



City of Chicago



O2017-7765

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/8/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-I at 2658 W Grand Ave - App No. 19441T1
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 the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1-I in the area bounded by

the alley next northeast of West Grand Avenue; a line 113.70 feet southeast of the intersection of North Washtenaw Avenue and West Grand Avenue as measured at the northeasterly right-of-way line of West Grand Avenue and perpendicular thereto; West Grand Avenue; and a line 89.70 feet southeast of the intersection of North Washtenaw Avenue and West Grand Avenue as measured at the northeasterly right-of-way line of West Grand Avenue and perpendicular thereto,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 2658 West Grand Avenue

FINAL FOR PUBLICATION

NARRATIVE
FOR THE PROPOSED REZONING
AT
2658 W GRAND AVE

The Applicant intends to change the zoning from the existing M1-1 to B2-2 to remove existing roof structure and rear 1 story and erect a 2nd floor addition over 1 story single family home with basement and 2 story rear frame with basement and detached masonry garage with roof deck.

ZONING: B2-2

LOT AREA: 2345.2 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 1000 square feet

FLOOR AREA RATIO: .92

BUILDING AREA: 2159 square feet (637.1 square feet first floor existing, 442.4 square feet first floor rear addition, 1079.5 square feet second floor addition)

OFF-STREET PARKING: 2 car garage

FRONT SETBACK: 10 feet 11 inches

REAR SETBACK: 33 feet 7 inches

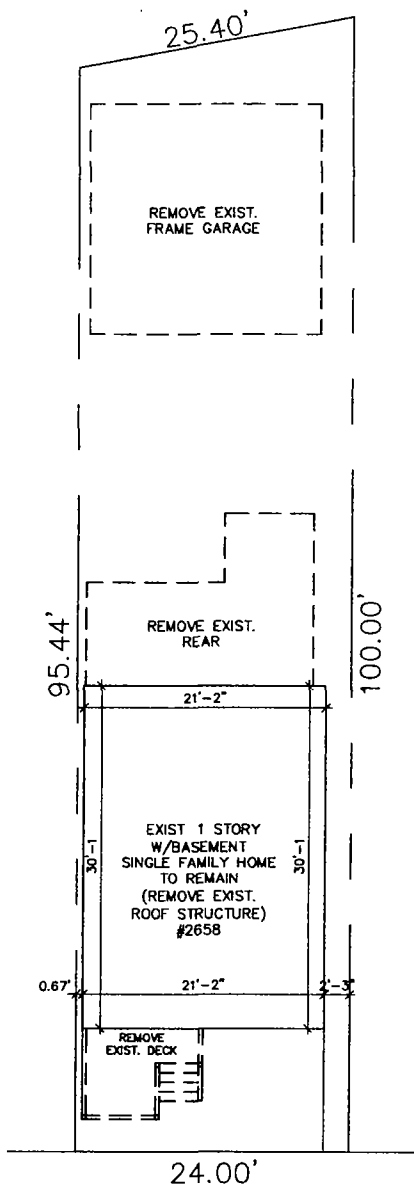
SIDE SETBACK: 0 feet 8 inches & 2 feet 3 inches = Total 2 feet 11 inches

BUILDING HEIGHT: 26 feet 8 inches

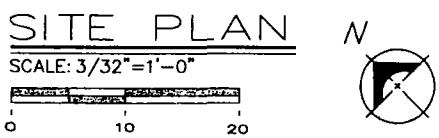
Masonry and Frame building with brick façade and 3 feet 6 inches deep entry wall .
Elevations and plans are attached.

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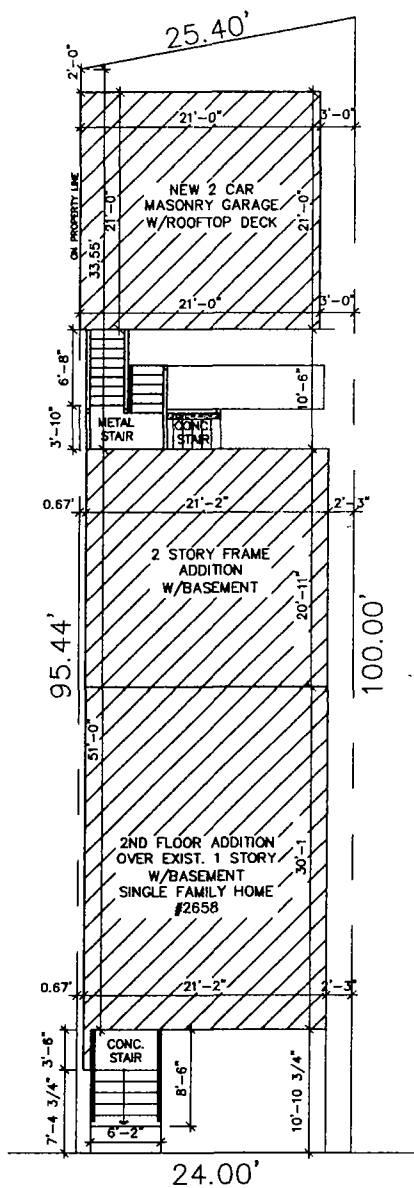
16FT. PUBLIC ALLEY



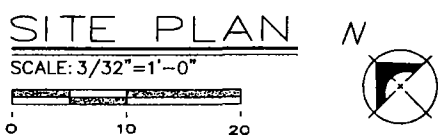
W GRAND AVE



16FT. PUBLIC ALLEY



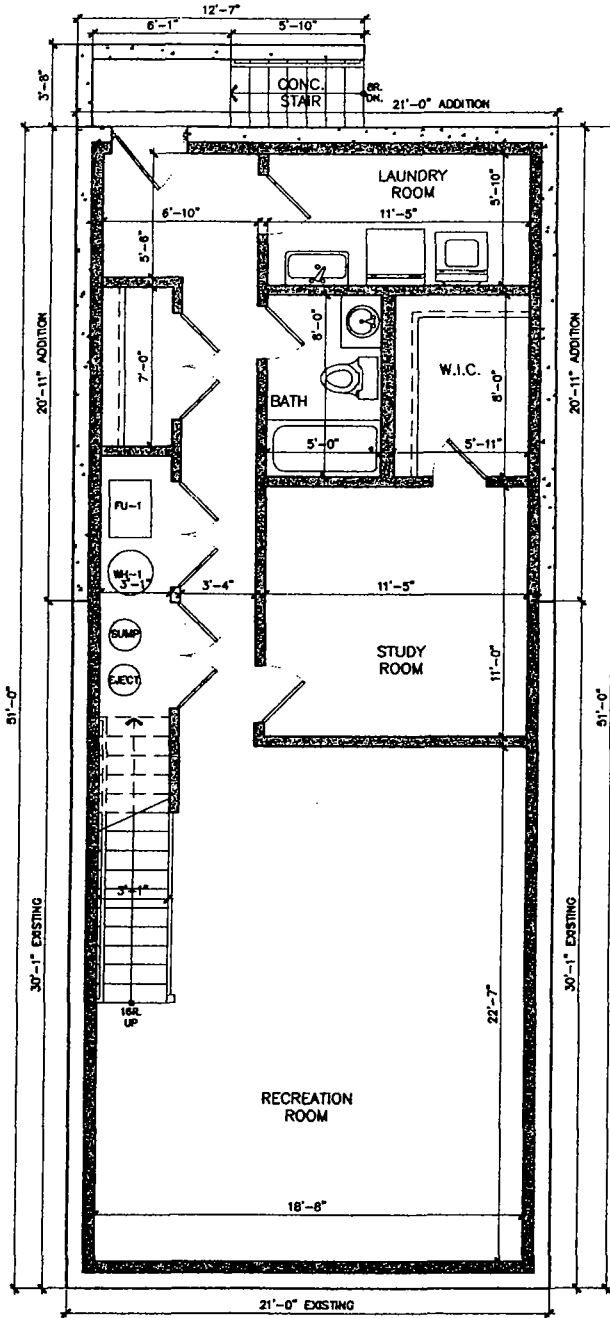
W GRAND AVE



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A-1 PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

2658 W GRAND AVE CHICAGO ILLINOIS



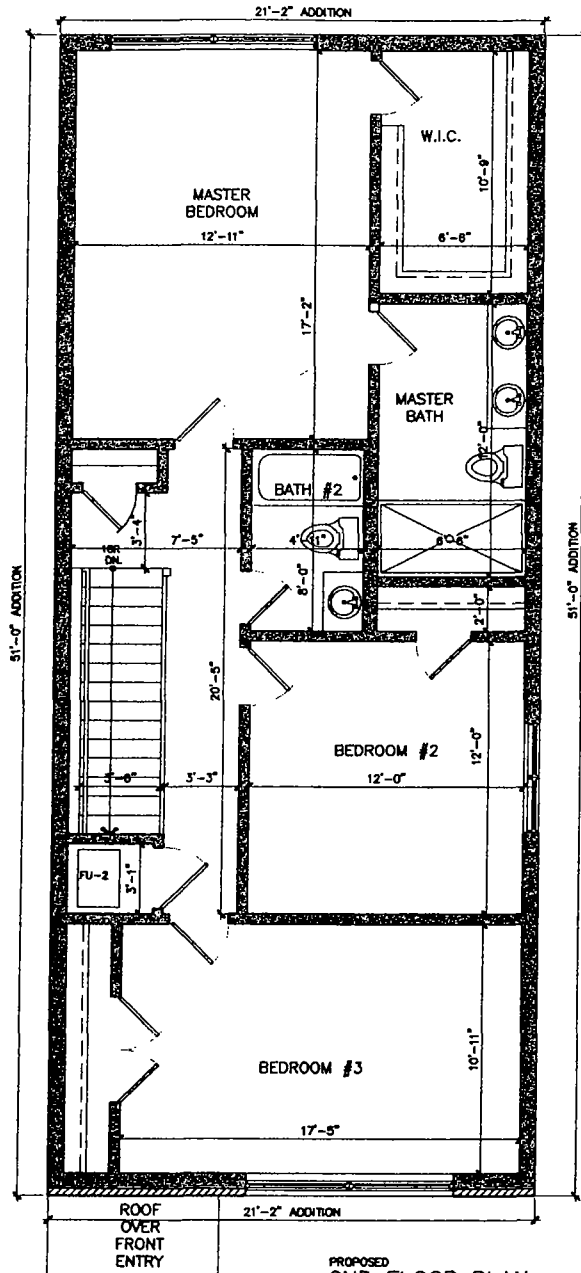
PROPOSED
BASEMENT PLAN
 SCALE: 3/16"=1'-0"
 0 2' 4' 6'

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A-2

**PROPOSED ADDITION TO EXIST.
 SINGLE FAMILY HOME**

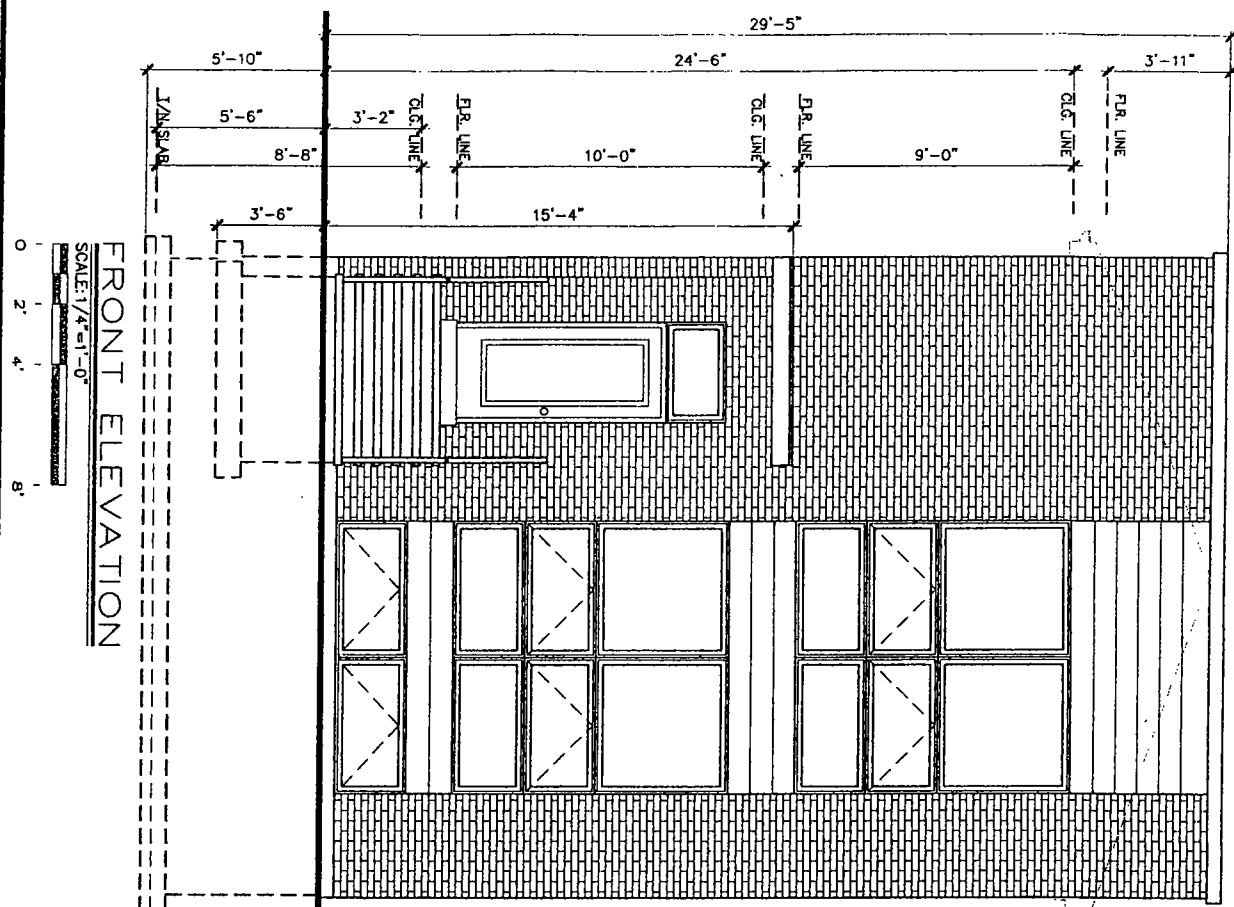
**2658 W GRAND AVE
 CHICAGO ILLINOIS**



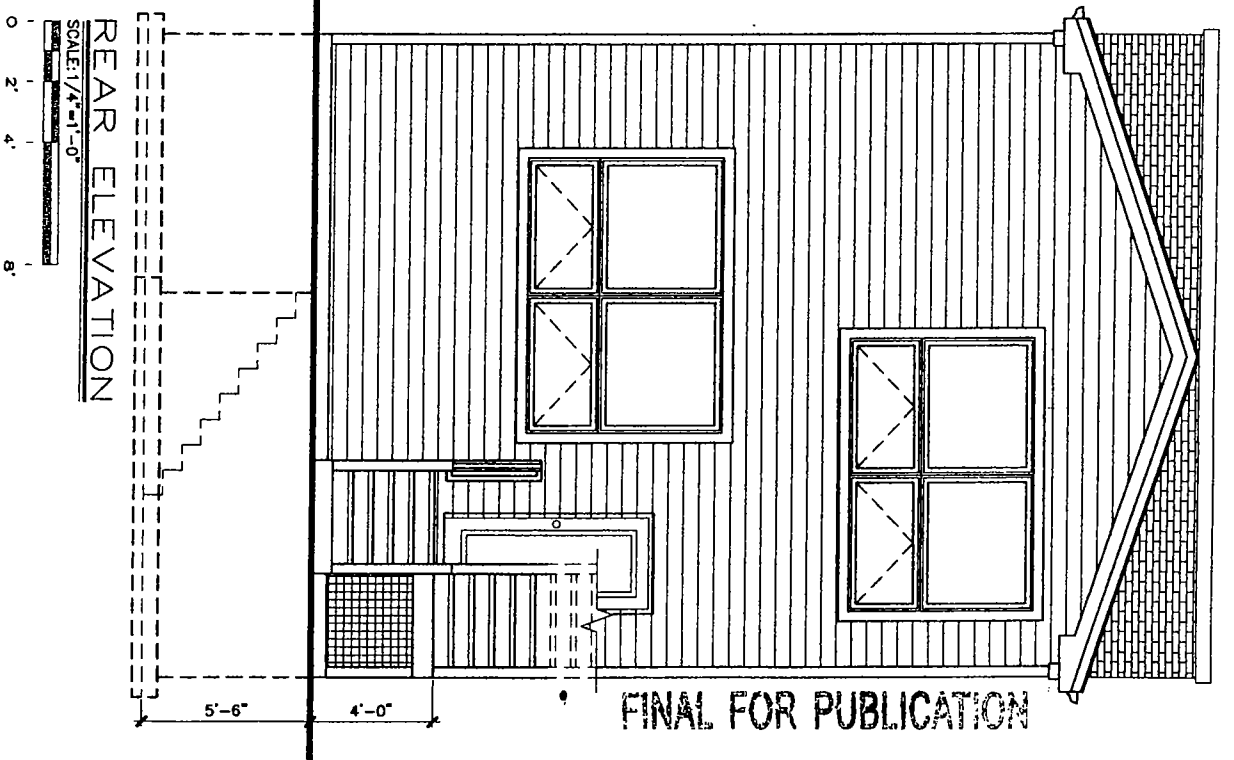
PROPOSED
2ND FLOOR PLAN
 SCALE: 3/16"=1'-0"
 0 2' 4' 6'

FINAL FOR PUBLICATION

A-4	PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME	2658 W GRAND AVE CHICAGO ILLINOIS
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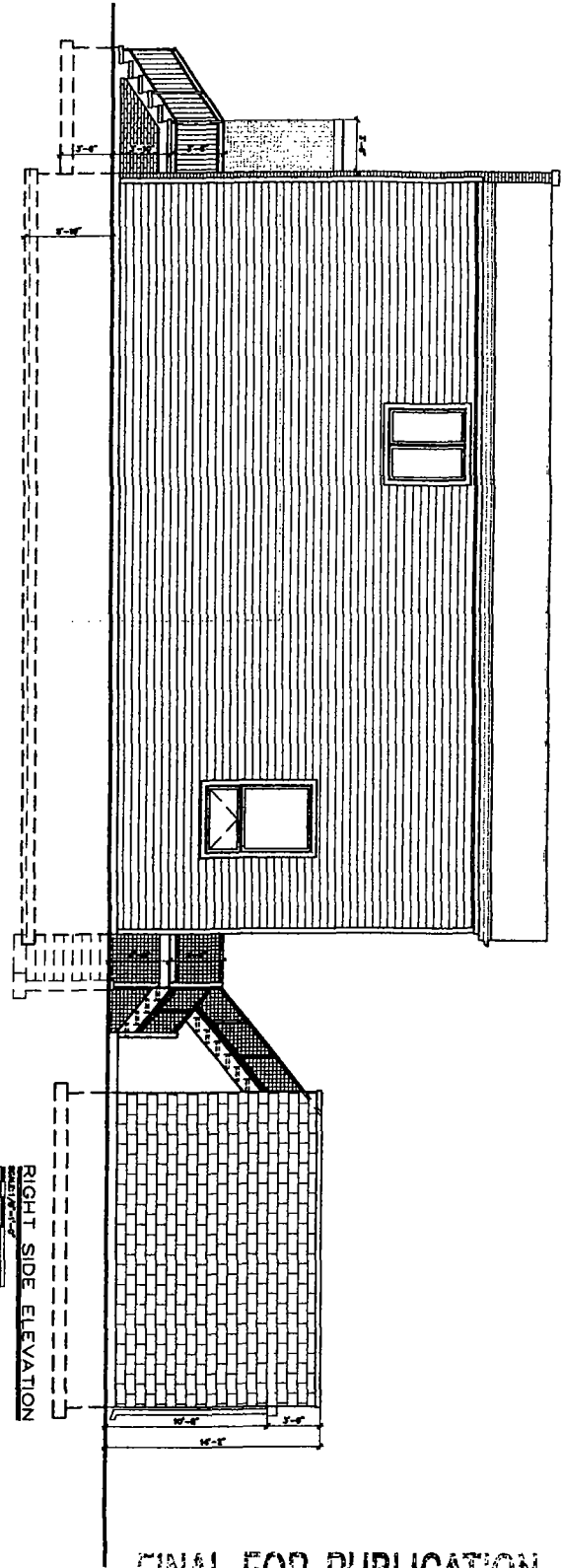
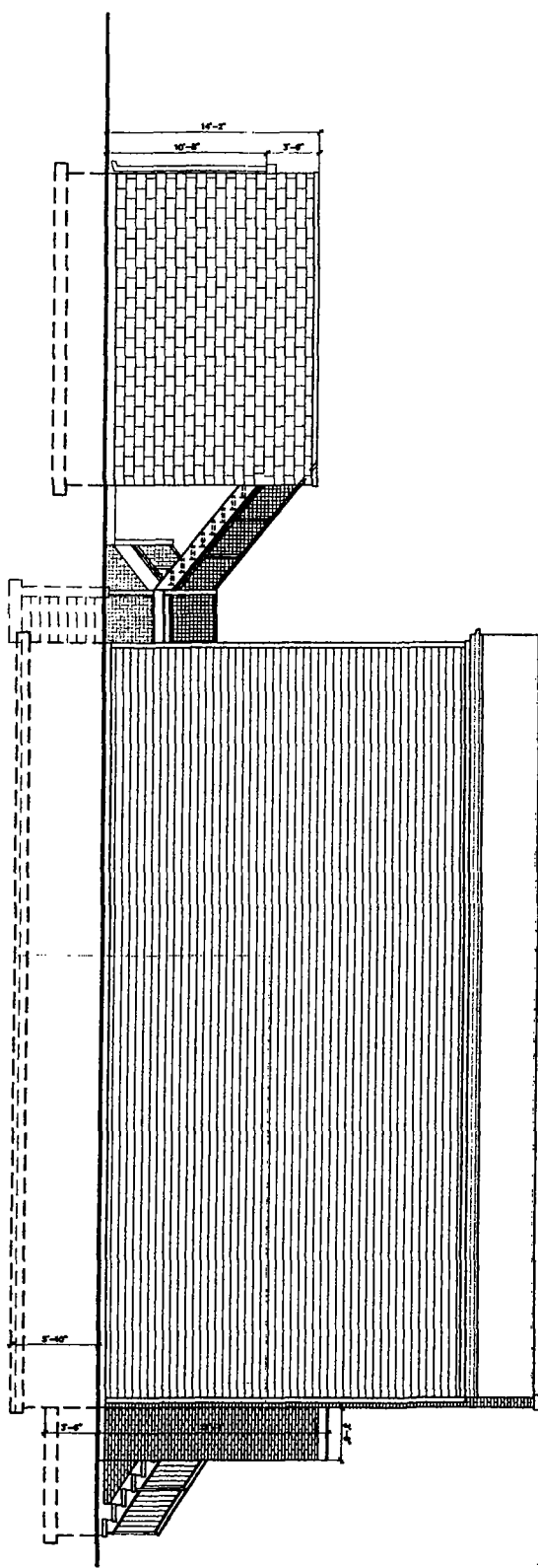


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

A-6

PROPOSED ADDITION TO EXIST.
SINGLE FAMILY HOME

2658 W GRAND AVE
CHICAGO ILLINOIS

ROOF CONSTRUCTION UL #P522

240# ASPHALT SHINGLES CLASS "A"
ON 15# ROOF FELTS ON 1/2"
EXTERIOR GRADE PLYWOOD SHEATHING.
SEE PLAN FOR RAFTER SIZES AND DIRECTION.
VENT PER CODE.

SELF-ADHESIVE ICE/WATER
SHIELD FROM EDGE OF ROOF
TO A POINT 24" INSIDE
EXTERIOR WALL LINE.

AIR BAFFLES

CONT. INTL.
FLASHING

PRE-FINISH
ALUM. GUTTER

1 x 10 FASCIA

ALUM. SOFFIT
W/ SCREENED VENT

SEE
ELEV.

R-40 BATT INSUL.

CEILING
CONSTRUCTION

5/8" GYP. BD. TYPE "X"
SEE PLAN FOR C.C. JOISTS
SIZES AND DIRECTION

**3 HR. FRAME
WALL CONST UL#U469**

HARDE BOARD
TYNEX
(3) 5/8" GYP. BD. TYPE "X"
16 GA METAL STUDS @ 16" O.C.
(3) 5/8" GYP. BD. TYPE "X"

*PLEASE REFER TO MANUFACTURE
SPECIFICATIONS FOR BUILDING
UNITS

PROPOSED
2ND FLOOR

**1 HR. RATED
FL. CONSTRUCTION UL#521**

FINISH FLOOR PER PLAN 3/4" PLYWOOD
SUBFLOOR - T&G ON FLOOR JOISTS
W/BRIDGING (PER PLAN)
RESILIENT CHANNEL 16" O.C.
5/8" GYPSUM BD. TYPE "C"

REMOVE EXIST.
ROOF

**EXISTING MASONRY
CONSTRUCTION
(SIMILAR TO UL# U902)**

-CHARGE PLANKS LAP SIDING
-CHARGE WRAP/TYNEX OR EQUAL
-3/4" PLYWOOD SHEATHING W/
TAPCON 1/4" SCREWS
-EXISTING COMMON BRICK
-EXISTING MORTAR/CLAY
-NEW 2X4 HD STUDS @ 16" O.C.
-NEW (R-17) CLOSED-CELL SPRAY
FOAM INSULATION
-NEW 5/8" INT. GYP. BD. TYPE "X"

REMOVE EXIST.
JOISTS @ 16" O.C.

ALTERED
1ST. FLOOR

**1 HR. RATED
FL. CONSTRUCTION UL#521**

FINISH FLOOR PER PLAN 3/4" PLYWOOD
SUBFLOOR - T&G ON FLOOR JOISTS
W/BRIDGING (PER PLAN)
RESILIENT CHANNEL 16" O.C.
5/8" GYPSUM BD. TYPE "C"

REMOVE EXIST.
JOISTS @ 16" O.C.

GRADE

FINISHED
BASEMENT

EXISTING
CONC.
FOUNDATION
WALL & FTG

WALL SECTION

SCALE 3/8" = 1'-0"

0 8" 12" 24"

FINAL FOR PUBLICATION

A-7

PROPOSED ADDITION TO EXIST.
SINGLE FAMILY HOME

2658 W GRAND AVE
CHICAGO ILLINOIS