



City of Chicago



SO2017-3806

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1435-1439 W Grand Ave - App No. 19220T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19220 TI

INTRO. DATE:

MAY 24, 2017

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 symbols and indications as shown on Map No. 1-G in the area bounded by

West Grand Avenue; a line 466 feet east of and parallel to North Armour Street; a line 99.50 feet south of and parallel to West Grand Avenue; a line 469 feet east of and parallel to North Armour Street; West Ferdinand Street; a line 419 feet east of and parallel to North Armour Street; a line 99.50 feet south of and parallel to West Grand Avenue,

to those of a B2-2 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: 1435-39 West Grand Avenue

SUBSTITUTE

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

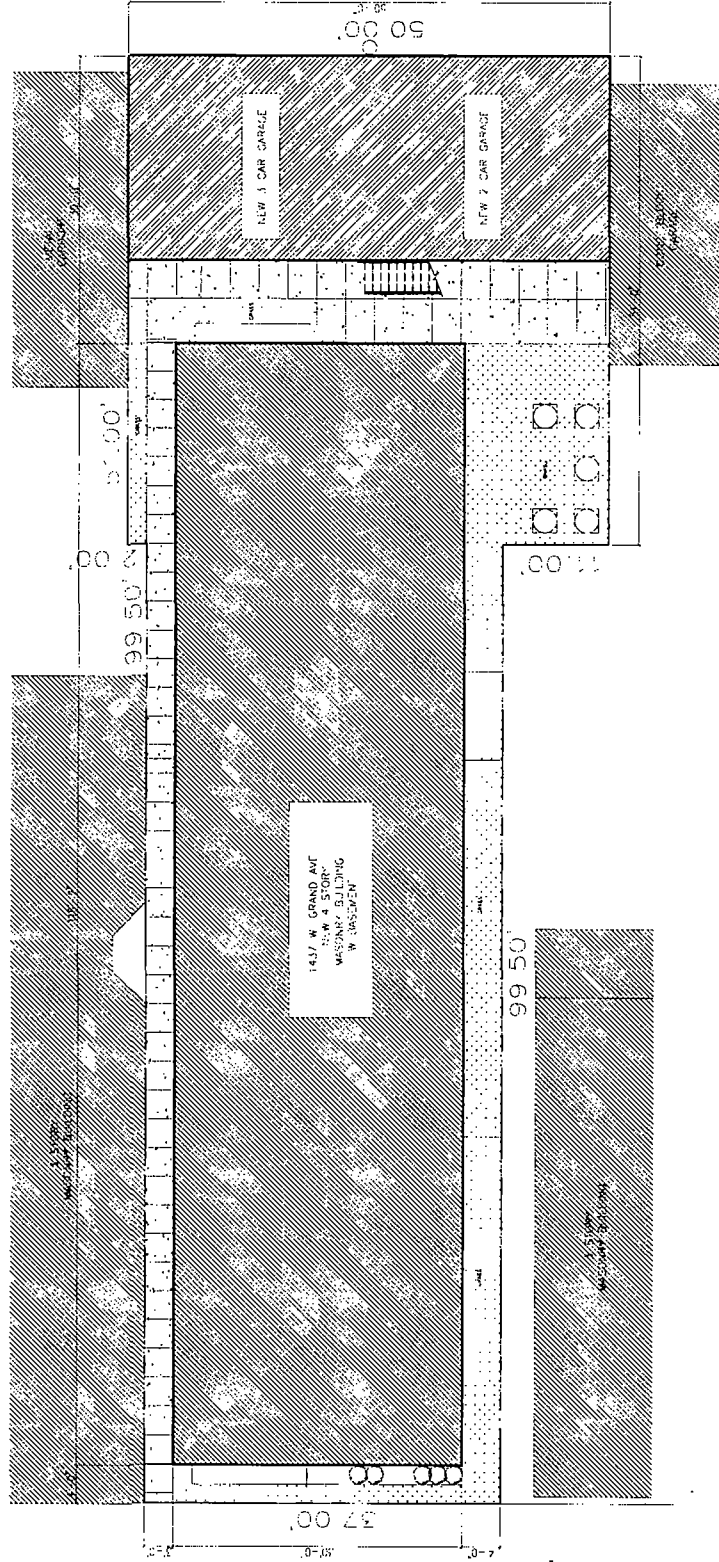
1435-1439 WEST GRAND AVENUE

B2-2 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a M1-2 Limited Manufacturing/Business Park District to a B2-2 Neighborhood Mixed-Use District for the construction of a 45' ft. 4 story building with 5 dwelling units and 5 parking spaces to be provided.

Lot Area	6,231 square feet
Minimum Lot Area	1,246 square feet
Parking	5 spaces
Rear Setback	30 feet to building; 0 feet to garage
East Setback	0 feet
Front Setback	2 feet
West Setback	0 feet
FAR	2.2
Building Square Footage	13,542 square feet
Building Height	45 feet

FINAL FOR PUBLICATION



GRAND AVENUE

1437 W. Grand Ave.

5-8-17

EXISTING ZONING M1-2
 NLW ZONING B2-2
 PROPOSED USES RESIDENTIAL - USE
 FAR 2.2

ALLOWABLE GROSS BLDG. SF. : 13,750 SF
 PROPOSED RESIDENTIAL GROSS SF 13,542 SF
 PROPOSED TOTAL GROSS BLDG. SF. : 13,542 SF
 ALLOWABLE MAX. BUILDING HEIGHT : 15'-0"
 PROPOSED MAX. BUILDING HEIGHT : 45'-0"
 MAXIMUM NUMBER OF DWELLING UNITS ALLOWED : 6
 PROPOSED NUMBER OF DWELLING UNITS : 5
 PROPOSED NUMBER OF ACCESSORY PARKING SPACES : 5

REQUIRED SETBACKS:

FRONT YARD 3'-0"
 REAR YARD 30' FOR RESIDENTIAL
 SIDE YARDS 0'

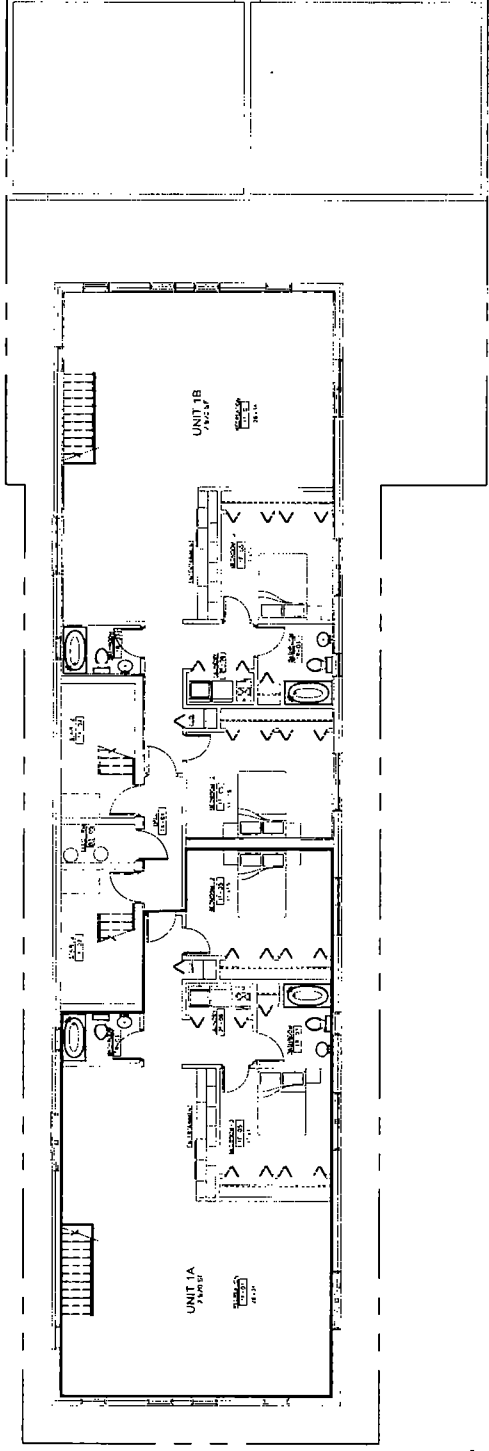
PROPOSED SETBACKS:

FRONT YARD 4'-0"
 SIDE YARD EAST 3'-0"
 SIDE YARD WEST 4'-0"
 REAR YARD 30' FOR RESIDENTIAL

1 Site Plan

Scale 3/16" = 1'-0"

A-1



1437 W. Grand Ave.

1 Basement Plan

A-1 Scale: 3/16" = 1'-0"

5-8-17

EXISTING ZONING: M1-2
NEW ZONING: B2-2
PROPOSED USES: RESIDENTIAL; JSC

LC1: AREA: 6,250 SF
FAR: 2.2

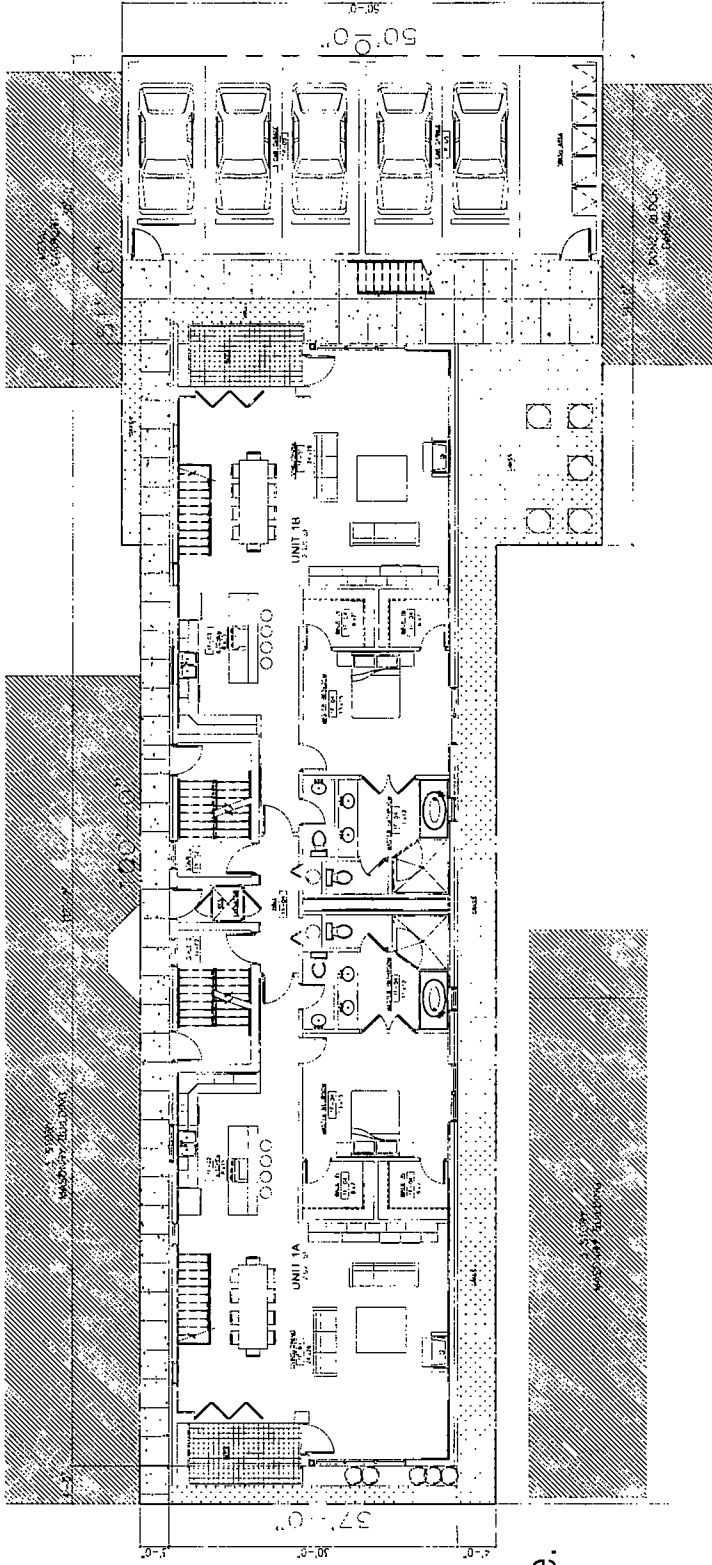
ALLOWABLE GROSS BLDG. SF.: 13,750 SF
PROPOSED RESIDENTIAL GROSS SF.: 13,542 SF
PROPOSED TOTAL GROSS BLDG. SF.: 13,542 SF
ALLOWABLE MAX. BUILDING HEIGHT: 45'-0"
PROPOSED MAX. BUILDING HEIGHT: 45'-0"
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 6
PROPOSED NUMBER OF DWELLING UNITS: 5
PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 5

REQUIRED SETBACKS:

FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30' FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"
SIDE YARD EAST: 3'-0"
SIDE YARD WEST: 4'-0"
REAR YARD: 30' FOR RESIDENTIAL



1437 W. Grand Ave.

5-8-17

EXISTING ZONING: M1-2
 NEW ZONING: B2-2
 PROPOSED USES: RESIDENTIAL USE

LCI AREA: 6,250 SF
 FAR: 2.2

ALLOWABLE GROSS BLDG. SF.: 13,750 SF

PROPOSED RESIDENTIAL GROSS SF: 13,542 SF

PROPOSED TOTAL GROSS BLDG. SF.: 13,542 SF

ALLOWABLE MAX. BUILDING HEIGHT: 45'-0"

PROPOSED MAX. BUILDING HEIGHT: 45'-0"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 6

PROPOSED NUMBER OF DWELLING UNITS: 3

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 5

REQUIRED SETBACKS:

FRONT YARD: 17'

SIDE YARDS: 0'

REAR YARD: 30' FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"

SIDE YARD EAST: 3'-0"

SIDE YARD WEST: 4'-0"

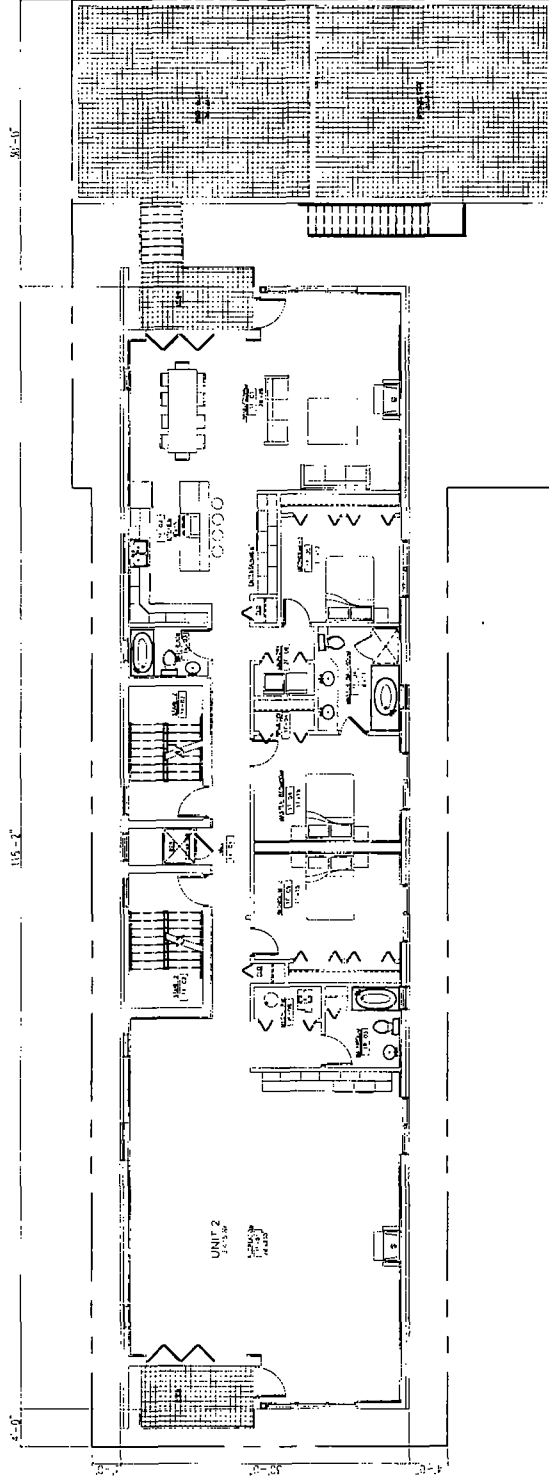
REAR YARD: 30' FOR RESIDENTIAL

1 1st Floor Plan

Scale: 3/16" = 1'-0"

1

A-1



1437 W. Grand Ave.

5-8-17

EXISTING ZONING M1-2
 NEW ZONING B2-2
 PROPOSED USES RESIDENTIAL, UST

LC: AREA 6,250 SF
 FAR 2.2

ALLOWABLE GROSS BLDG. SF: 13,750 SF

PROPOSED RESIDENTIAL GROSS SF 13,542 SF

PROPOSED TOTAL GROSS BLDG. SF 13,542 SF

ALLOWABLE MAX. BUILDING HEIGHT 45'-0"

PROPOSED MAX. BUILDING HEIGHT 45'-0"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED 6

PROPOSED NUMBER OF DWELLING UNITS 5

PROPOSED NUMBER OF ACCESSORY PARKING SPACES 5

REQUIRED SETBACKS:

FRONT YARD 0'

REAR YARD 30' FOR RESIDENTIAL

SIDE YARDS 0'

PROPOSED SETBACKS:

FRONT YARD 4'-0"

SIDE YARD EAST 3'-0"

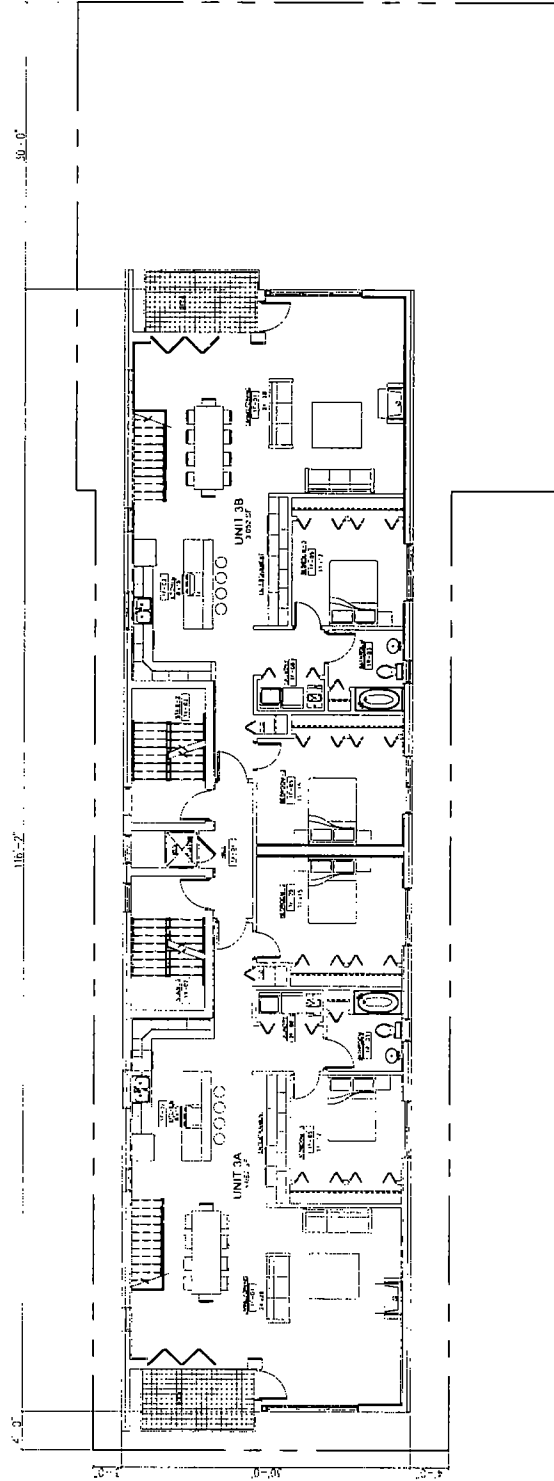
SIDE YARD WEST 4'-0"

R-REAR YARD 37' FOR RESIDENTIAL

1 2nd Floor Plan

A-1

Scale: 3/16" = 1'-0"



1437 W. Grand Ave.

1 3rd Floor Plan

Scale: 3/16" = 1'-0"

A-1

5-8-17
 EXISTING ZONING M1-2
 NEW ZONING B2-2
 PROPOSED USES RESIDENTIAL USE
 LCI AREA 8,250 SF
 FAR 2.2
 ALLOWABLE GROSS BLDG. SF · 13,750 SF
 PROPOSED RESIDENTIAL GROSS SF · 13,542 SF
 PROPOSED TOTAL GROSS BLDG. SF · 13,542 SF
 ALLOWABLE MAX. BUILDING HEIGHT · 45'-0"
 PROPOSED MAX. BUILDING HEIGHT · 45'-0"
 MAXIMUM NUMBER OF DWELLING UNITS ALLOWED · 6
 PROPOSED NUMBER OF DWELLING UNITS · 5
 PROPOSED NUMBER OF ACCESSORY PARKING SPACES · 5

REQUIRED SETBACKS:
 FRONT YARD 0'
 SIDE YARDS 0'
 REAR YARD 30' FOR RESIDENTIAL
 PROPOSED SETBACKS:
 FRONT YARD 4'-0"
 SIDE YARD EAST 3'-0"
 SIDE YARD WEST 4'-0"
 REAR YARD 30' FOR RESIDENTIAL

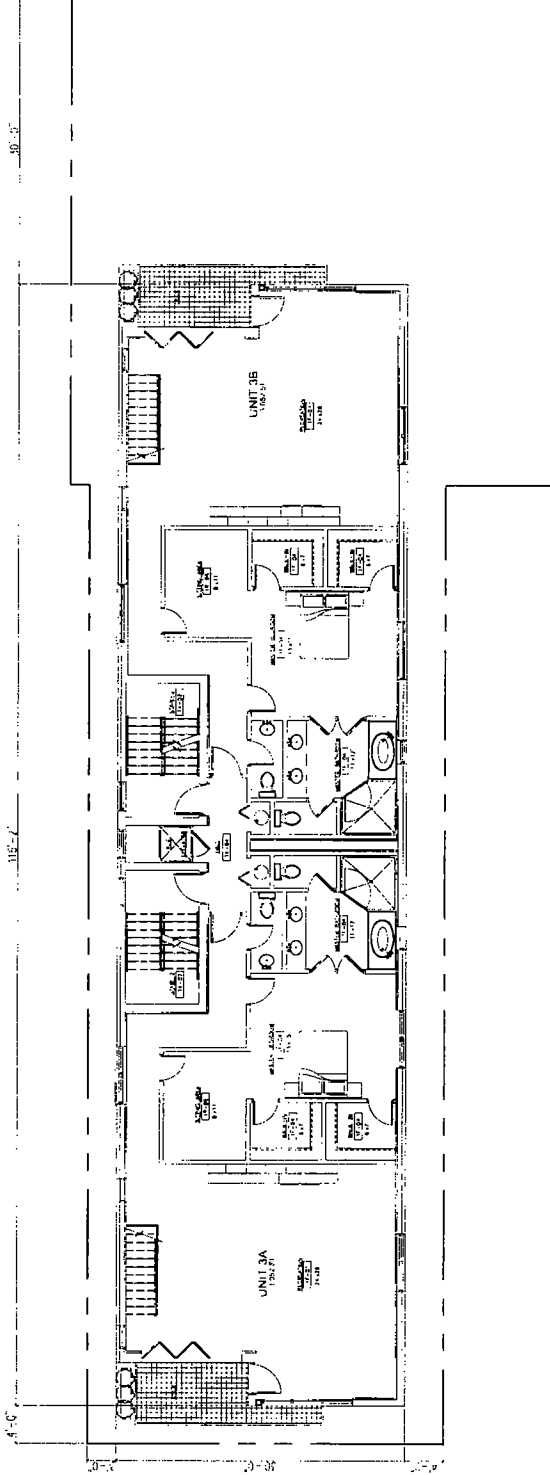
NEW RESIDENTIAL DEVELOPMENT

1437 WEST GRAND AVENUE

CHICAGO

ILLINOIS

kutlesa hernandez
 ARCHITECTS



1437 W. Grand Ave.

5-8-17

EXISTING ZONING M1-2
 NEW ZONING B2-2
 PROPOSED USES RESIDENTIAL: UST
 LCI AREA 6,250 SF
 FAR 2.2

ALLOWABLE GROSS BLDG SF : 13,750 SF
 PROPOSED RESIDENTIAL GROSS SF 13,542 SF
 PROPOSED TOTAL GROSS BLDG. SF : 13,542 SF
 ALLOWABLE MAX. BUILDING HEIGHT 45'-0"
 PROPOSED MAX. BUILDING HEIGHT 45'-0"
 MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 6
 PROPOSED NUMBER OF DWELLING UNITS 5
 PROPOSED NUMBER OF ACCESSORY PARKING SPACES 5

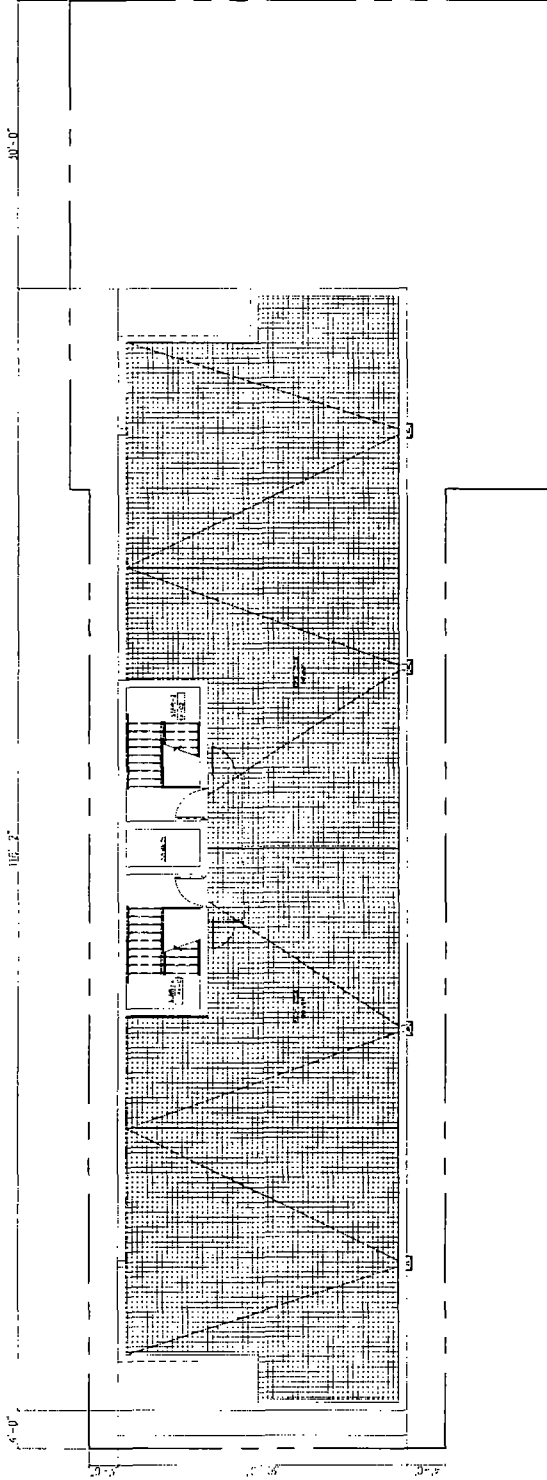
REQUIRED SETBACKS:

FRONT YARD 0'
 SIDE YARDS 0'
 REAR YARD 30' FOR RESIDENTIAL
 PROPOSED SETBACKS:
 FRONT YARD 4'-0"
 SIDE YARD EAST 3'-0"
 SIDE YARD WEST 4'-0"
 REAR YARD 30' FOR RESIDENTIAL

1 4th Floor Plan

Scale: 3/16" = 1'-0"

A-1

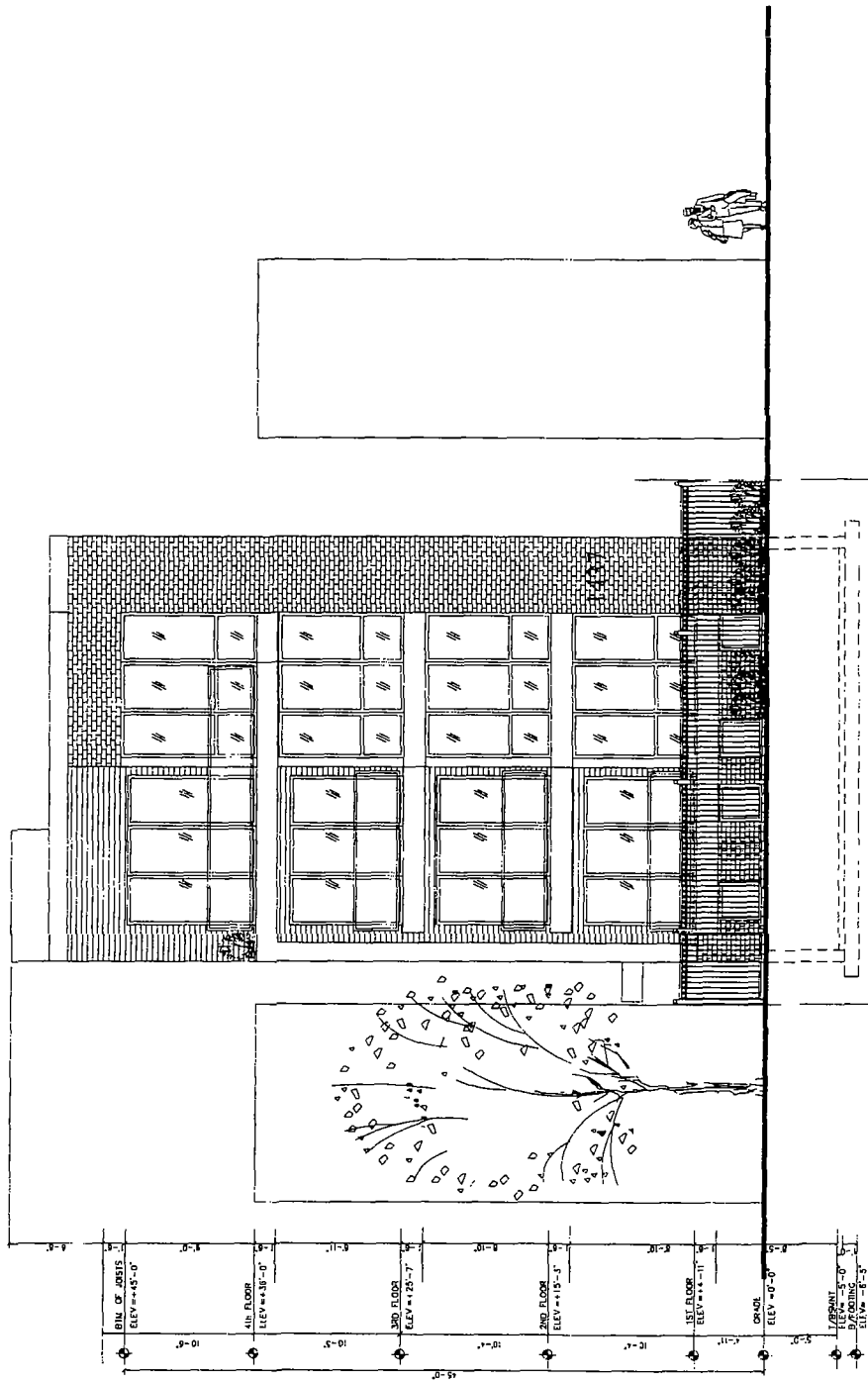


1 Roof Plan

Scale: 3/16" = 1'-0"

A-1

FINAL FOR PUBLICATION



1437 W. Grand Ave.

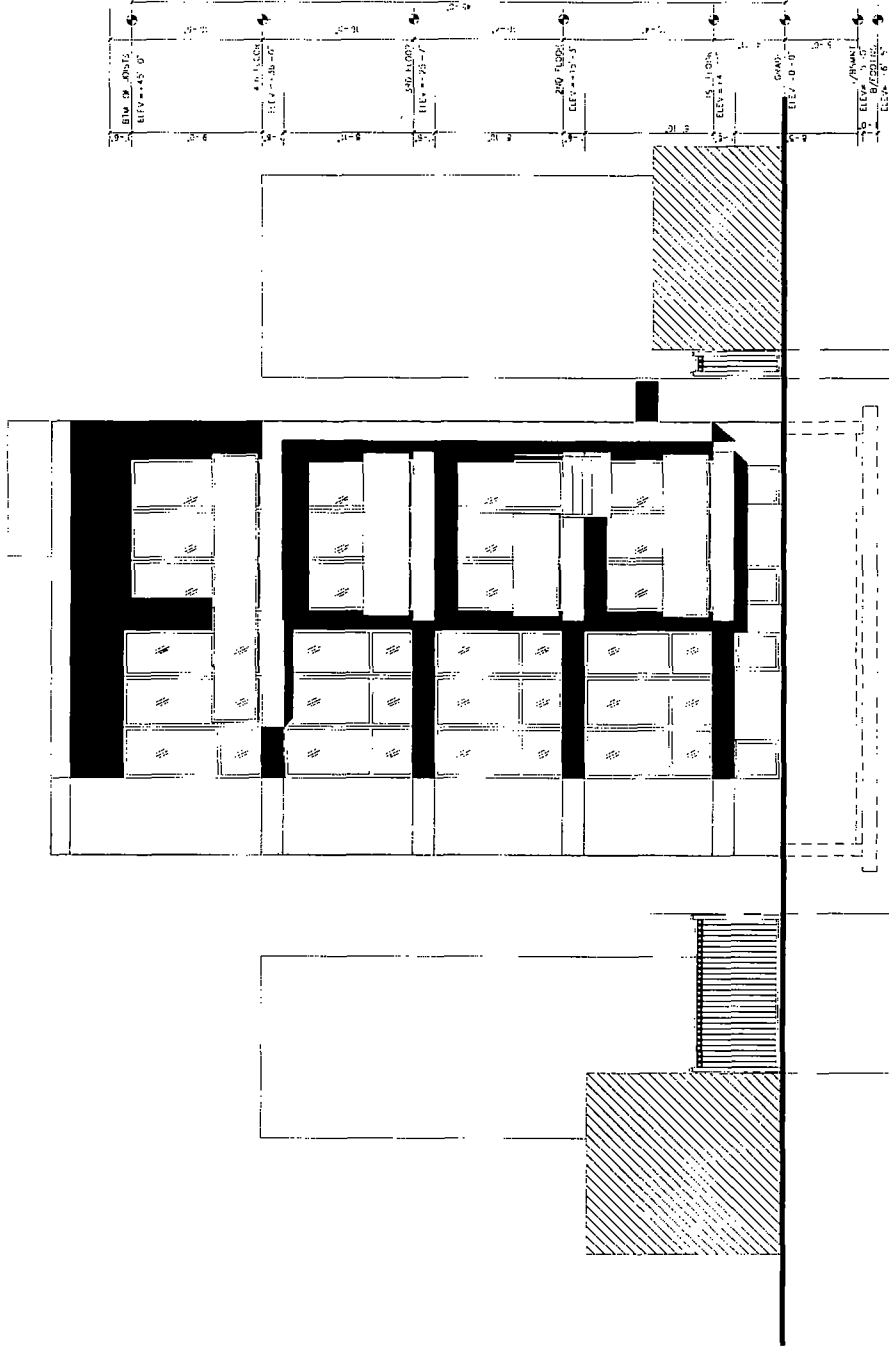
1 North Elevation
A-1 Scale: 1/4" = 1'-0"

NEW RESIDENTIAL DEVELOPMENT

1437 WEST GRAND AVENUE

CHICAGO ILLINOIS

kutlesa hernandez
ARCHITECTS



1437 W. Grand Ave.

5-8-17

EXISTING ZONING: M1-2
NEW ZONING: R2-2
PROPOSED USE: RESIDENTIAL USE

LOT AREA: 6,250 S.F.

ALLOWABLE GROSS BLDG SF: 13,750 SF
PROPOSED RESIDENTIAL GROSS SF: 13,542 SF
PROPOSED TOTAL GROSS BLDG. SF: 13,542 SF

ALLOWABLE MAX. BUILDING HEIGHT: 45'-0"
PROPOSED MAX. BUILDING HEIGHT: 45'-0"
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 6
PROPOSED NUMBER OF DWELLING UNITS: 5
PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 5

REQUIRED SETBACKS:

FRONT YARD: 0'

SIDE YARDS: 0'

REAR YARD: 30' FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"

SIDE YARD EAST: 3'-0"

SIDE YARD WEST: 4'-0"

REAR YARD: 30' FOR RESIDENTIAL

1 South Elevation

Scale: 1/4" = 1'-0"

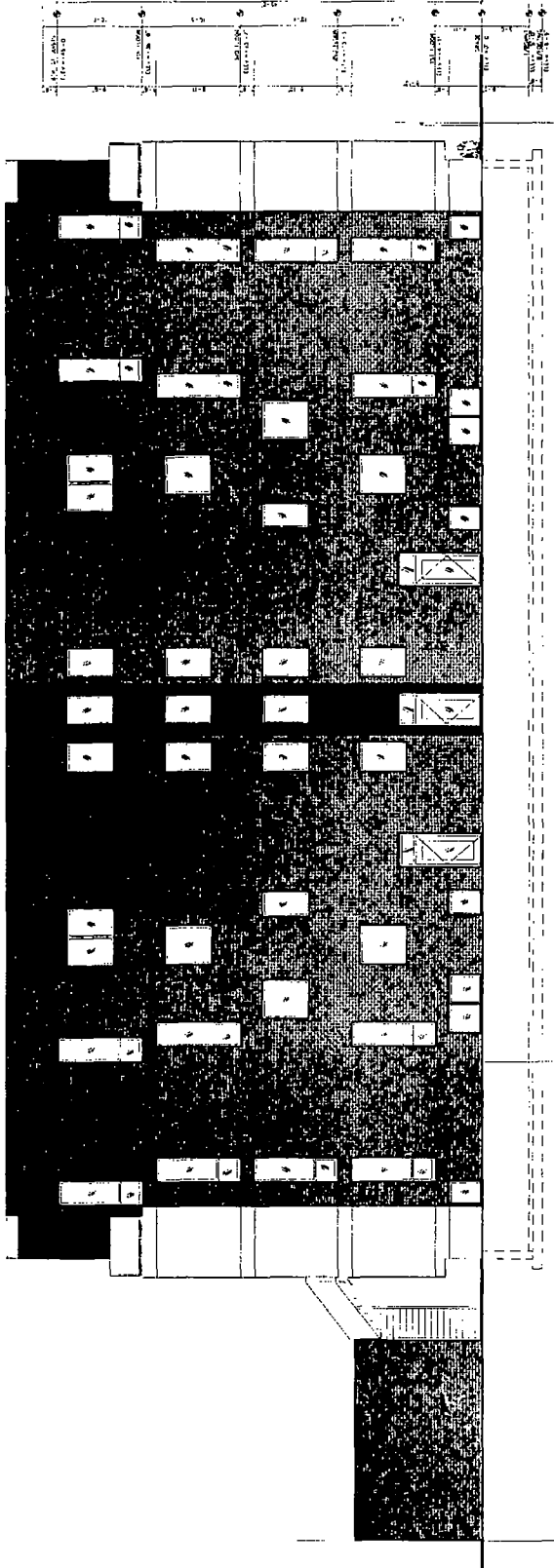
A-1

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NEW RESIDENTIAL DEVELOPMENT

CHICAGO 1437 WEST GRAND AVENUE

ILLINOIS



1437 W. Grand Ave.

5-8-17

EXISTING ZONING: M1-2
NEW ZONING: R2-2
PROPOSED USES: RESIDENTIAL USE

LOT AREA: 6,250 SF

FAR: 2.2

ALLOWABLE GROSS BLDG. SF: 13,750 SF

PROPOSED RESIDENTIAL GROSS SF: 13,542 SF

PROPOSED TOTAL GROSS BLDG. SF: 13,542 SF

ALLOWABLE MAX. BUILDING HEIGHT: 45'-0"

PROPOSED MAX. BUILDING HEIGHT: 45'-0"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 6

PROPOSED NUMBER OF DWELLING UNITS: 5

PROPOSED NUMBER OF ABOVE-GROUND STAIRWAYS: 5

REQUIRED SETBACKS:
FRONT YARD: 0'
SIDE YARDS: 0'
REAR YARD: 30' FOR RESIDENTIAL

PROPOSED SETBACKS:
FRONT YARD: 4'-0"
SIDE YARD EAST: 2'-0"
SIDE YARD WEST: 4'-0"
REAR YARD: 30' FOR RESIDENTIAL

1 East Elevation

Scale: 3/16" = 1'-0"

A-1

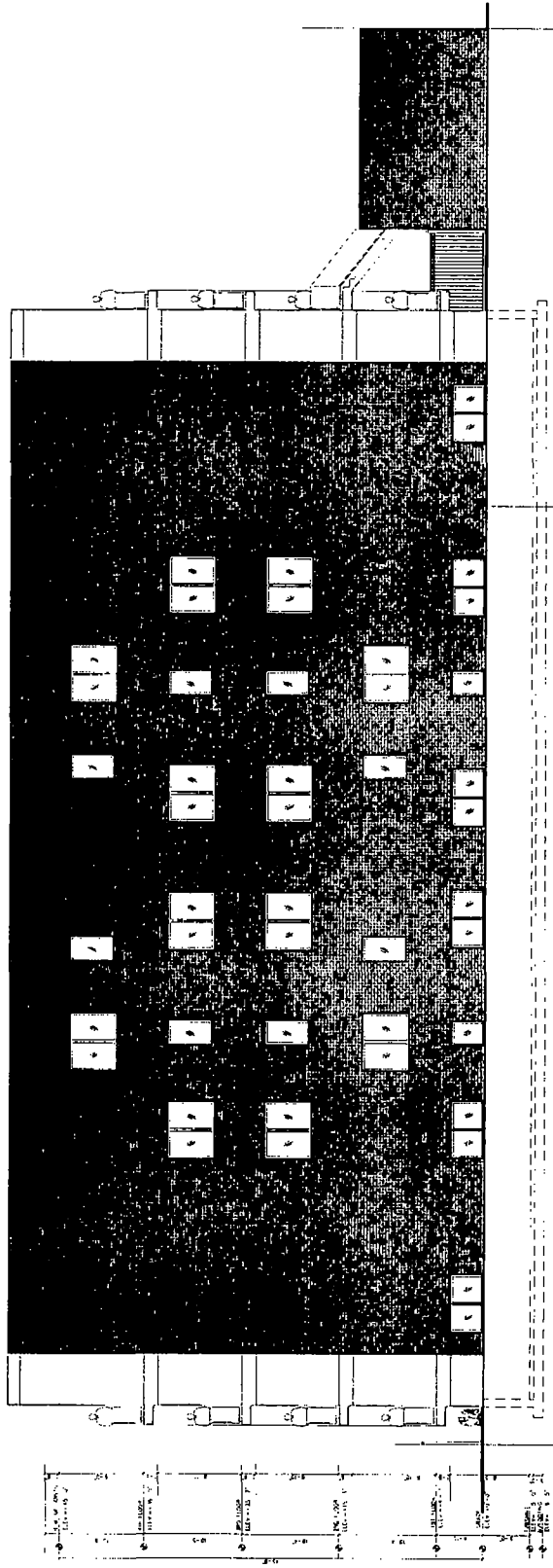
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CHICAGO

NEW RESIDENTIAL DEVELOPMENT

1437 WEST GRAND AVENUE

ILLINOIS



1437 W. Grand Ave.

5-8-17

EXISTING ZONING: M1-2
NEW ZONING: R2-2
PROPOSED USES: RESIDENTIAL USE

LOT AREA: 6,250 SF

FAR: 2.2

ALLOWABLE GROSS BLDG SF: 13,750 SF

PROPOSED RESIDENTIAL GROSS SF: 13,542 SF

PROPOSED TOTAL GROSS BLDG SF: 13,542 SF

A-ALLOWABLE MAX. BUILDING HEIGHT: 48'-0"

PROPOSED MAX. BUILDING HEIGHT: 75'-0"

MAXIMUM NUMBER OF DWELLING UNITS ALLOWED: 6

PROPOSED NUMBER OF DWELLING UNITS: 5

PROPOSED NUMBER OF ACCESSORY PARKING SPACES: 5

REQUIRED SETBACKS:

FRONT YARD: 0'

SIDE YARDS: 0'

REAR YARD: 30' FOR RESIDENTIAL

PROPOSED SETBACKS:

FRONT YARD: 4'-0"

SIDE YARD EAST: 3'-0"

SIDE YARD WEST: 4'-0"

REAR YARD: 30' FOR RESIDENTIAL

1 West Elevation

A-1

Scale: 3/16" = 1'-0"

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NEW RESIDENTIAL DEVELOPMENT

1437 WEST GRAND AVENUE

CHICAGO

ILLINOIS