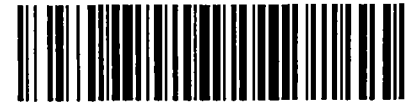




City of Chicago



SO2014-5802

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/30/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1501 W Grand Ave - App No. 18115T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18115T1

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 symbols and indications as shown on Map No. 1-G in the area bounded by

West Grand Avenue; North Armour Street; a line to the public alley next south of and parallel to West Grand Avenue; and a line 25.00 feet west of North Armour Street.

to those of a RM-5 Residential Multi-Unit district.

SECTION 2. This ordinance takes effect after its passage and approval.

Address: 1501 W. Grand

Project Description Narrative:

The applicant seeks to rezone the above mentioned property from zoning district M1-2 to RM-5. The applicant seeks to change the use of the land from manufacturing to residential. The applicant is seeking a zoning change to permit construction of a new three story single family residence with a covered open porch enclosed on three sides. (Variation required to reduce rear yard open space required.)

Proposed Land Use:

Residential

Floor area ratio:

95% (5357 S.F.) actual.

Project Density:

One single family residence per lot for this lot only.

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Off street parking provided:

Two automobile parking spaces.

Rear Yard Open Space:

0 S.F. *Variation Required (to reduce rear yard open space required)

Setbacks:

* North Setback: 11'-6", East: 0'-0", South: 1'-0", West: 1'-0"

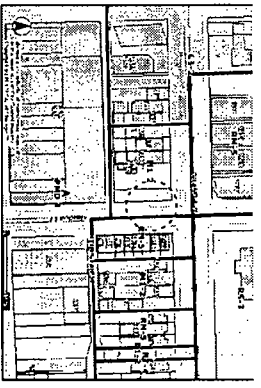
Building Height:

42'-0" (bottom of ceiling joists at third floor)

PROPOSED MASONRY SINGLE FAMILY RESIDENCE

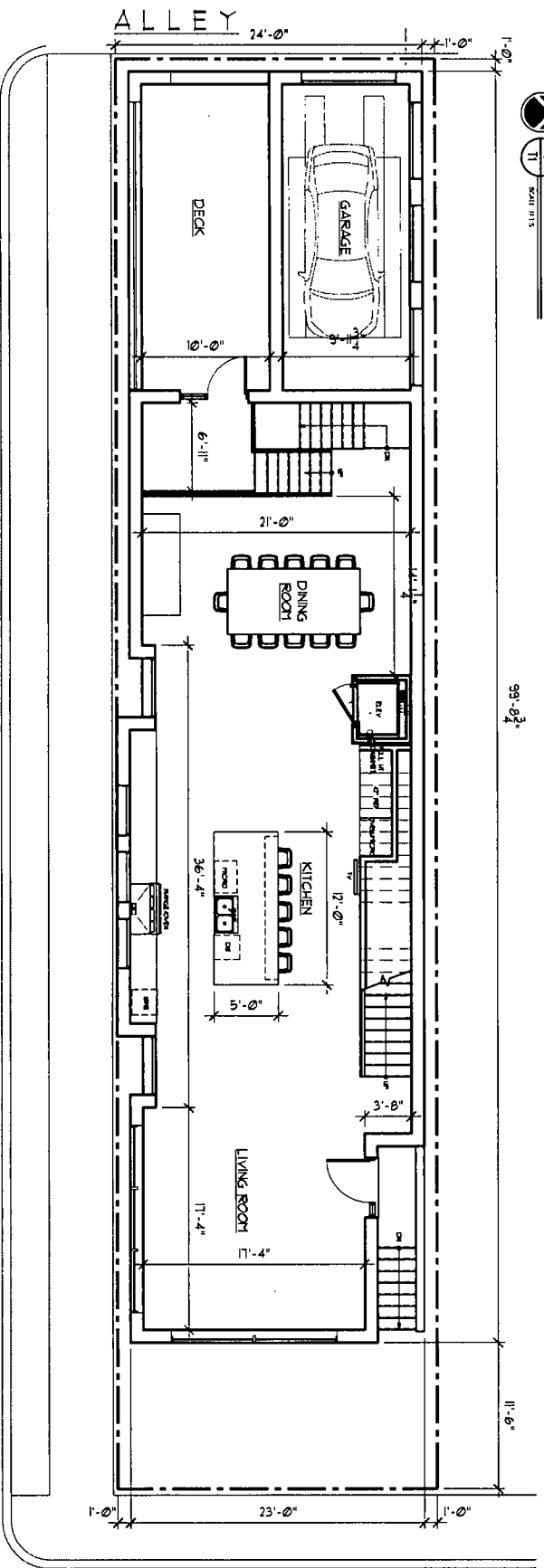
SICILIANO RESIDENCE

1501 W. GRAND AVENUE, CHICAGO, IL 60642



1 SITE LOCATION
SCALE NTS

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2 SITE PLAN
SCALE 1/8" = 1'-0"

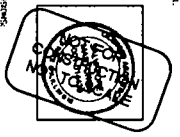
ARMOUR

10% APPROVAL STAMP

IPSA
Architecture & Design

ARCHITECTS & CONSULTANTS
1168 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60606

PHONE # (312) 243-2525
FAX # (312) 243-8588



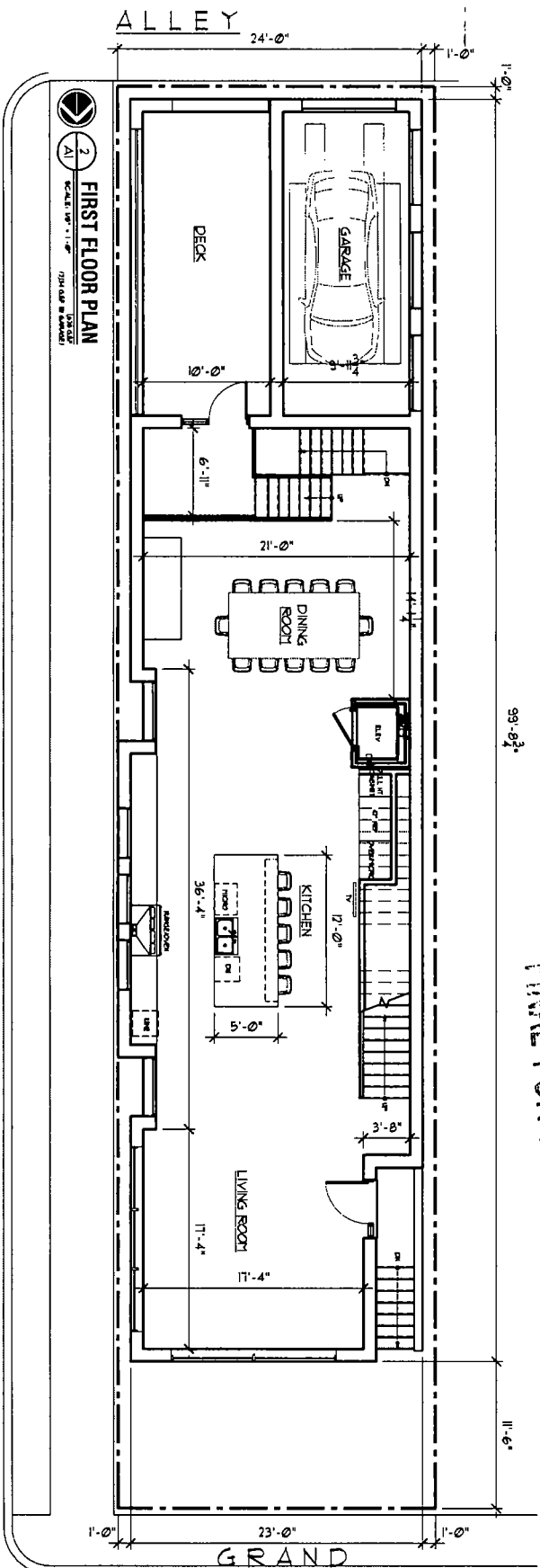
#	REVISIONS	DATE	DESCRIPTION

NEW 3 STORY W
BASEMENT
SINGLE FAMILY
RESIDENCE

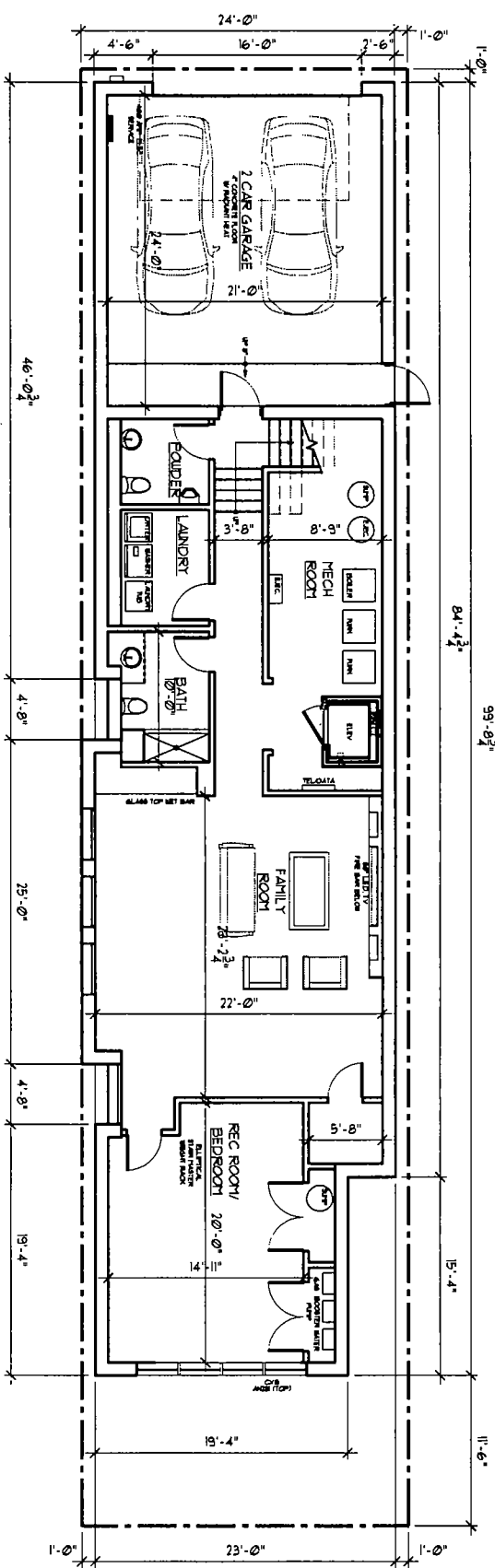
SICILIANO RESIDENCE
1501 W GRAND A
CHICAGO, IL 60606

DATE 6/24/2014
DRAWN BY AJS
CHECKED BY AJS
PROJECT # 20140212





FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 10/14/14 BY [UNRECOGNIZABLE]



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 10/14/14 BY [UNRECOGNIZABLE]

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ARMOUR

**NEW 3 STORY W
 BASEMENT
 SINGLE FAMIL
 RESIDENC**

SICILIANO RESIDENC
 1501 W GRAND A
 CHICAGO, IL 6066

DATE: 6/24/2014
 DRAWN BY: AJS
 CHECKED BY: AJS
 PROJECT #: 20140212



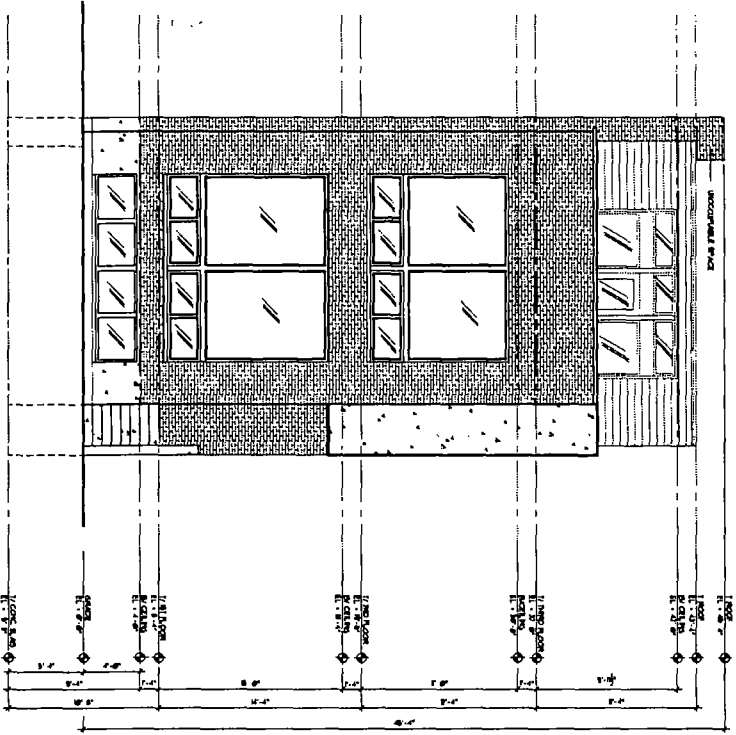
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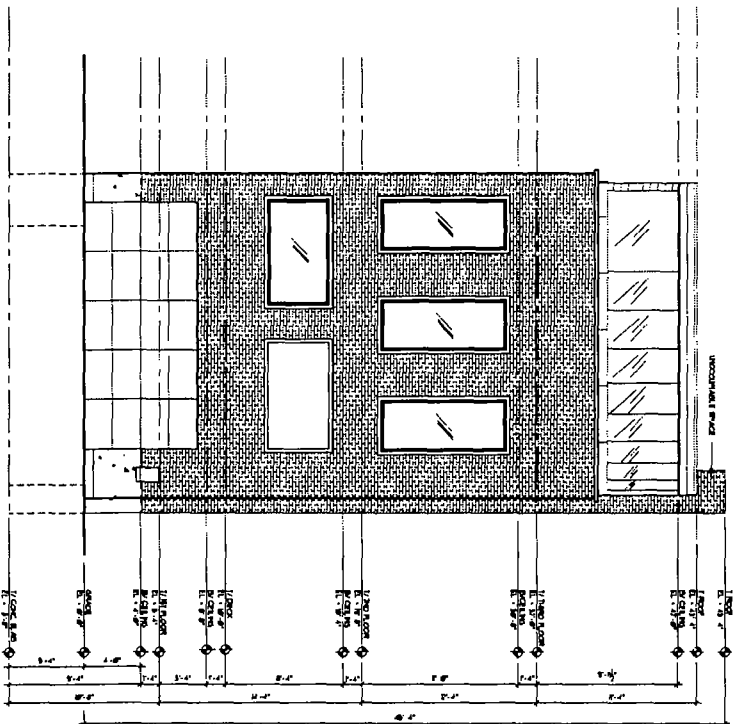
STATE OF ILLINOIS
 PROFESSIONAL ENGINEER
 NO. 0212459

IPSA
 Architecture & Design
 ARCHITECTURAL CONSULTING SERV.
 1168 WEST GRAND AVEN
 CHICAGO, ILLINOIS 606

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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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NO.	DATE	DESCRIPTION



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ARCHITECTS & DESIGNERS
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CHICAGO, ILLINOIS 60608
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FAX # (312) 243-9

NEW 3 STORY W
BASEMENT
SINGLE FAMIL
RESIDENC

SICLIANO RESIDENC
1501 W GRAND A
CHICAGO, IL 6068

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CHICAGO, ILLINOIS 60608
PHONE # (312) 242-2575
FAX # (312) 242-5159



REVISIONS

#	DATE	DESCRIPTION

**NEW 3 STORY W
BASEMENT
SINGLE FAMILY
RESIDENC**

SICILIANO RESIDENC
1501 W GRAND A
CHICAGO, IL 60608

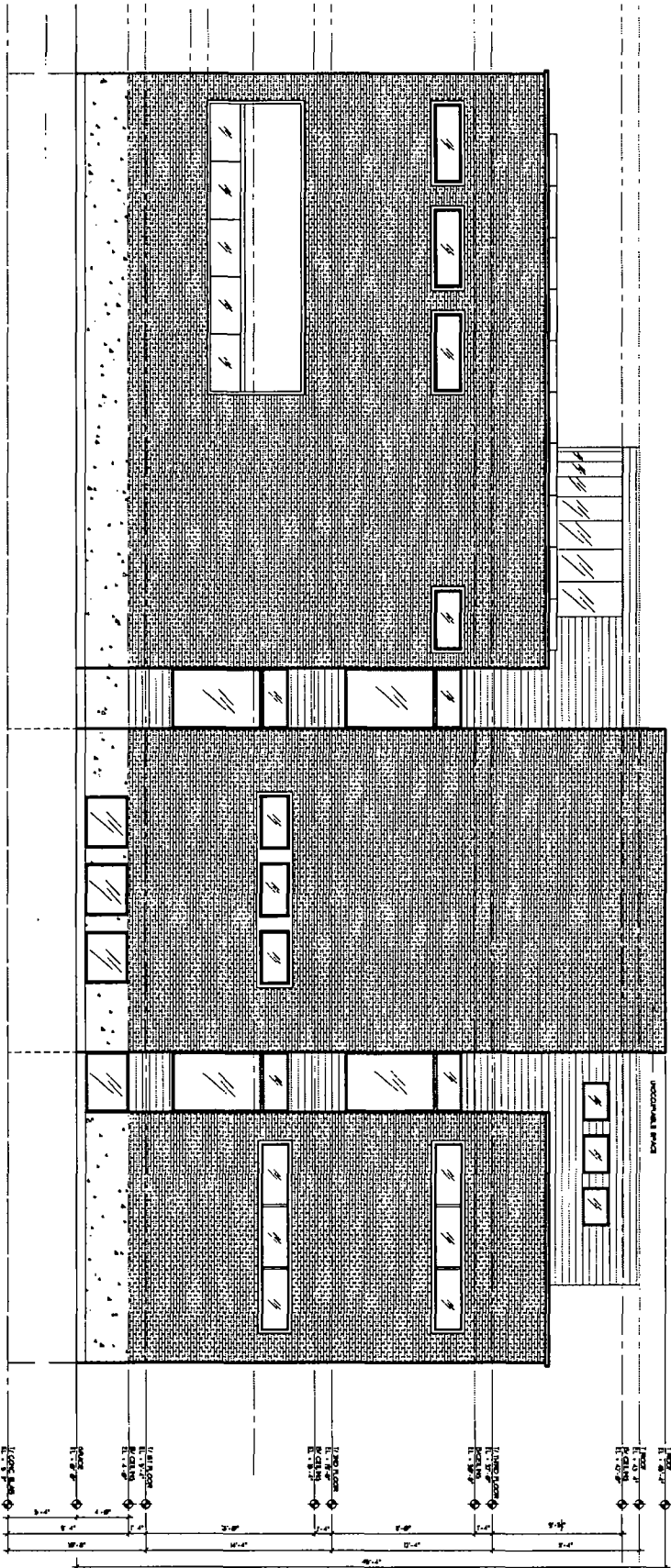
DATE: 6/24/2014

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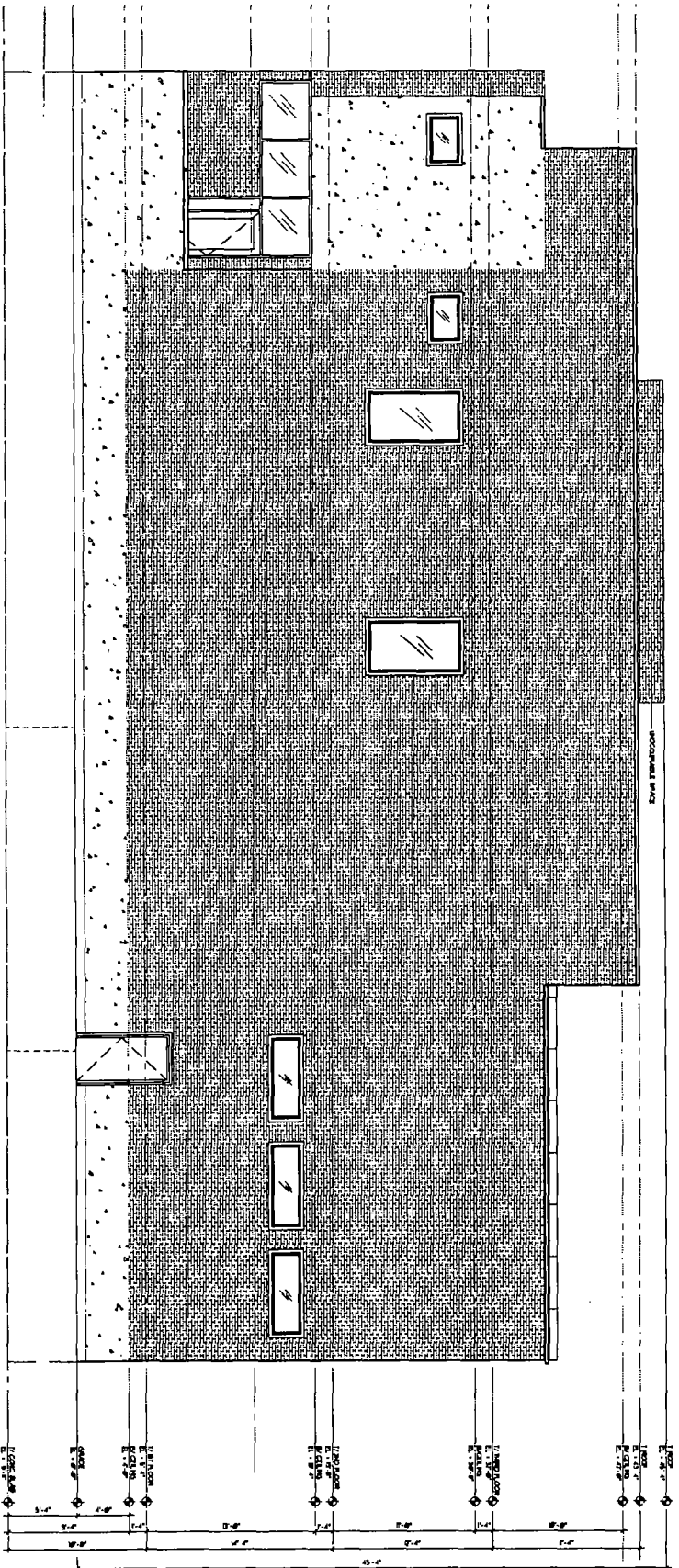
PROJECT #: 20140212

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1 EAST ELEVATION
A5

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WEST ELEVATION
SCALE: 1/8" = 1'-0"

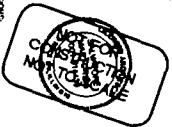
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100 JEFFERSON SQUARE
SUNNYVALE, IL 60089

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Architecture & Design

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1166 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60608
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FAX # (312) 243-9000



STATE OF ILLINOIS

NO.	DATE	DESCRIPTION

NEW 3 STORY W
BASEMENT
SINGLE FAMIL
RESIDENC

SICILIANO RESIDENC
1501 W GRANDA
CHICAGO, IL 60608

DATE 6/24/2014
DRAWN BY AJS
CHECKED BY AJS
PROJECT # 201-40212

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