



# City of Chicago



O2018-3196

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/18/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-G at 957 W Grace St - App No. 19627T1
<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 of the B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in an area bound by

North Sheffield Avenue; West Grace Street; the alley next East of and parallel to North Sheffield Avenue; and a line 100 feet South of and parallel to West Grace Street.

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 957 West Grace Street

**FINAL FOR PUBLICATION**

**NARRATIVE AND PLANS**

**957 WEST GRACE**

**Zoning Change from B3-2 to B2-3 Type-1**

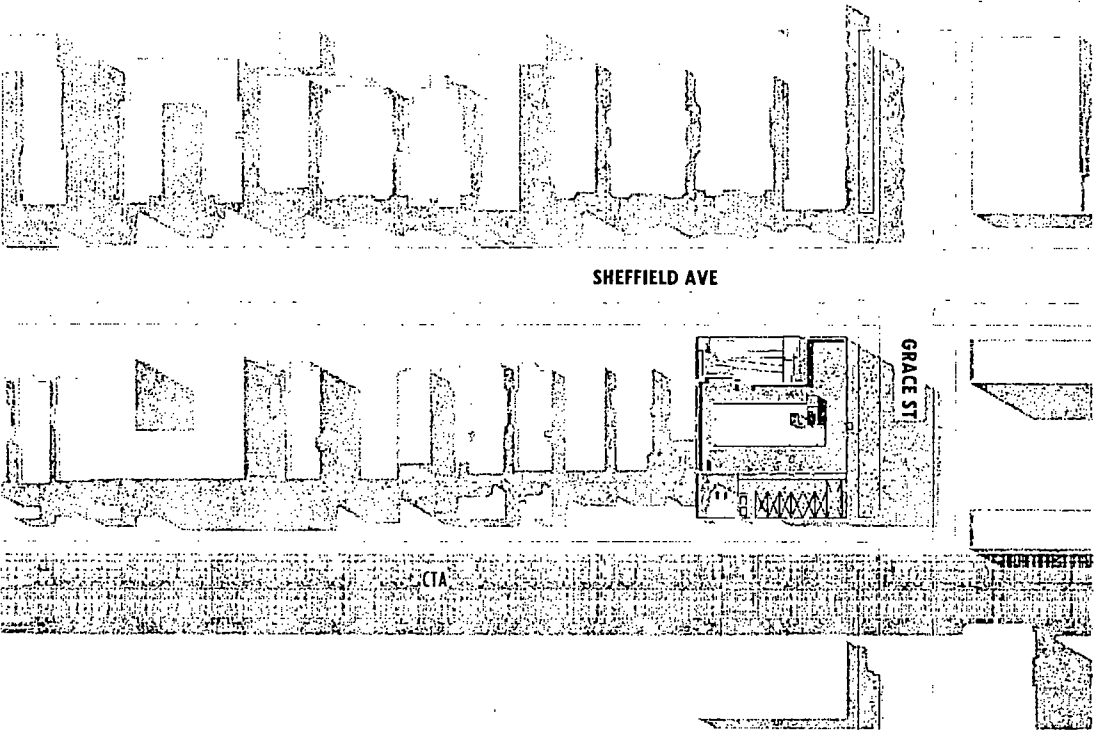
Applicant seeks to construct a new 4-story, 40 dwelling unit building with 20 parking spaces and a building height of 48 feet and no commercial. The subject property is located 1,040 feet (within the required 1,320 feet) of the Metra train station entrance so we will seek the Transit Serve Location (Section 17-10-0102-B) in order to reduce 50% of the required parking from 40 to 20 parking spaces and the reduced Minimum Lot Area per Unit (Section 17-3-0402-B) of 300square feet applicable to Transit Serve Location.

FAR	2.37
Lot Area	12,000 Square Feet
Building Area	28,527 Square Feet
Minimum Lat Area Per Unit	300 Square Feet
Building Height	48 Feet 0 Inches
Front Setback	0 Feet 0 Inches/ 25 Feet 2 Inches
Rear Setback	30 Feet 0 Inches
West side Setback	0 Feet 0 Inches
East side Setback	0 Feet 0 Inches
Parking	20 Spaces
Parking	30 Bicycles

**FINAL FOR PUBLICATION**

MCZ  
957 W GRACE

0609017

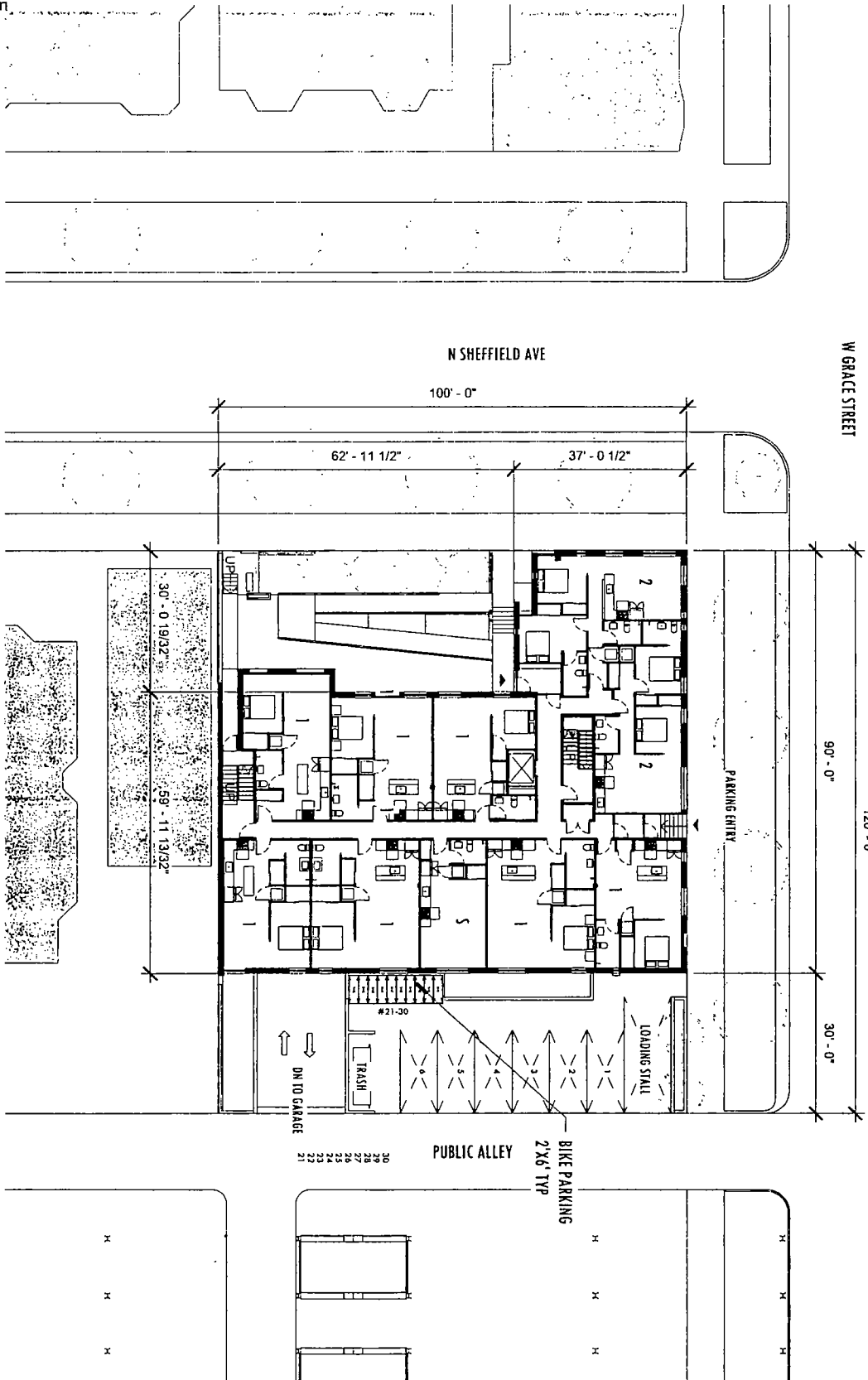


CONTEXT PLAN

FINAL FOR PUBLICATION



MCZ  
957 W GRACE



GROUND FLOOR PLAN

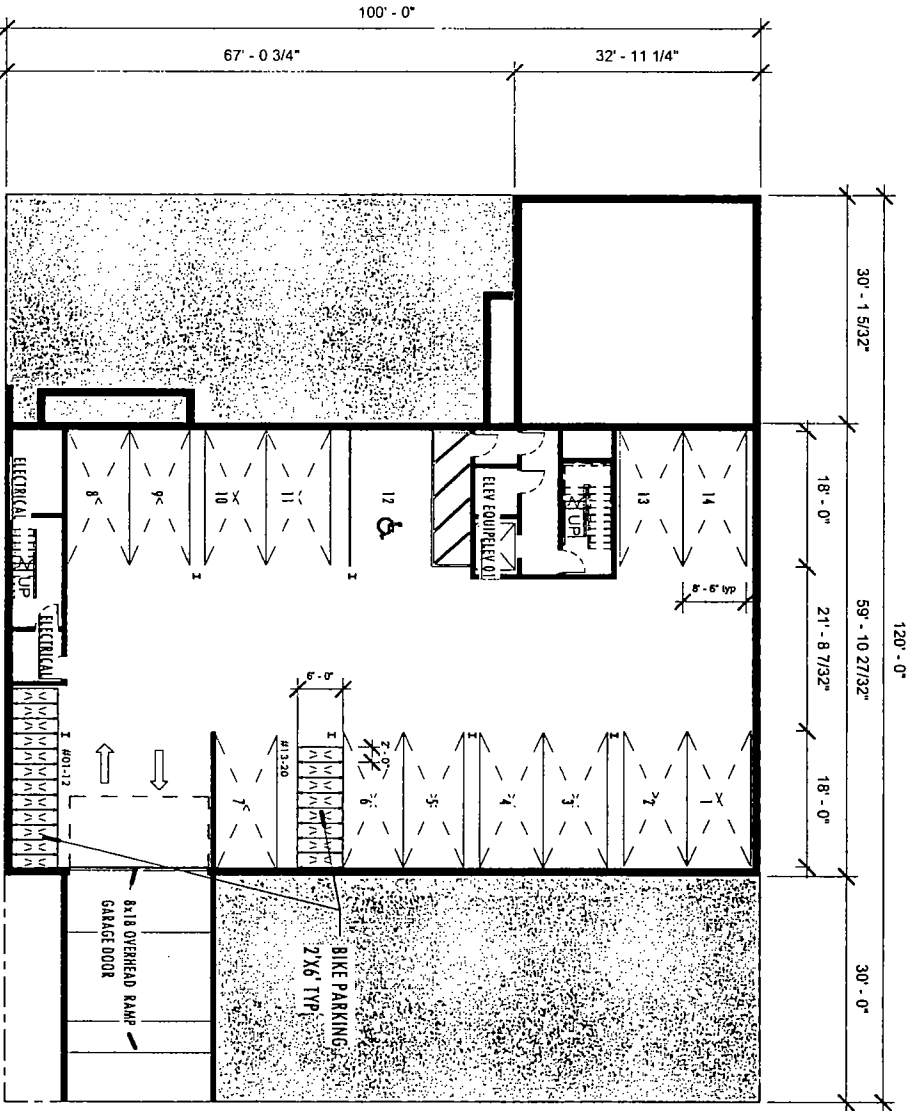
FINAL FOR PUBLICATION



M CZ  
 957 W GRACE

05/04/17

1 Basement CGM  
 1/16" = 1'-0"



BASEMENT FLOOR PLAN

FINAL FOR PUBLICATION



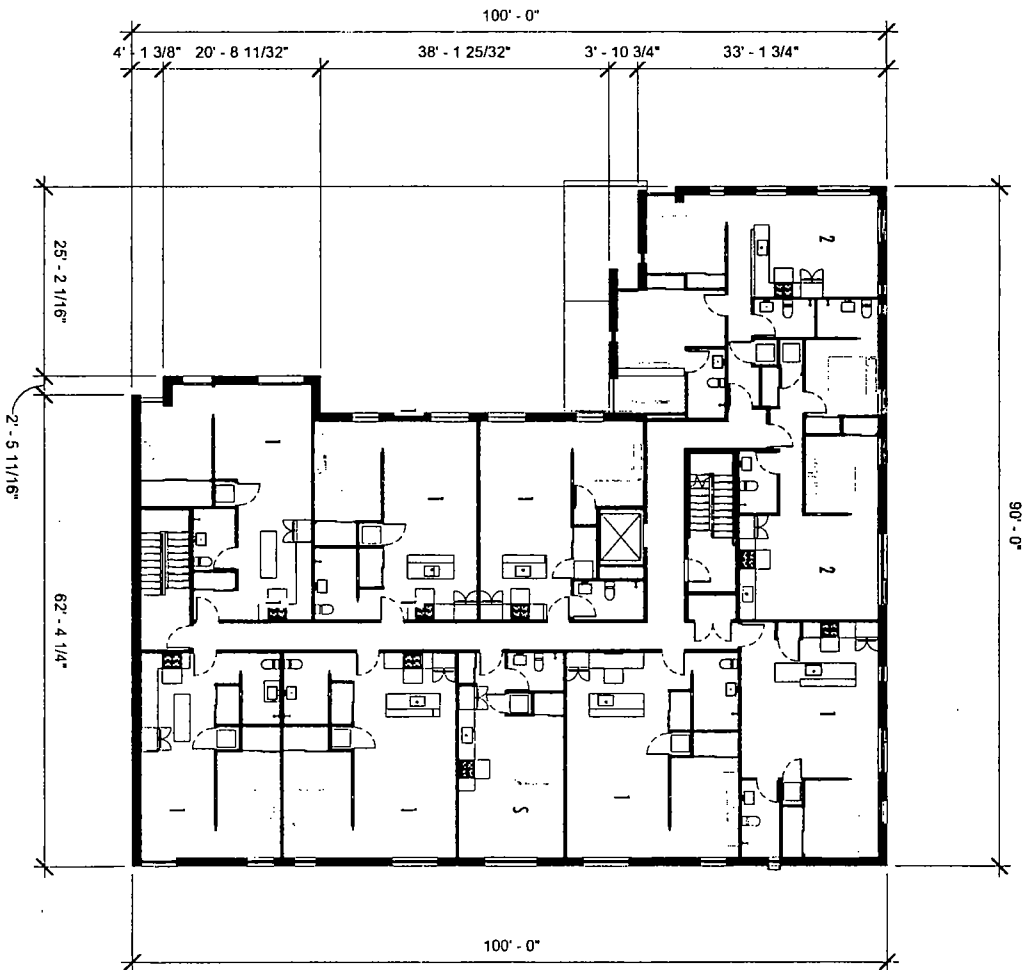
MCZ  
957 W GRACE  
060817

Proposed Area  
7092 SF

1st Floor Gross Area Plan-

Proposed Area  
7145 SF

2nd-4th Gross Area Plan



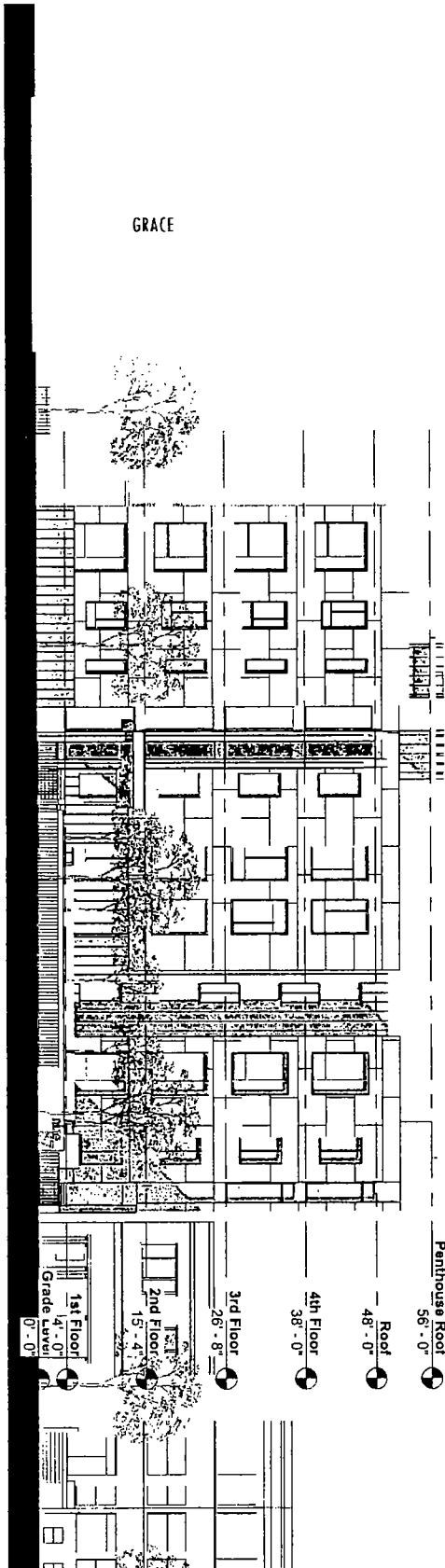
FLOOR PLAN TYPICAL

FINAL FOR PUBLICATION



GRACE

957



1 Sheffield Avenue Elevation CGM  
1/16" = 1'-0"

MCZ  
957 W GRACE

0409017

SHEFFIELD BUILDING ELEVATION

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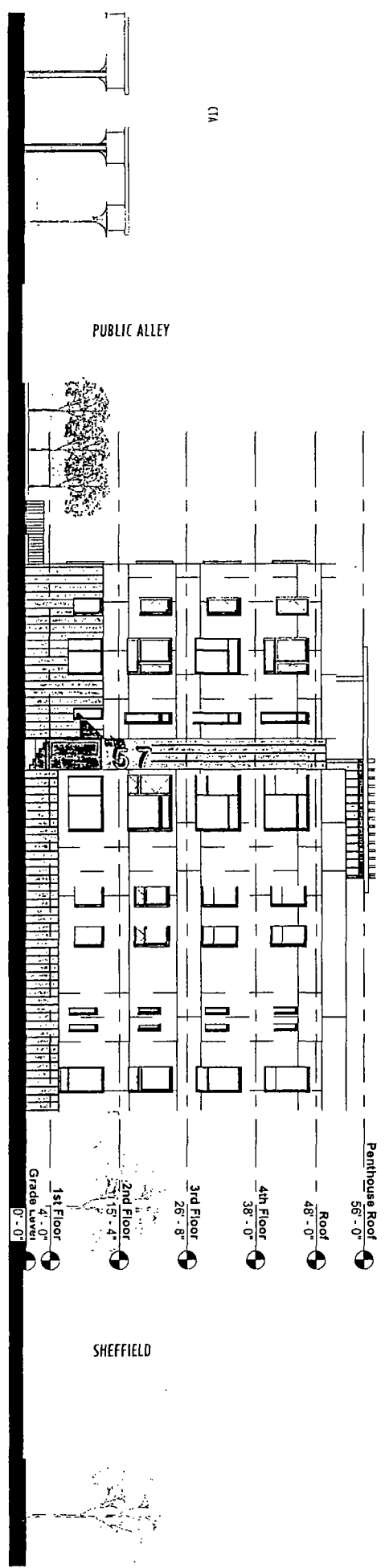




1 Grace Street Elevation CGM  
1/16" = 1'-0"

MCZ  
957 W GRACE

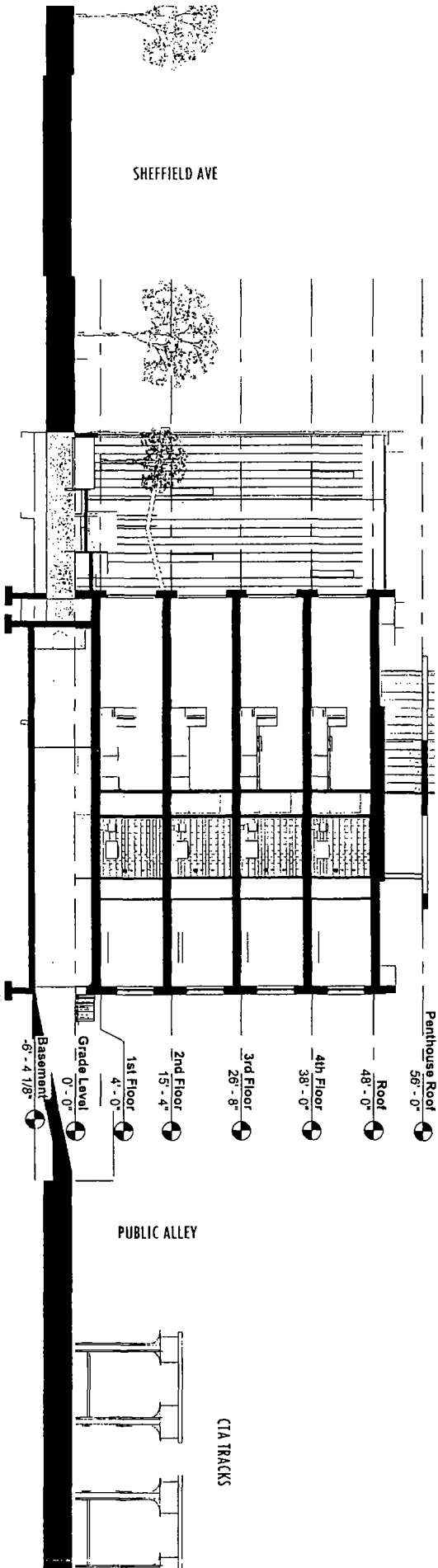
04080417



GRACE BUILDING ELEVATION

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1 Building Section 1 CGM  
 1/16" = 1'-0"

MCZ  
 957 W GRACE

08/08/17

BUILDING SECTION

FINAL FOR PUBLICATION

