



City of Chicago



O2019-7949

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/16/2019
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 1-H at 1801-1809 W Grand Ave - App No. 20203T1
Committee(s) Assignment: 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 M1-2 Limited Manufacturing/Business Park District, as shown on Map 1-H in the area bounded by:

West Grand Avenue; a line 96.00 feet West of and parallel to North Wood Street; West Ferdinand Street; and North Wood Street.

To those of **B2-3 Neighborhood Mixed-Use District.**

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

Common Address of Property: 1801-1809 West Grand Avenue, Chicago, IL

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**NARRATIVE AND PLANS
FOR THE PROPOSED ZONING AMENDMENT
TYPE 1 APPLICATION
AT
1801-1809 WEST GRAND AVENUE**

The Application is to change zoning for 1801-1809 West Grand Avenue from M1-2 to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a 4-Story, twenty (20) dwelling unit building with a large commercial space on the first level. The commercial space is approximately 1,516 square feet. There will be a total of twenty (20) parking spaces located on the first level (rear). The footprint of the Building shall be approximately 87 feet by 94 feet in size. The building height shall be 50 feet high, as defined by City Code.

LOT AREA: 9,120 SQUARE FEET

FLOOR AREA RATIO: 3.0

BUILDING AREA: 27,360 SQUARE FEET

DENSITY, per DWELLING UNIT: 456 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE TWENTY (20) OFF-STREET PARKING SPACES PROVIDED.

FRONT SETBACK: ZERO

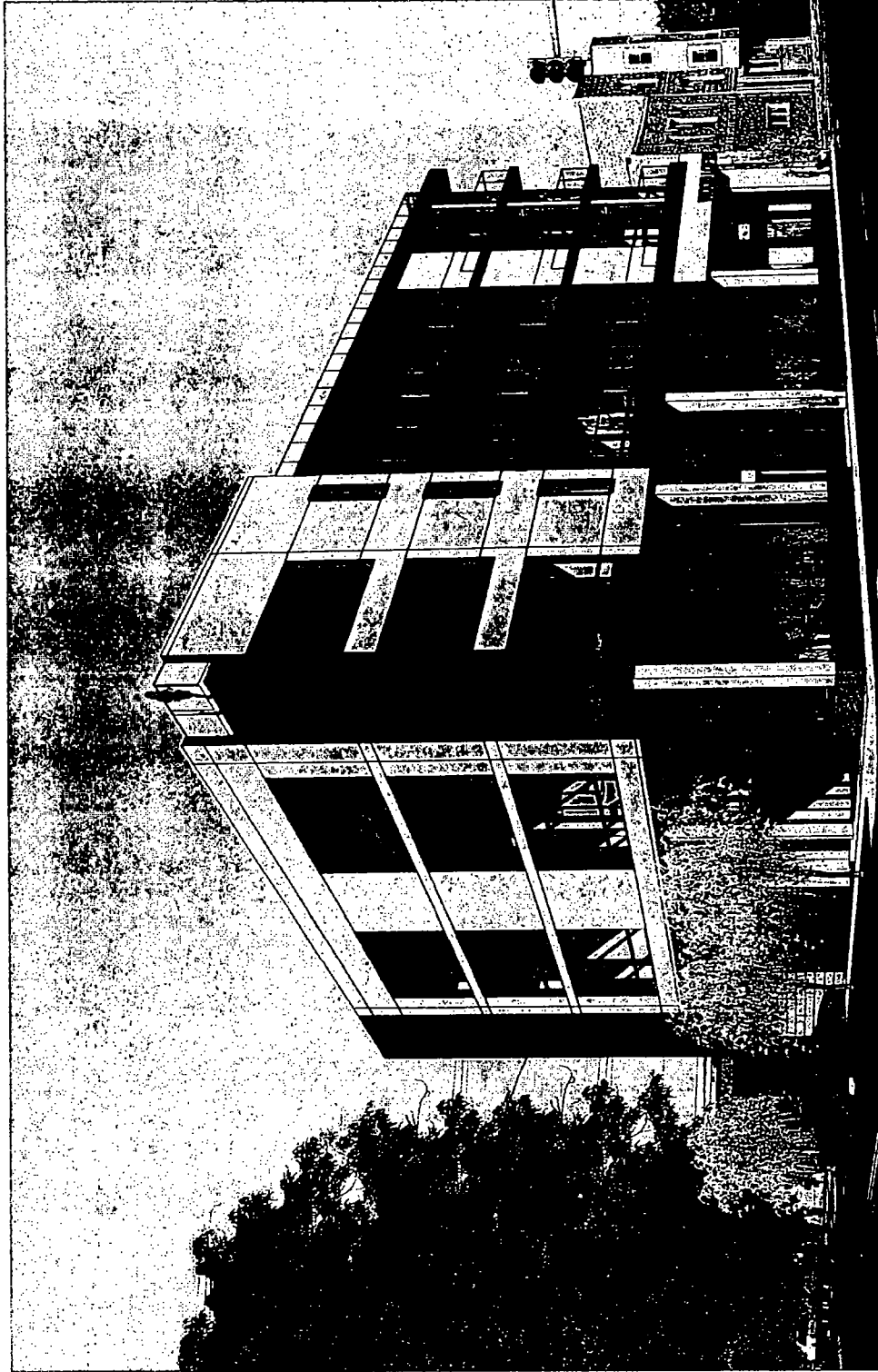
REAR SETBACK: 18 FEET *

SIDE SETBACKS: 2 FEET (West) Zero (East)

BUILDING HEIGHT: 50 FEET

*May require relief for setbacks.

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PROPOSED 4 STORY MIXED USE BUILDING
 -RETAIL & GARAGE @ GRADE
 20 D U ABOVE GRADE
 -ROOF DECK

SHEET #	COVER SHEET	SHEET NAME
A0	COVER SHEET	
A1	NOTES	
A2	SITE PLAN	
A3	BASEMENT FLOOR PLAN	
A4	FLOOR PLAN	
A5	MEZZANINE LEVEL	
A6	LEVEL 2-4 FLOOR PLAN	
A7	LEVEL 5 - ROOF DECK	
A8	NORTH ELEVATION	
A9	EAST ELEVATION	
A10	SOUTH ELEVATION	
A11	WEST ELEVATION	
A12	BUILDING SECTION	

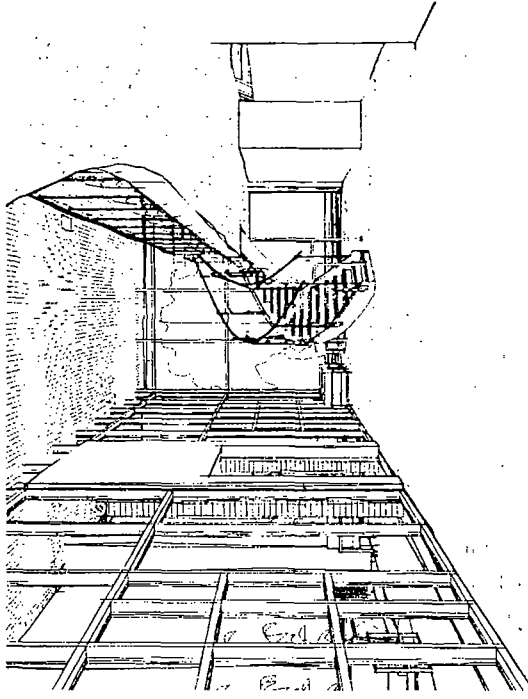
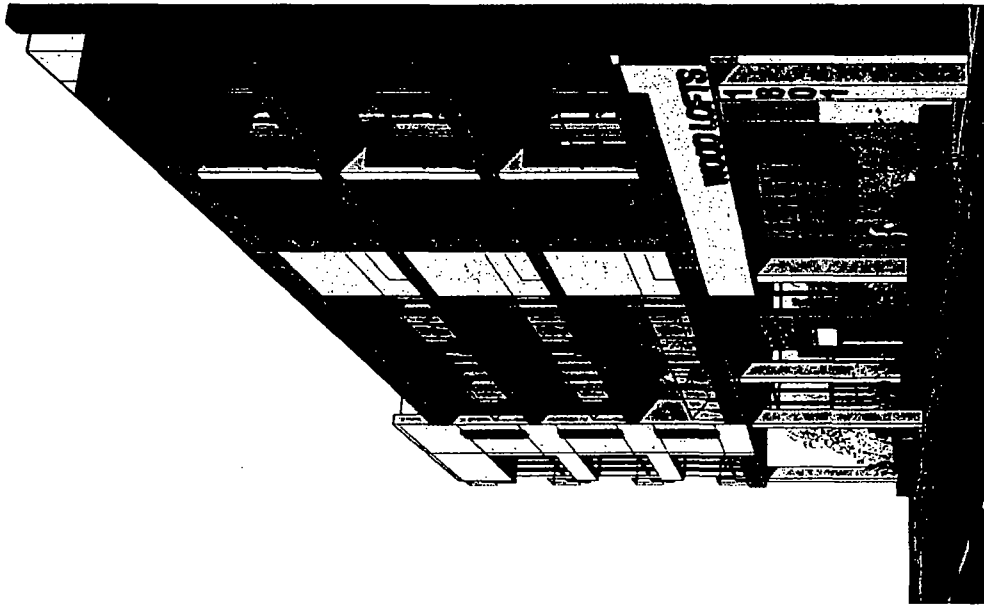
COVER SHEET | A0



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ZONING ANALYSIS

zoning district	M1-2 B2-3
current- proposed	
proposed use	restaurant (coffee shop) outdoor patio on grade outdoor patio on rooftop multi unit residential
eating and drinking establishments	
household living-	
ground floor space	
minimum floor-to-floor height required- proposed-	13 ft 20 ft
minimum floor area required- proposed-	1824 sf (20% of lot area) 2275 sf
floor area ratio	
allowed- proposed-	27,360 sf (3.0) 4- 27,015 sf
front setback	
required- proposed-	not required 0
side setback	
required- proposed-	not required 2 ft W, 0 E
rear setback	
required- proposed-	30 ft (at floors with dwelling units) 18 ft
maximum building height-	
allowed-	65 ft

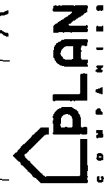
2 RETAIL SPACE

PROPOSED BUILDING INFORMATION

level	sf	use	unit types
grade-	657 RES/1516 COMM	coffee/ parking (20)	(2)3bd units
mezzanine-	3042 RES/ 759 COMM	coffee launger/ 2bu	(5)2bd/(1)3bd units
2nd-	7023 RES	6du	(5)2bd/(1)3bd units
3rd-	7023 RES	6du	(5)2bd/(1)3bd units
4th-	7023 RES	6du	(5)2bd/(1)3bd units
roof deck		roof deck	
totals:	27,360 sf total sf (27,360 max)		(15)2bd/(5)3bd units

NOTES

A1



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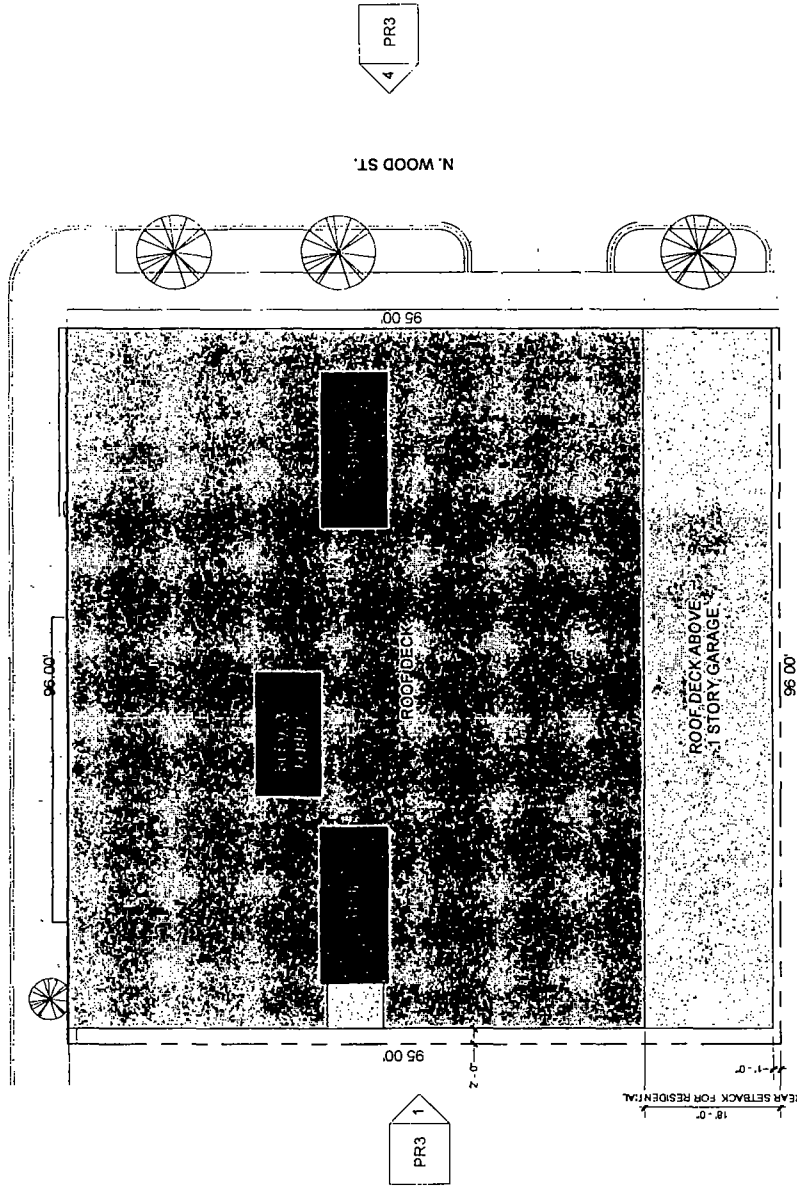
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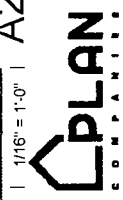


W. GRAND AVE.



SITE PLAN

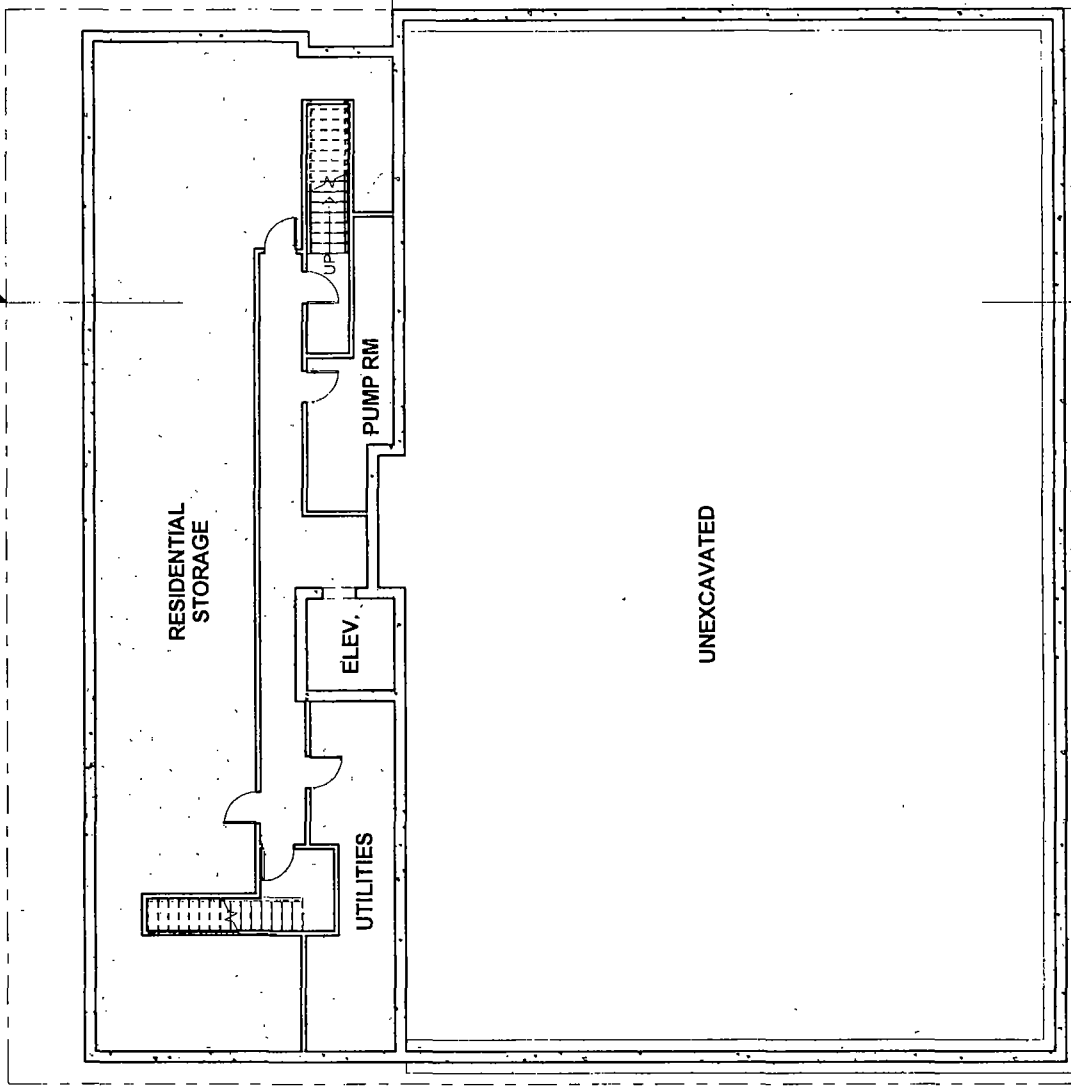
A2



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BASEMENT LEVEL

3/32" = 1'-0" | A3

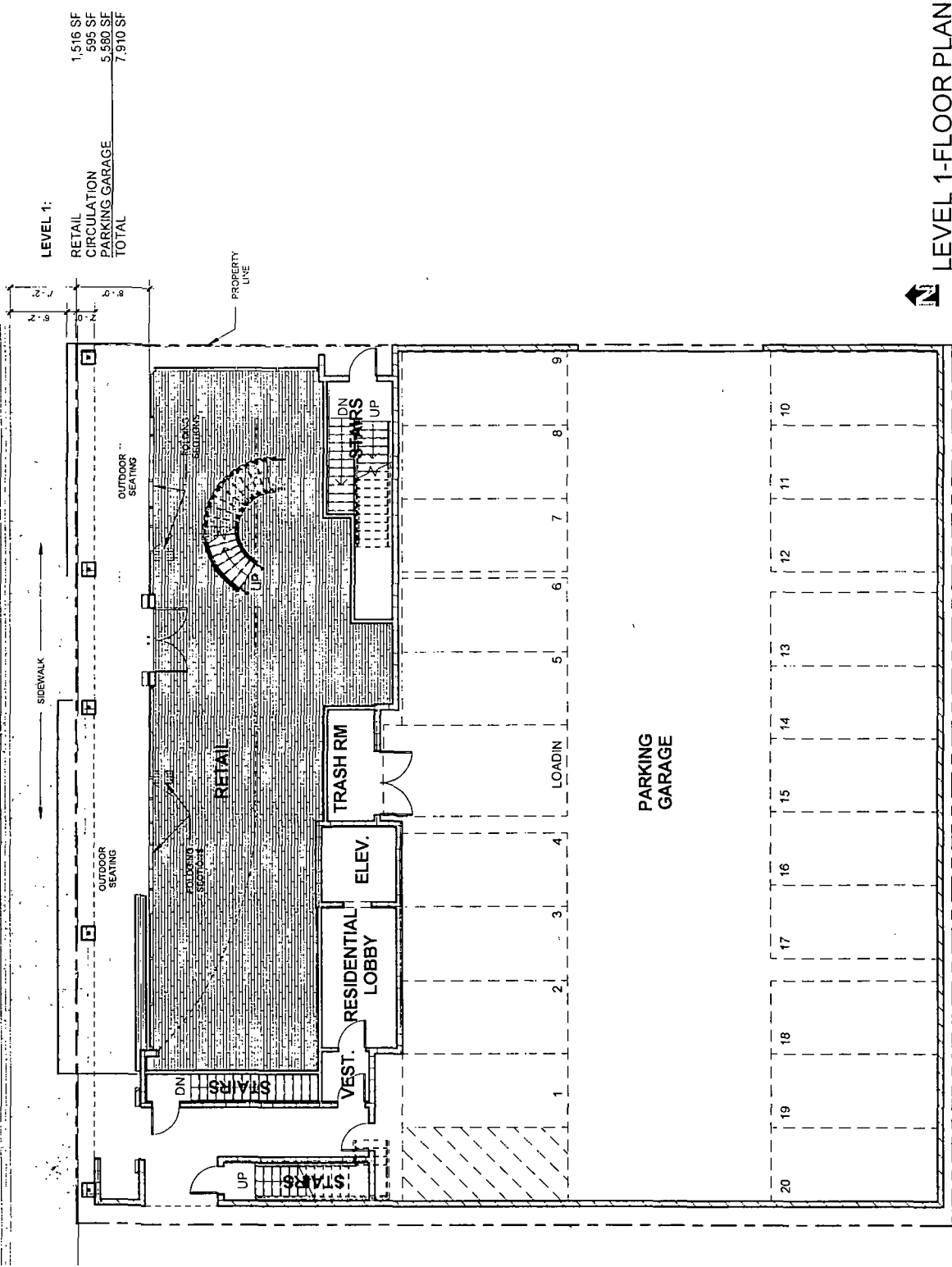


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LEVEL 1:

RETAIL 1,516 SF
 CIRCULATION 595 SF
 PARKING GARAGE 5,590 SF
 TOTAL 7,910 SF



LEVEL 1-FLOOR PLAN

3/32" = 1'-0" | A4



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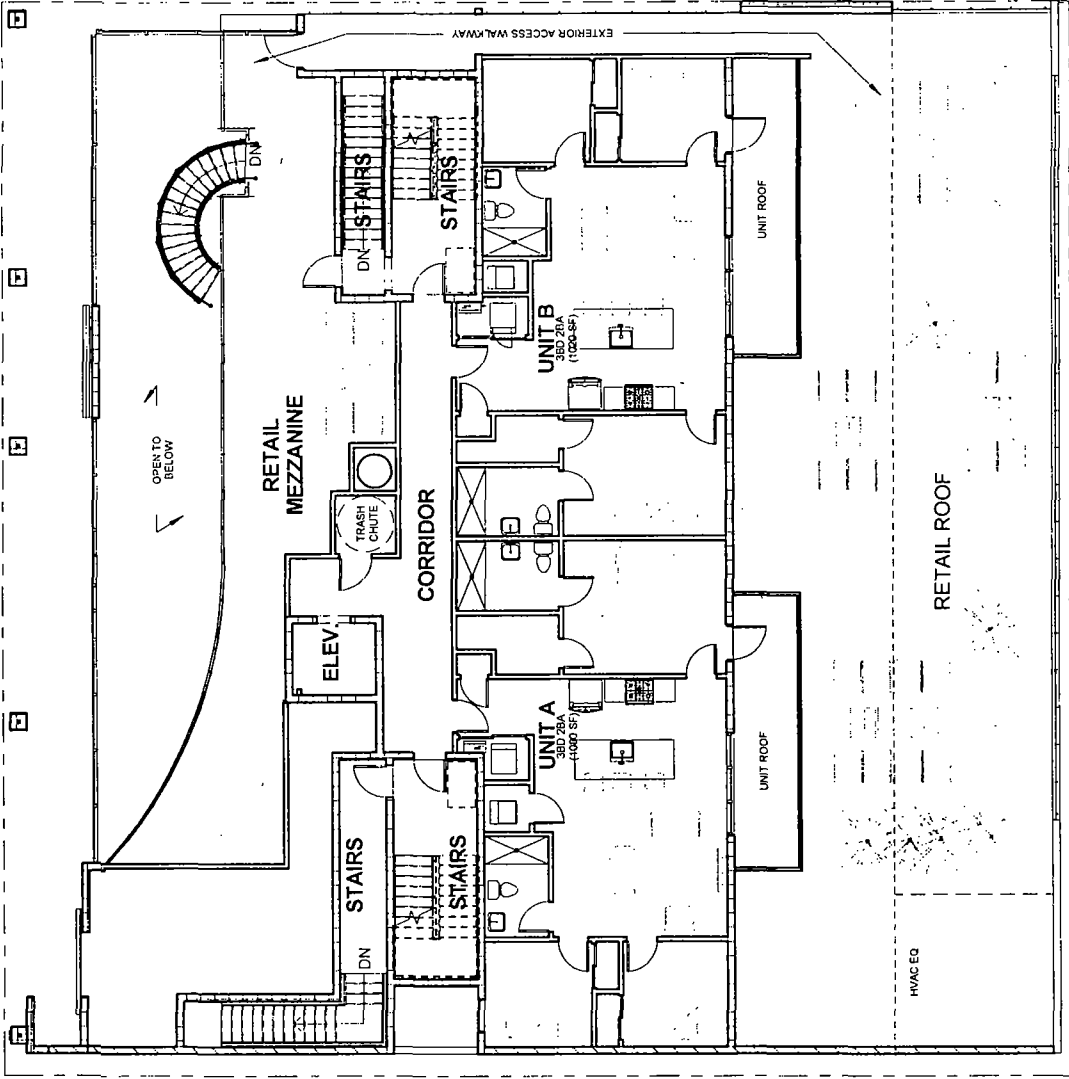
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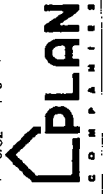
MEZZANINE:

RETAIL	759 SF
CIRCULATION	595 SF
RESIDENTIAL	2,100 SF
TOTAL	7,910 SF



MEZZANINE LEVEL

3/32" = 1'-0" | A5



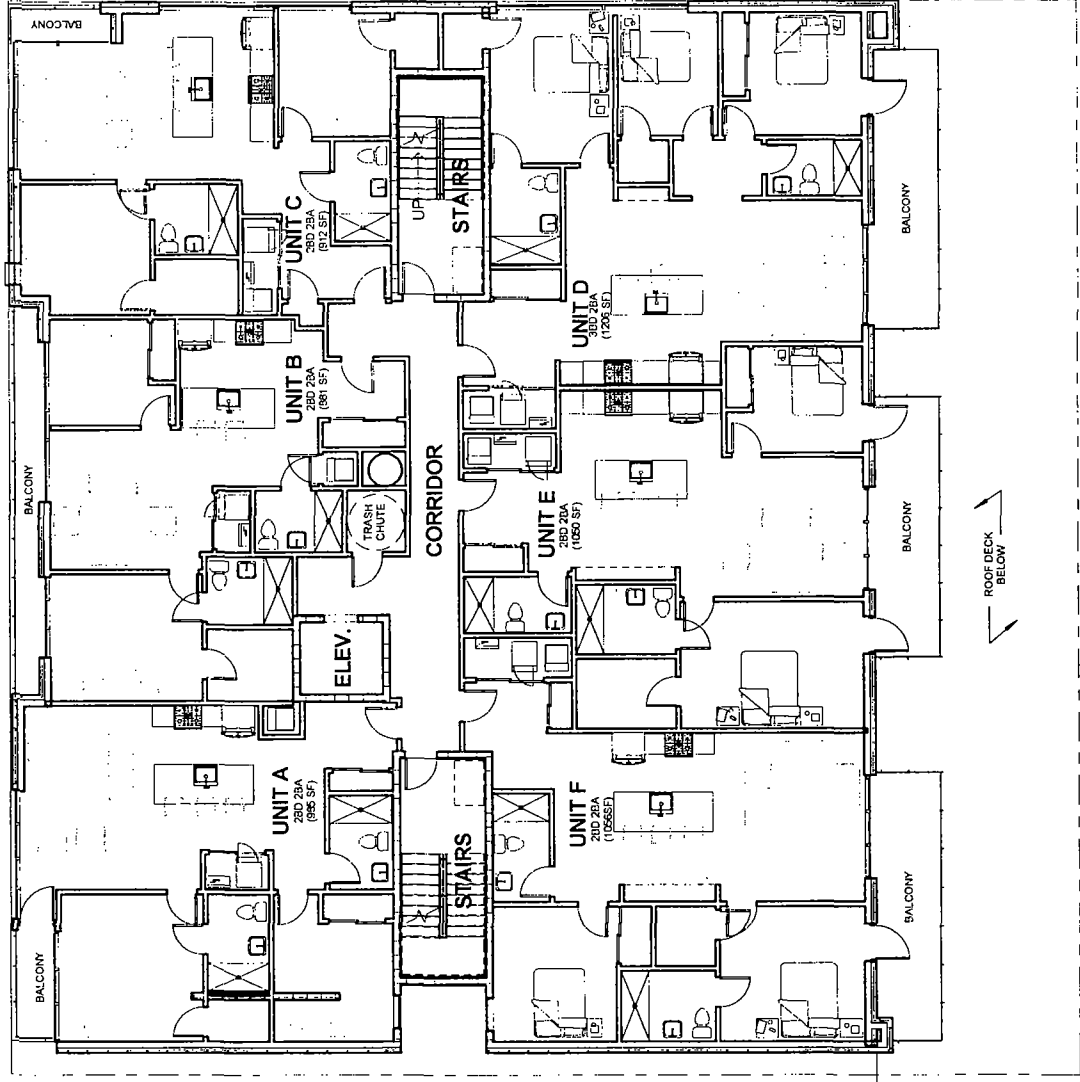
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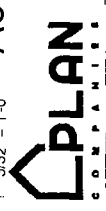
LEVEL 2-4:
CIRCULATION 933 SF
RESIDENTIAL 6,090 SF
TOTAL 7023 SF

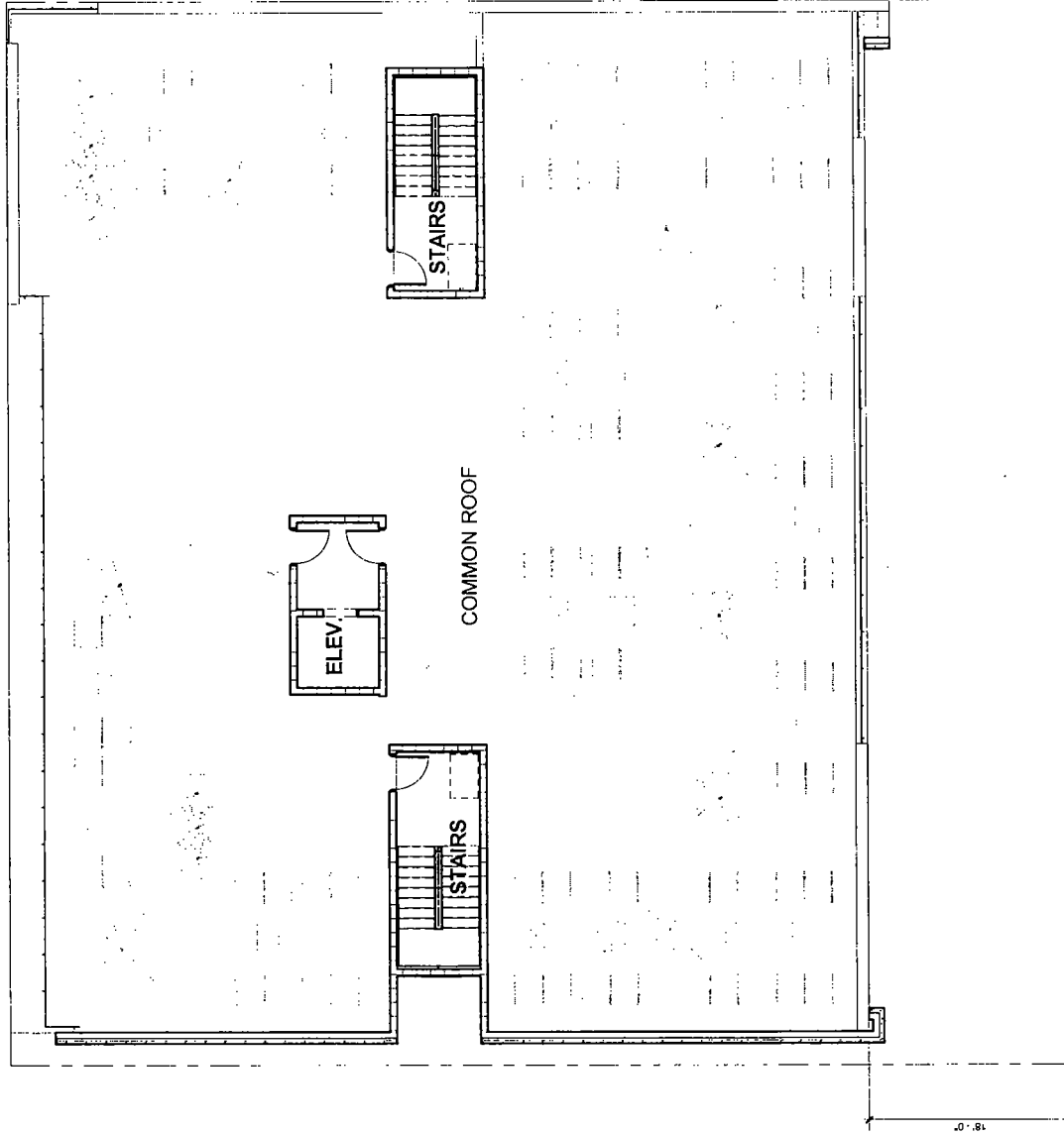


ROOF DECK BELOW

LEVEL 2-4 FLOOR PLAN
3/32" = 1'-0" A6

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LEVEL 5 - ROOF DECK

3/32" = 1'-0" | A7



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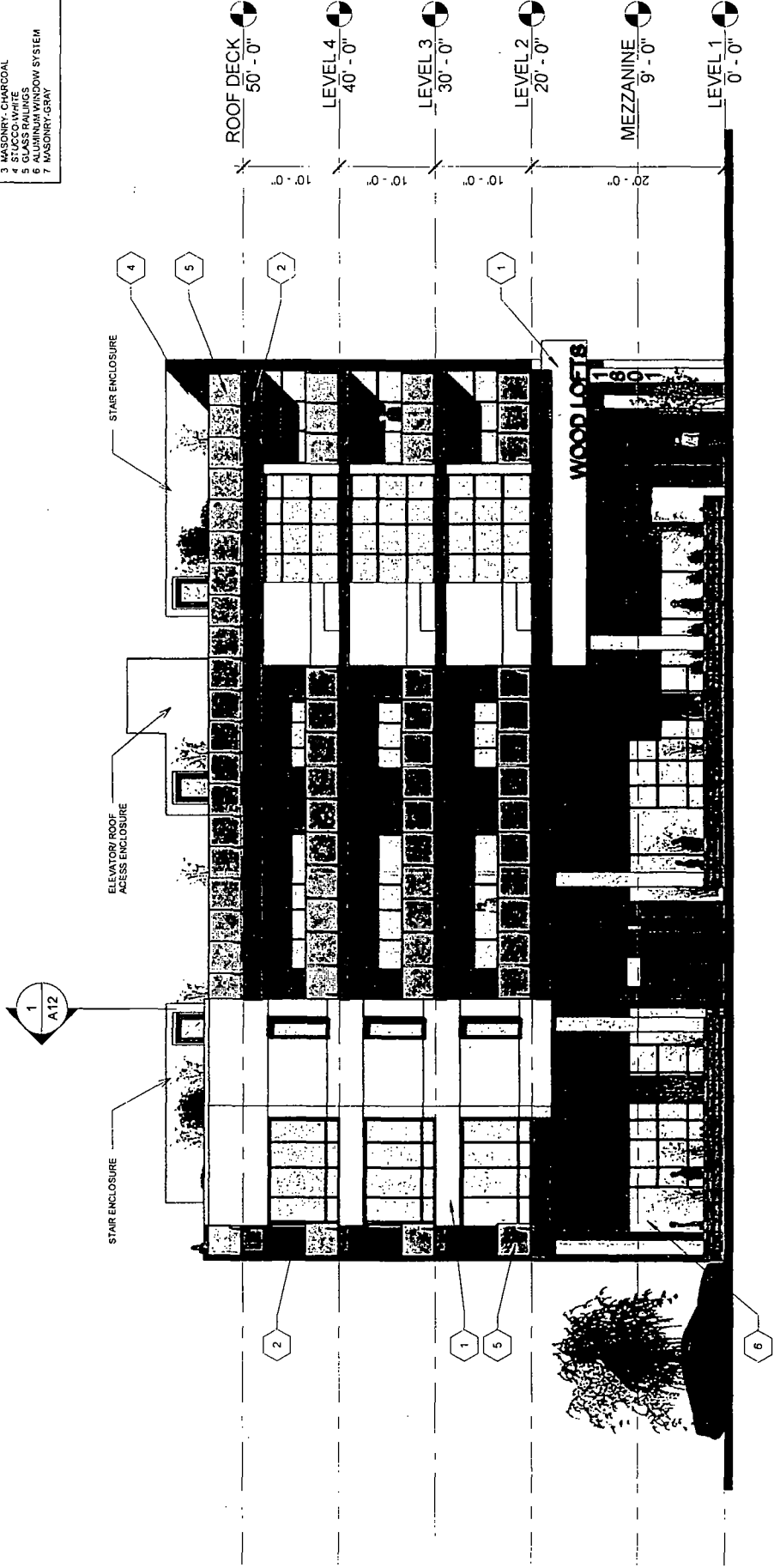
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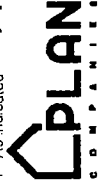
MATERIAL

- 1 ALUMINUM COMPOSITE PANELS - PEARL
- 2 ALUMINUM SIDING PANELING - TRIRANO WALNUT
- 3 STUCCO - SANDY GRAY
- 4 STUCCO - WHITE
- 5 GLASS RAILINGS
- 6 ALUMINUM WINDOW SYSTEM
- 7 MASONRY - GRAY



NORTH ELEVATION

As indicated | A8

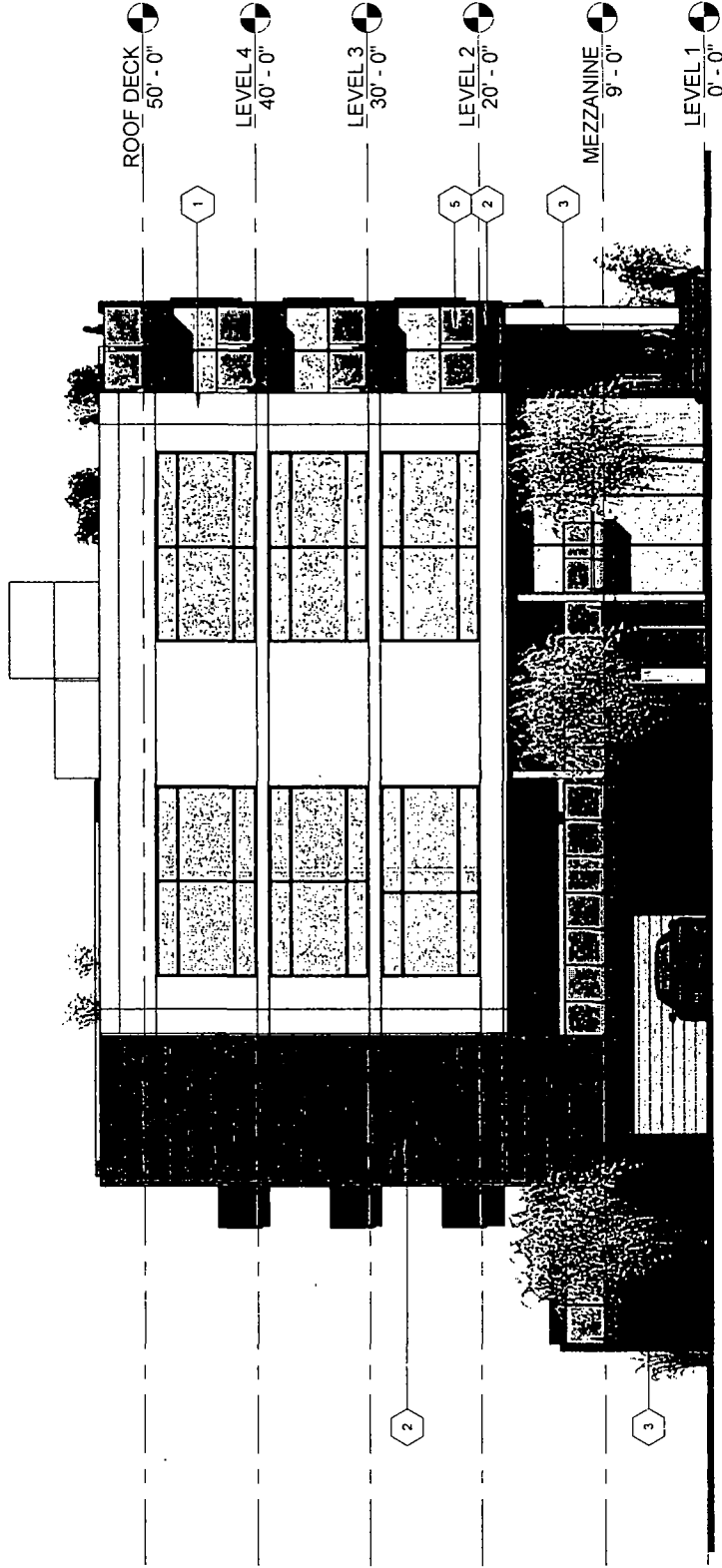


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MATERIAL	
1	ALUMINUM COMPOSITE PANELS - PEARL
2	ALUMINUM CORNER PANELS - HAZEL
3	MASONRY - CHARCOAL
4	STUCCO - WHITE
5	GLASS RAILINGS
6	ALUMINUM WINDOW SYSTEM
7	MASONRY - GRAY



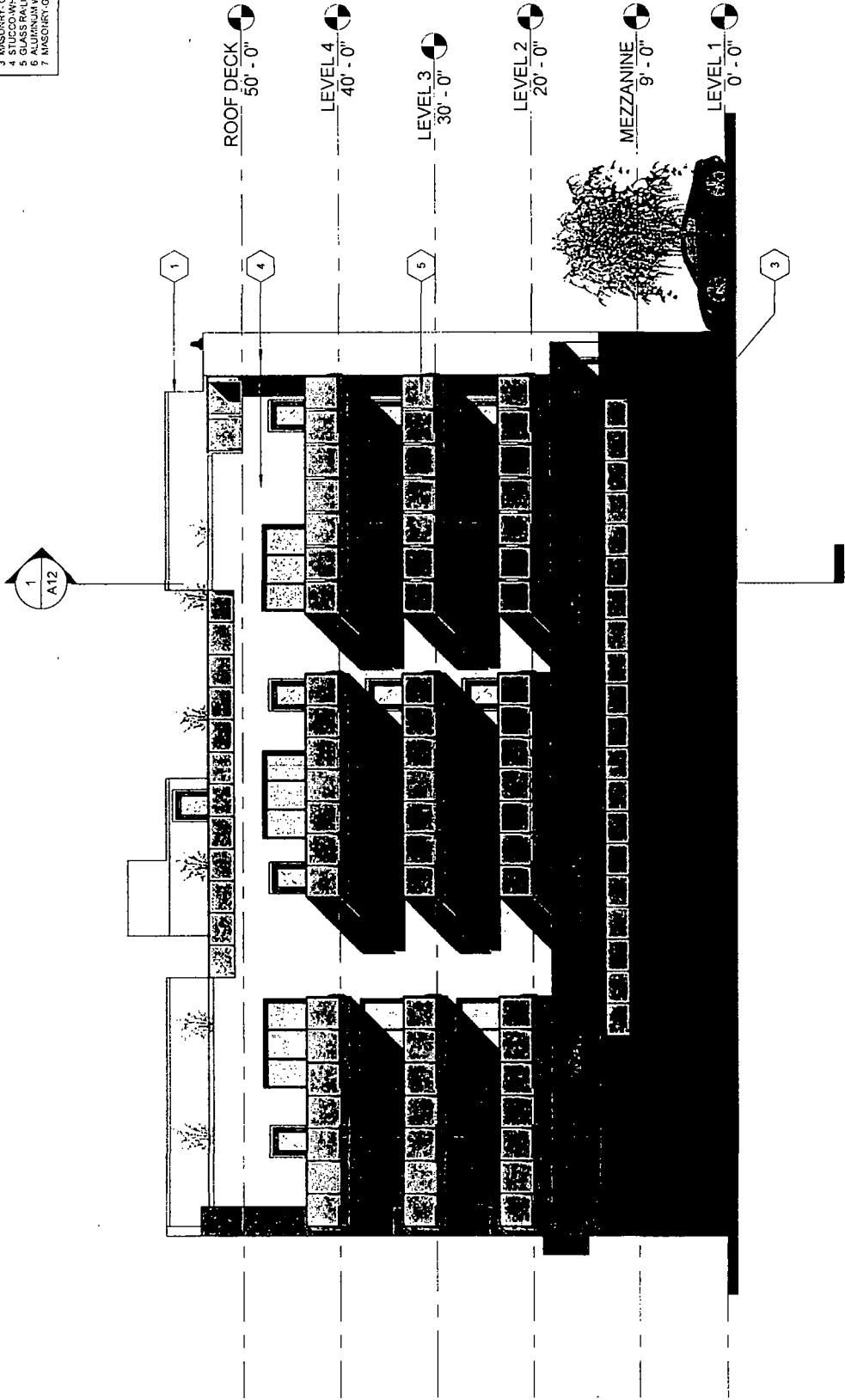
EAST ELEVATION A9



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MATERIAL	
1	ALUMINUM COMPOSITE PANELS PEARL
2	ALUMINUM WINDOW SYSTEM
3	MASONRY - CLAY BRICK
4	STUCCO WHITE
5	GLASS RAILINGS
6	ALUMINUM WINDOW SYSTEM
7	MASONRY - GRAY



SOUTH ELEVATION A10

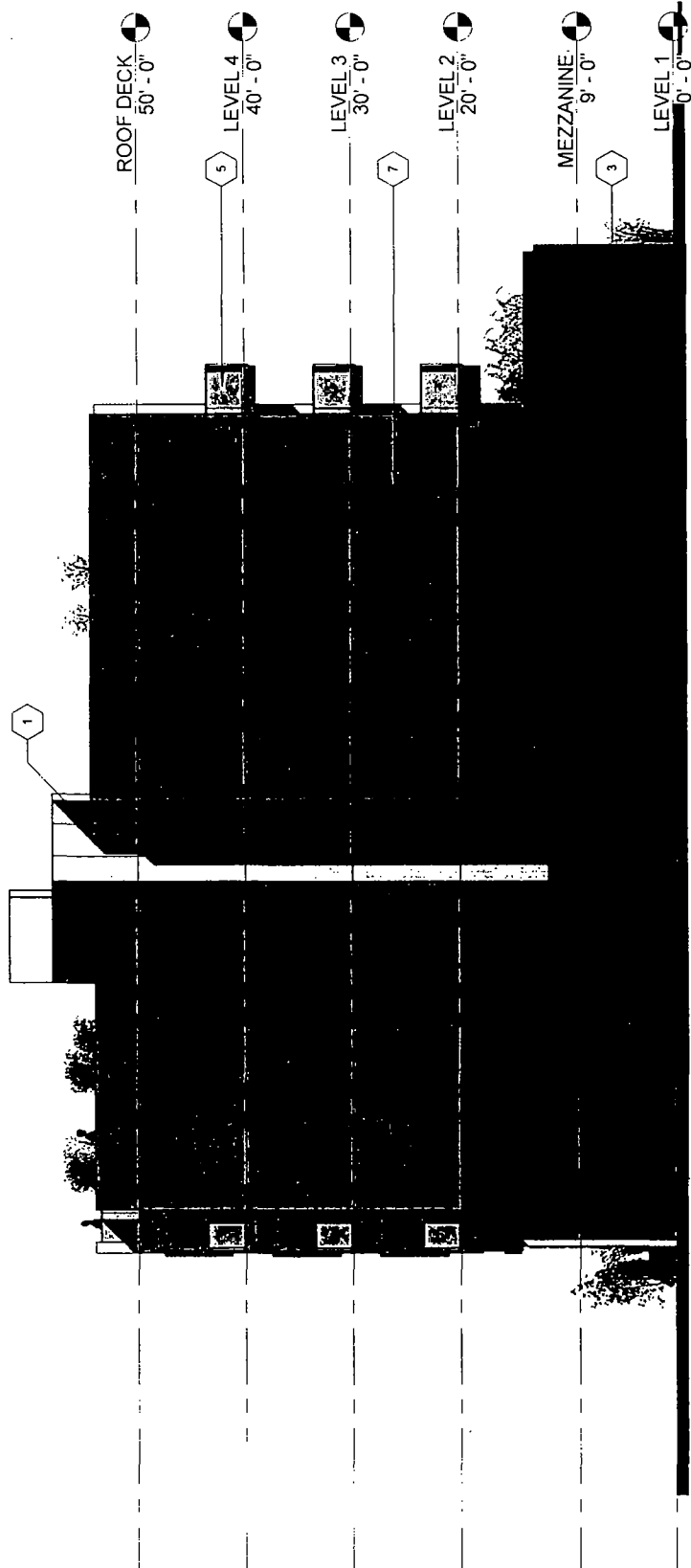


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MATERIAL

- 1 ALUMINUM COMPOSITE PANELS - PEARL
- 2 ALUMINUM CLADDING - TROND WALNUT
- 3 MASSIVE CHARCOAL
- 4 STUCCO-WHITE
- 5 GLASS RAILINGS
- 6 ALUMINUM WINDOW SYSTEM
- 7 INSURRY-GRA



WEST ELEVATION | A11

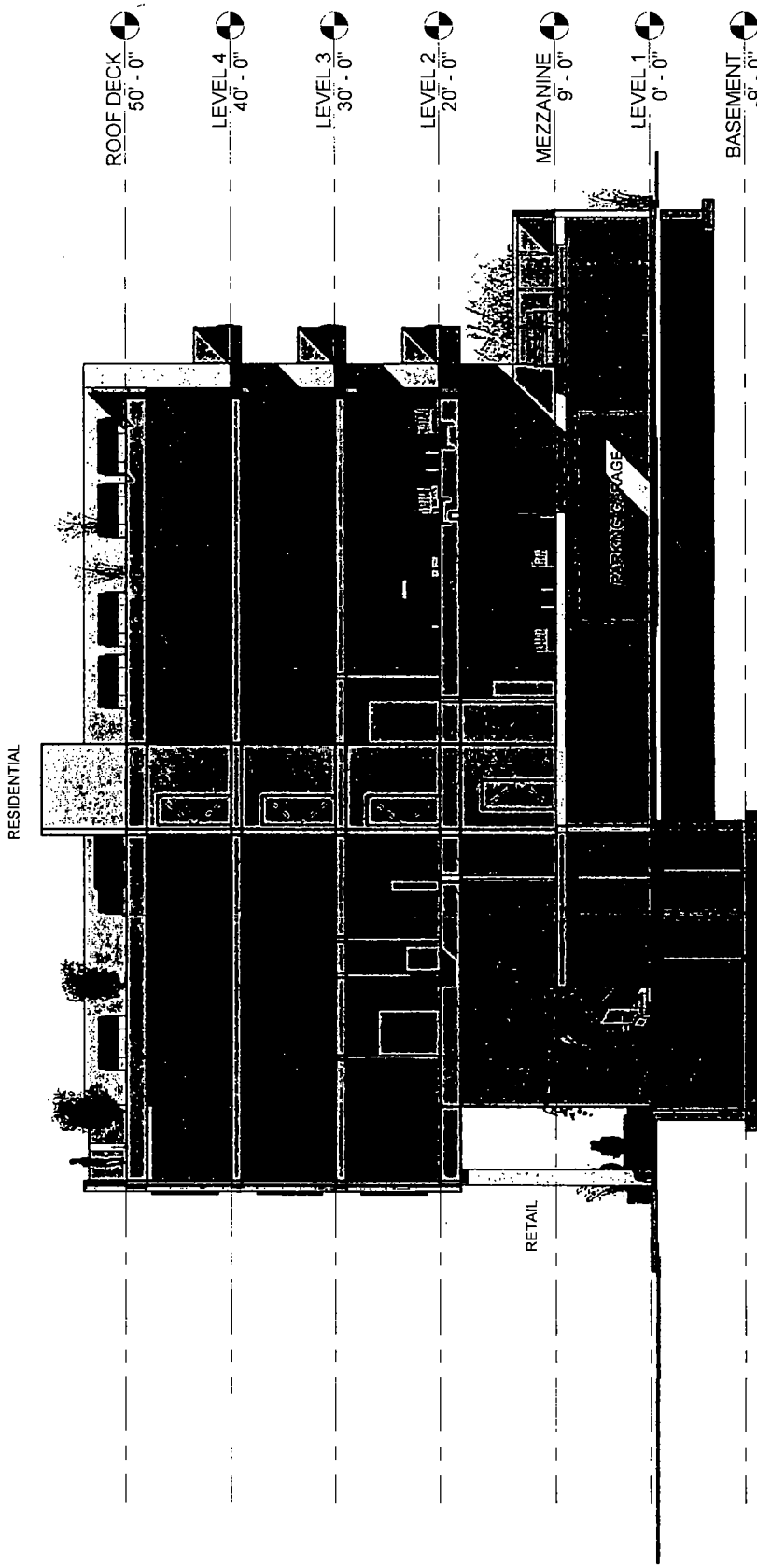


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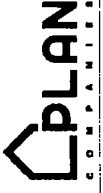


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BUILDING SECTION A12

1/32" = 1'-0"



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