



City of Chicago



SO2022-841

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 2117 W Grand Ave - App 20989T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

No. 20989-TI

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 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 150 feet west of and parallel to North Hoyne Avenue; West Ferdinand Street; and a line 175 feet west of and parallel to North Hoyne Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

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

Common address of property: 2117 West Grand Avenue

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SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C(1) Narrative & Plans – 2117 W. Grand Ave., Chicago, IL

Proposed Zoning: C2-1 Motor Vehicle-Related Commercial District

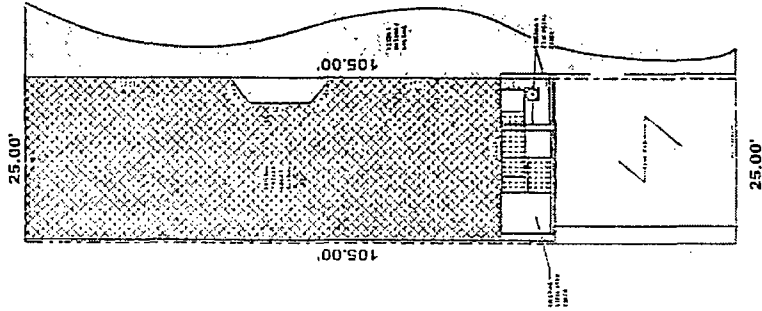
Lot Area: 2,625 square feet (25 feet x 105 feet)

Proposed Land Use: The Applicant is proposing to bring the existing mixed-use building located at the subject property into compliance with the Chicago Zoning Ordinance. The existing retail unit located on the building first floor, which contains approximately 1,368 square feet of floor area, will remain without change. The existing residential unit located on the building's second floor will remain without change. The three (3) surface parking spaces located at the rear of the subject lot will also remain without change.

- (A) The Project's Floor Area Ratio: 2,736 square feet (1.04 FAR) (existing)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 2,625 square feet per D.U.
(1 residential unit)
- (C) The amount of off-street parking: 3 vehicle parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet (existing)
 - b. Rear Setback: 34.75 feet (existing)
 - c. Side Setbacks:
 - North: 0 feet (existing)
 - South: 0 feet (existing)
- (E) Building Height: 25 feet-1 inch (existing)

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W. GRAND AVE



SHEET NO. 1
 DATE: 10/15/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

1/8" = 1'-0"

DRAWINGS OF EXISTING MIXED USE BUILDING
 2117 W Grand Ave
 Chicago, IL 60612
 NEW SPACE ARCHITECTS LTD
 221 W. ROSE AVE. NEW WORTH, IL 60063
 TEL: (647) 729-6432 FAX: (647) 281-7848
 email: info@new-space-architects.com

DESIGN
 ARCHITECTS
 1111 N. LAUREL ST.
 CHICAGO, IL 60610

TITLE: 1.11
 PROJECT NO: 1111111111

INDEX OF DRAWINGS
1.11

SCOPE OF WORK

PREPARE ARCHITECTURAL RECORD

PROFESSIONAL SEAL AND SIGNATURE
 [Signature]
 ARCHITECT
 STATE OF ILLINOIS

INDEX OF DRAWINGS
1.11

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