



# City of Chicago



SO2018-6939

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/20/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1345-1347 W Grand Ave - App No. 19772T1
<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 the B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 1-G in the area bounded by:

West Grand Avenue; a line 368.50 feet east of North Noble Avenue; the public alley next south of West Grand Avenue; and a line 335.50 east of North Noble Avenue

to those of a B1-3 Neighborhood Shopping District.

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

Address: 1345-47 West Grand Avenue

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**SUBSTITUTE NARRATIVE AND PLANS**  
1347 West Grand Avenue  
TYPE I REGULATIONS

Narrative: The subject property is improved with a two-story single family home and detached garage. The Applicant proposes to rezone the property from a B1-2 Neighborhood Shopping District to a B1-3 Neighborhood Shopping District to construct a four-story mixed-use residential building with 1,239 square feet of ground floor commercial space and six residential dwelling units with six parking spaces and three bicycle spaces. The height of the building will be 46 feet and 4 inches.

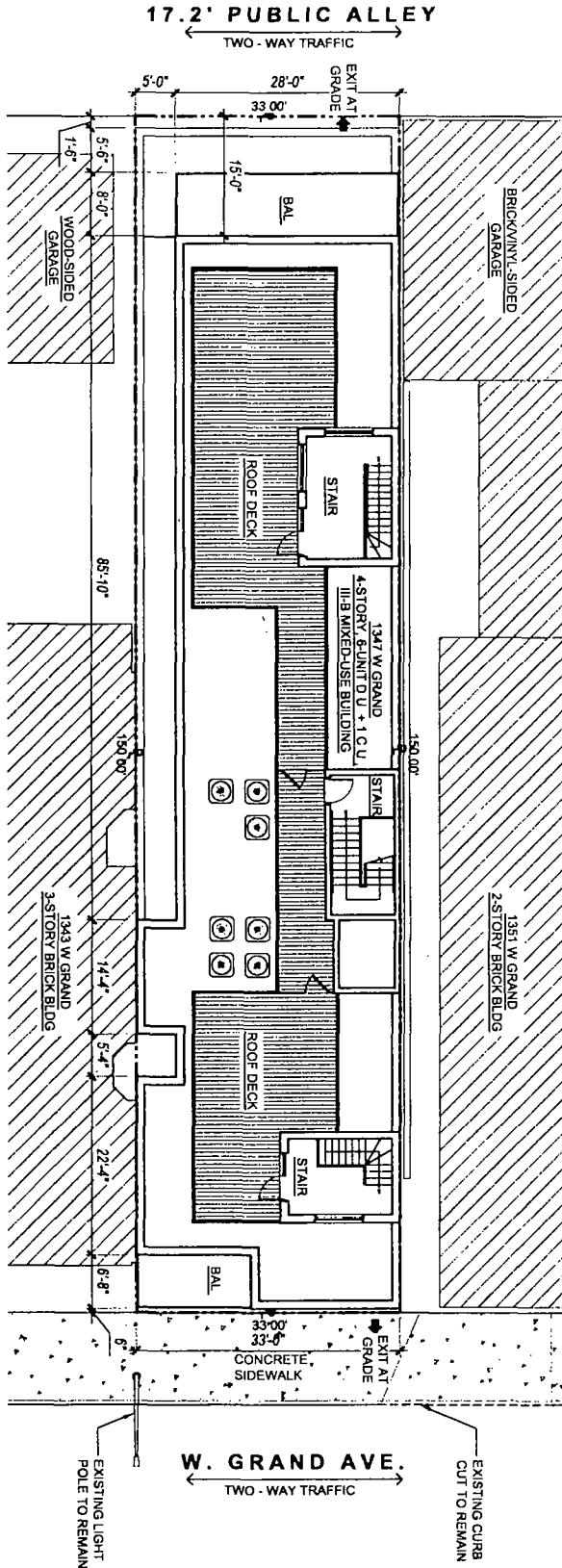
Lot Area:	4,950 square feet
FAR:	2.90
FLOOR AREA:	14,355 square feet
MLA	825
Residential Dwelling Units	6
Height:	46 feet 4 inches
Automobile Parking:	6
Bicycle Parking:	3
Setbacks:	
Front (West Grand Avenue):	0 feet 6 inches
East Side:	None
West Side:	None
Rear (Alley):	1 foot 6 inches at 1 <sup>st</sup> floor / 15 feet 0 inches at residential units

- \* A set of plans is attached
- \* Applicant will also seek a variation

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1347 W GRAND  
 1347 W GRAND AVENUE  
 CHICAGO, ILLINOIS 60642

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1 SITE/ROOF PLAN  
 1" = 15'-0"



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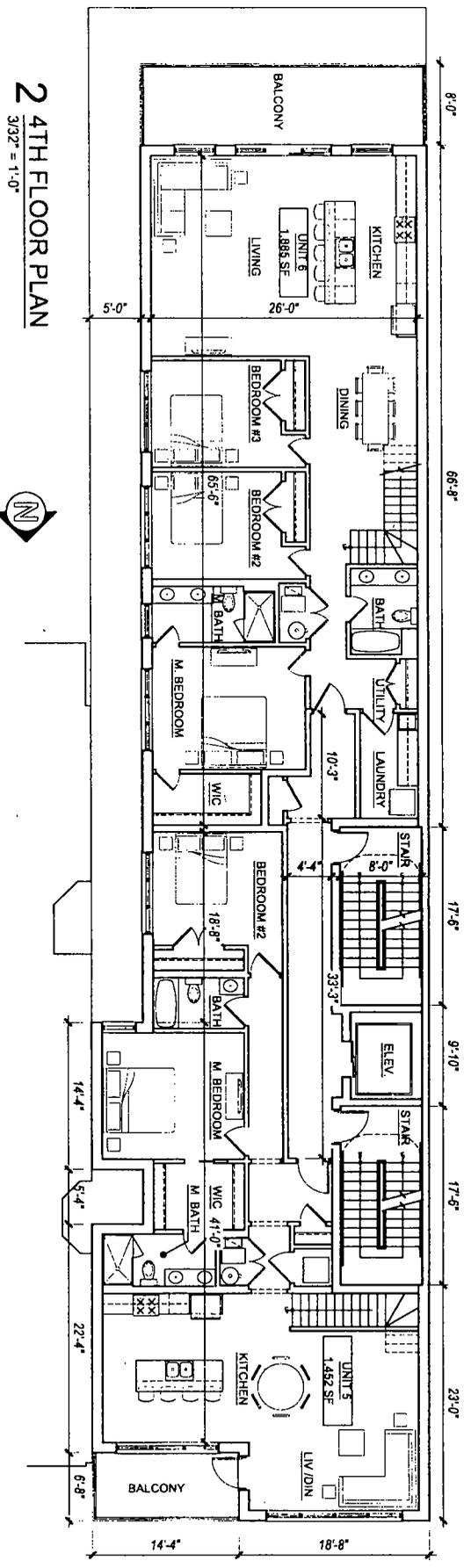
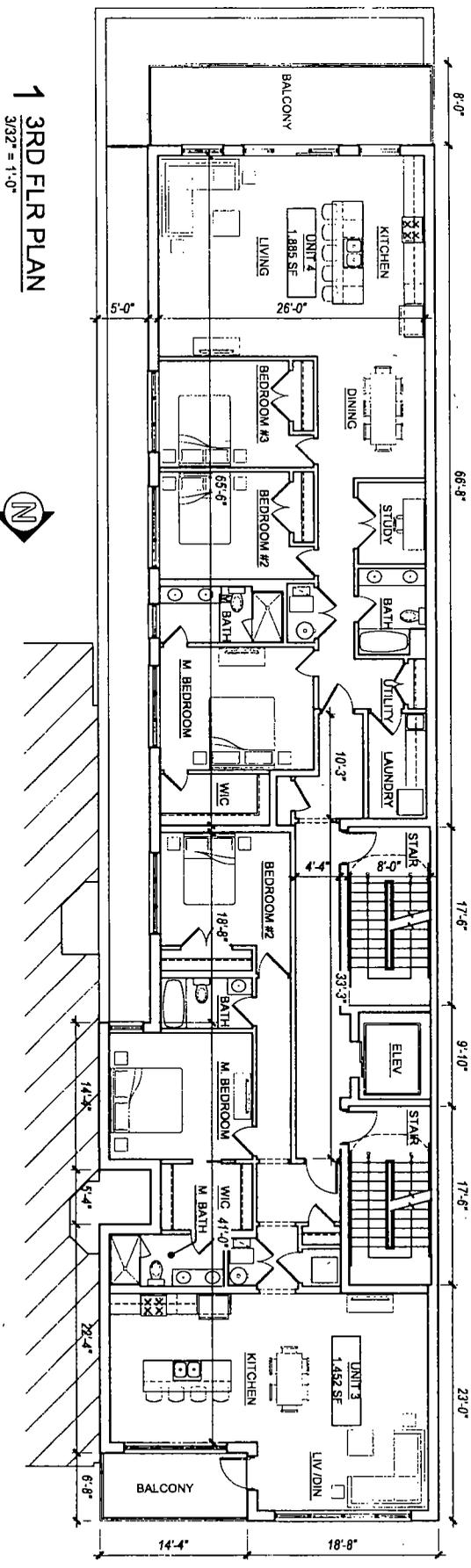
1347 W GRAND AVENUE, CHICAGO, IL 60642

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02.23.2016





1347 W GRAND  
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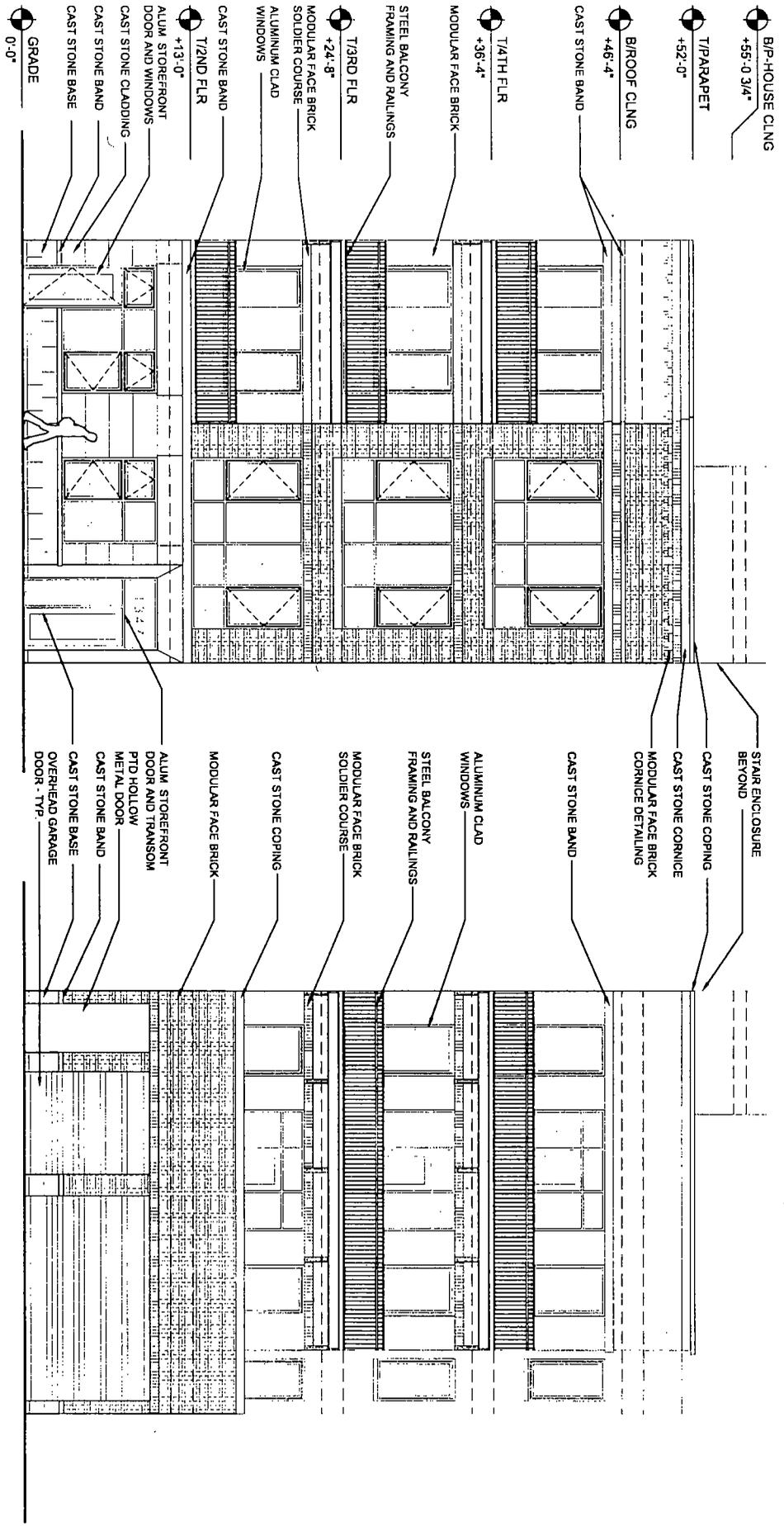
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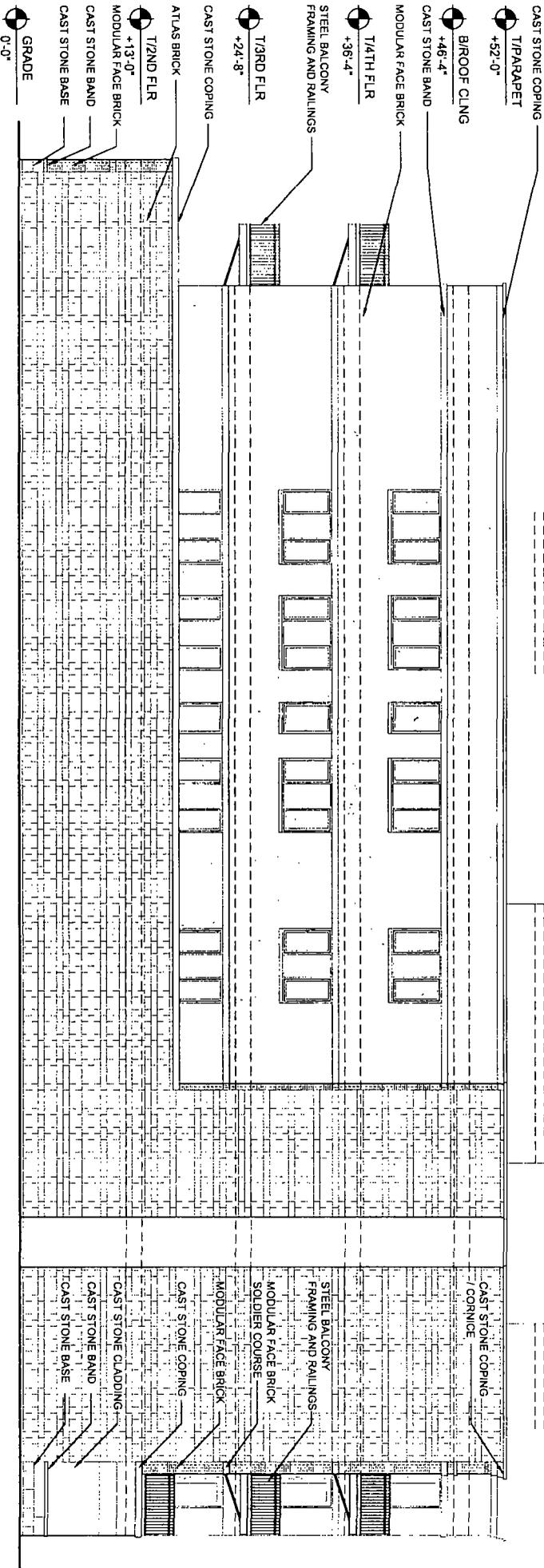
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1 NORTH ELEVATION  
 1/8" = 1'-0"

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

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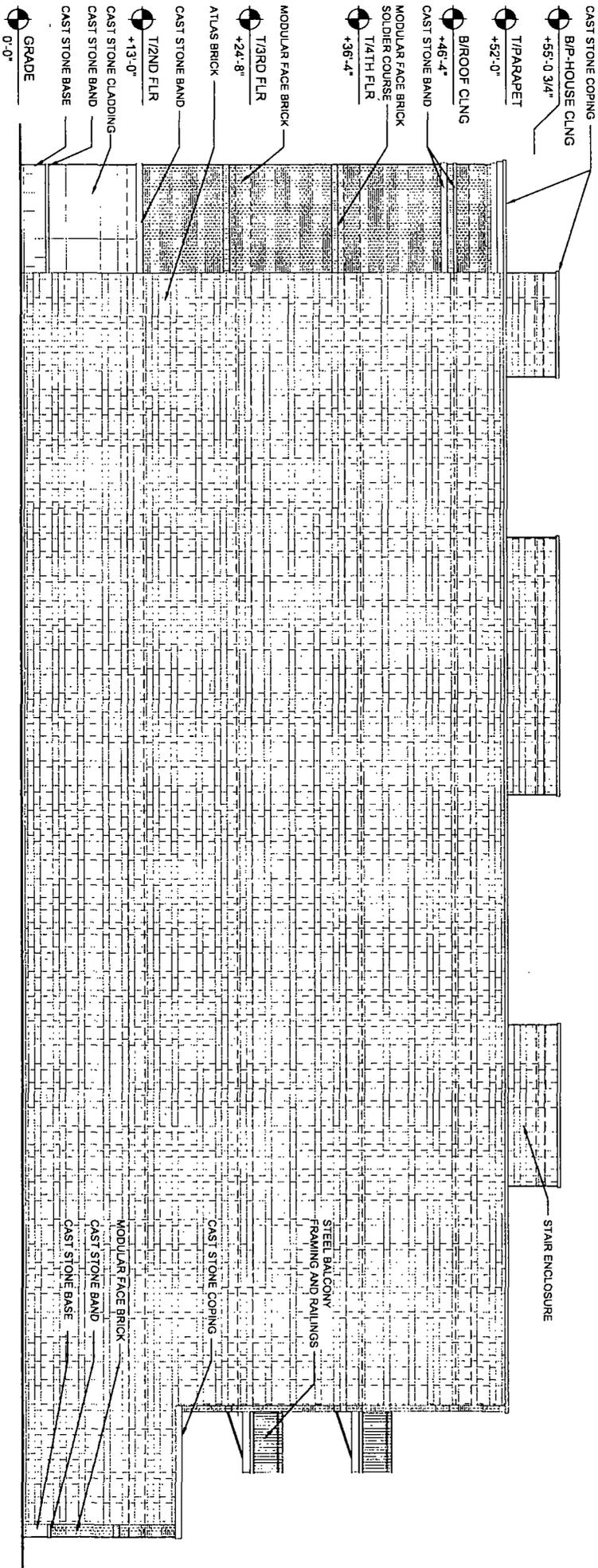


**1 EAST ELEVATION**  
3/32" = 1'-0"

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**1 WEST ELEVATION**  
3/32" = 1'-0"

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