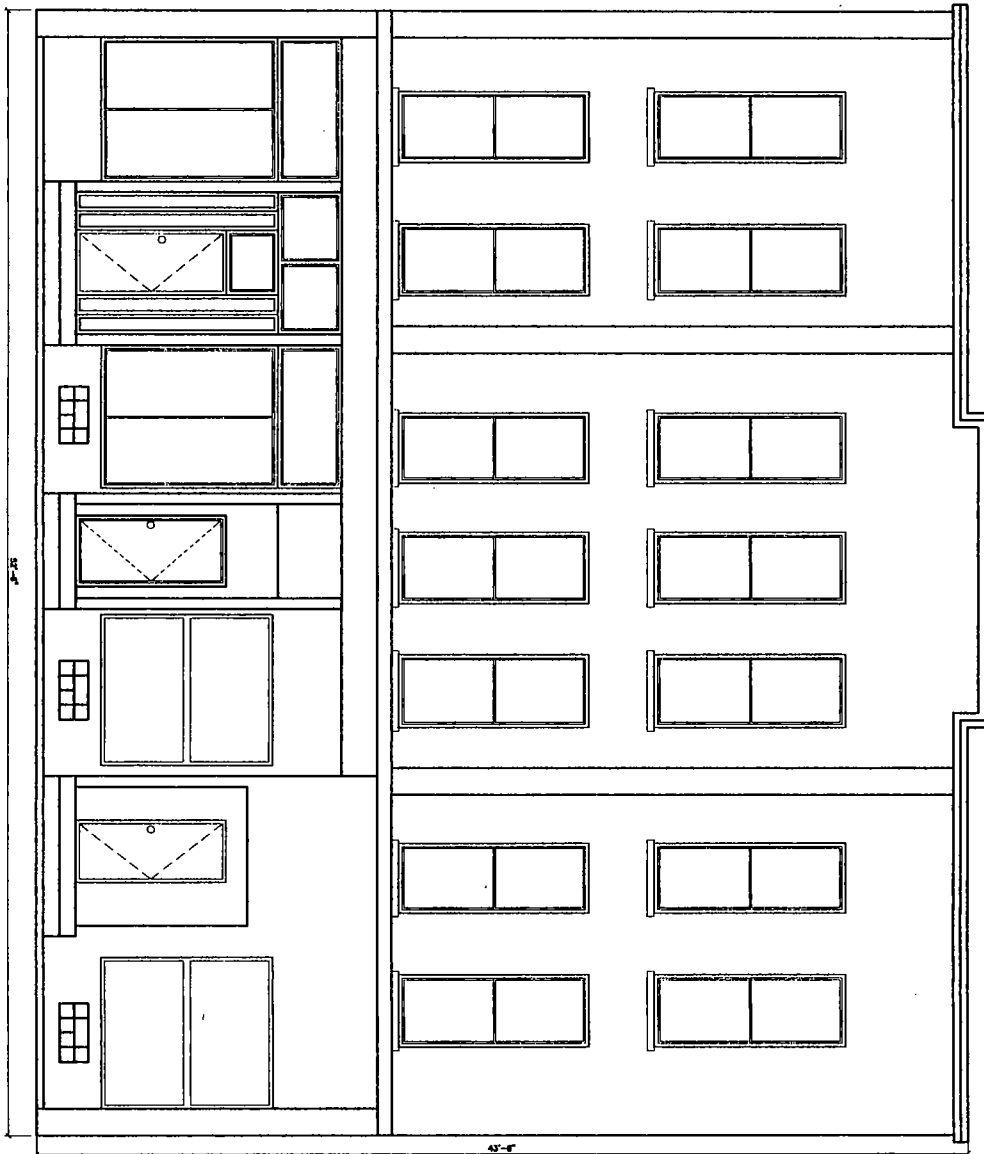
NOT FOR PUBLICATION



E2 <small>3 OF 4</small>	<small>PROJECT:</small> 1205 W GRAND AVE <small>SCALE:</small> 1/4" = 1' - 0" <small>DATE:</small> 8-14-2017	<small>ARCHITECTURE</small> ARCHITECTS <small>ARCHITECTURAL ENGINEERING</small>	<small>929 N. Damen Ave. Chicago IL 60622</small> <small>773 772 2726 office 773 772 2854 fax</small>	1205 W GRAND AVE. CHICAGO, IL	EXISTING FLOOR PLANS	<small>CHICAGO ILL. STATE ENGINEER FREDERICK E. ERICKSON LICENSE NO. 021-00000000</small>	<small>NON-RESIDENTIAL</small>
	<small>DATE:</small> 8-14-2017	<small>ARCHITECTURE</small> ARCHITECTS <small>ARCHITECTURAL ENGINEERING</small>	<small>929 N. Damen Ave. Chicago IL 60622</small> <small>773 772 2726 office 773 772 2854 fax</small>	1205 W GRAND AVE. CHICAGO, IL	EXISTING FLOOR PLANS	<small>CHICAGO ILL. STATE ENGINEER FREDERICK E. ERICKSON LICENSE NO. 021-00000000</small>	<small>NON-RESIDENTIAL</small>

NOT FOR PUBLICATION

EXISTING ELEVATION
SCALE: 3/8" = 1'-0"



E3 <small>4 OF 4</small>	<small>PROJECT:</small> 1205 W GRAND <small>DATE:</small>	<small>ARCHITECTURE:</small> ARCHITECTS	<small>1205 W. Diverse Ave. Chicago, IL 60622</small>	1205 W GRAND AVE. CHICAGO, IL	EXISTING ELEVATION	<small>CHICAGO IN PLAN DRAWING NO. 024</small>
	<small>SCALE:</small> 3/8" = 1'-0" <small>DATE:</small> 01-25-2017	<small>ARCHITECTURAL ENGINEERING</small>	<small>773.773.8786 office 773.772.2854 fax</small>	<small>ENGINEER</small>		