



City of Chicago



O2018-6939

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1345-1347 W Grand Ave - App Np. 19772T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19772-T1
INTRO DATE
SEPT 20, 2018

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

NARRATIVE
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 seven 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: 2.80

FLOOR AREA: 13,860 square feet

MLA 825

Residential Dwelling Units 6

Height: 46 feet 4 inches

Automobile Parking: 7

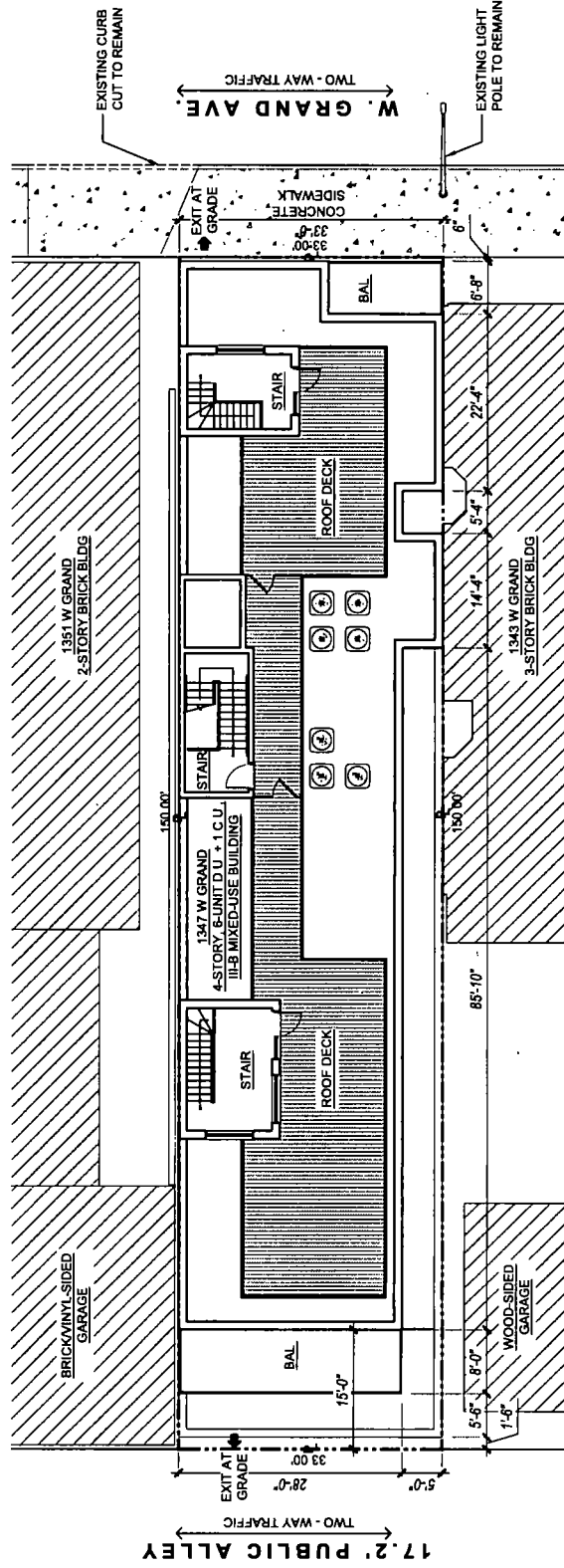
Bicycle Parking: 3

Setbacks:

Front (West Grand Avenue):	0 feet 6 inches
East Side:	None
West Side:	None
Rear (Alley):	1 foot 6 inches at 1 st floor / 15 feet 0 inches at residential units

* A set of plans is attached

*Applicant will also seek a variation



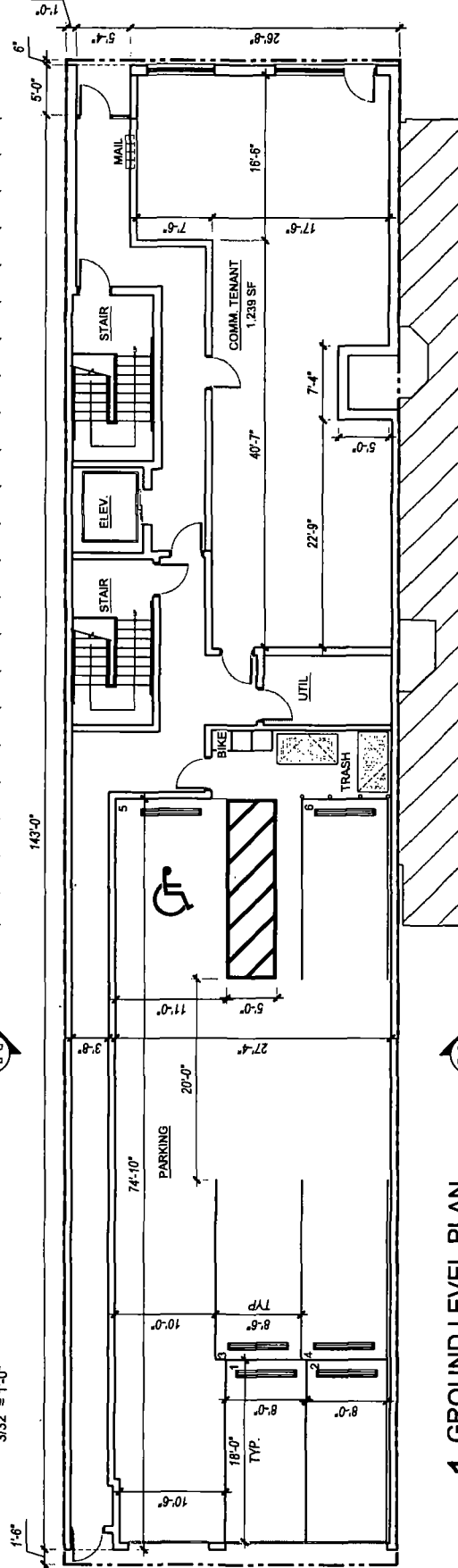
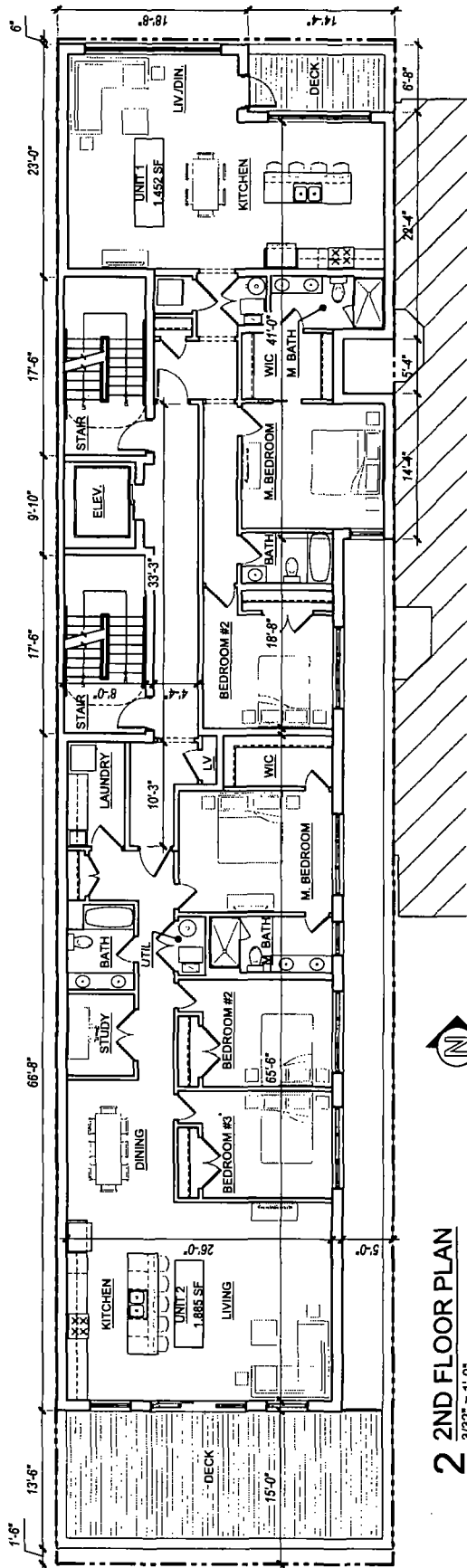
1 SITE/ROOF PLAN
1" = 15'-0"

1347 W GRAND
1347 W GRAND AVENUE
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS
1001 N. LAUREL STREET, SUITE 200
CHICAGO, IL 60610
TEL: 312.467.1000
WWW.SPACEARCHITECTS.COM

A0.1

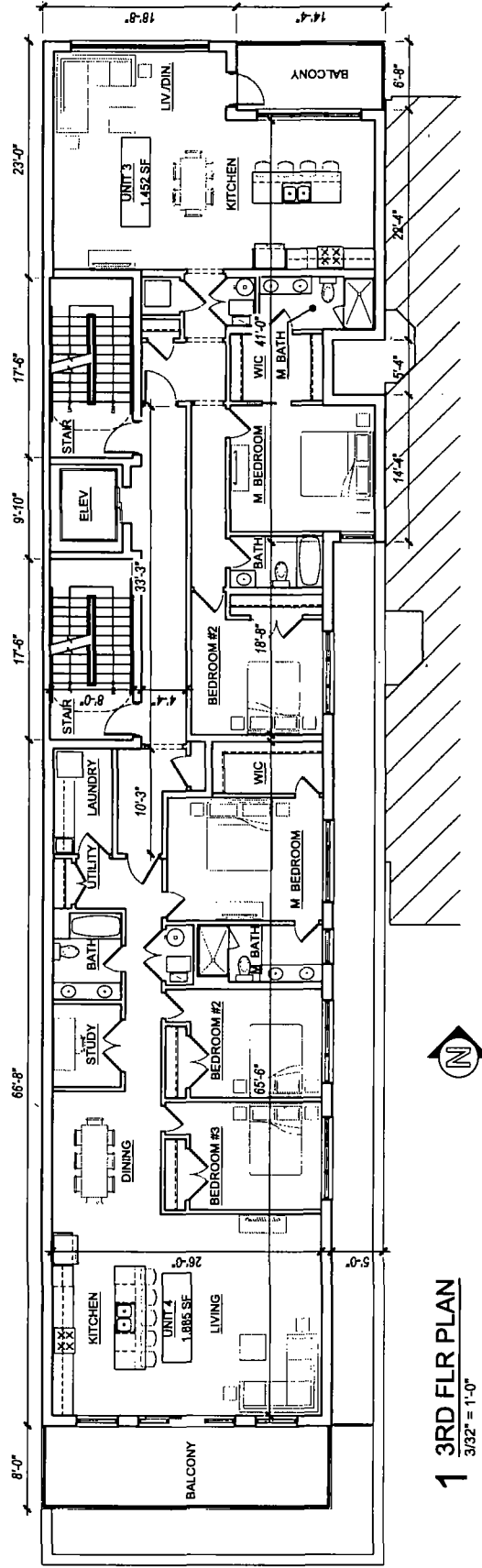
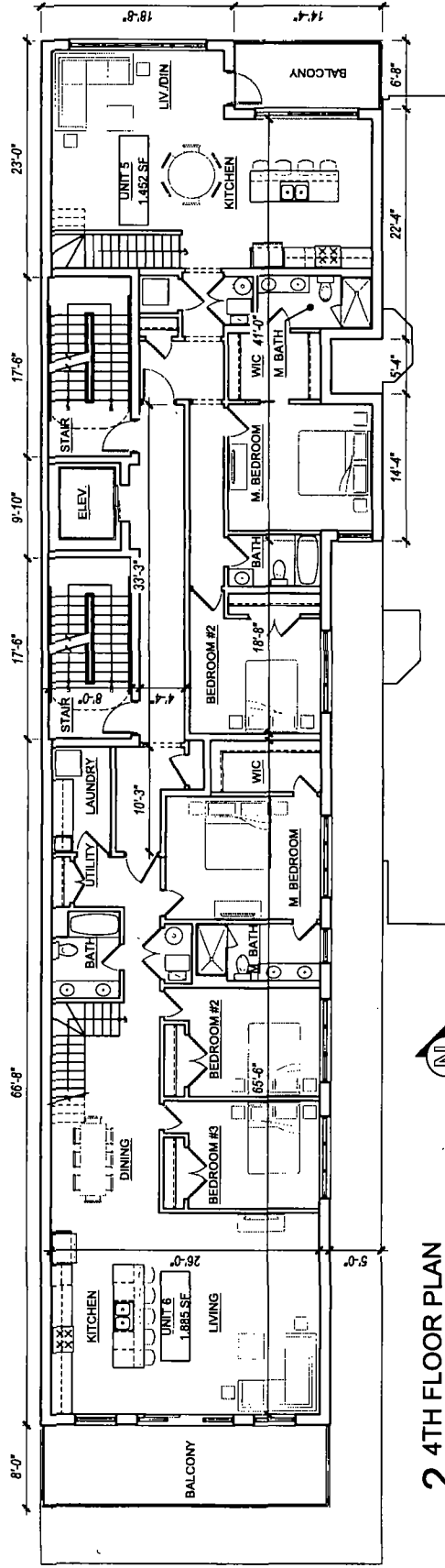
08.20.2019



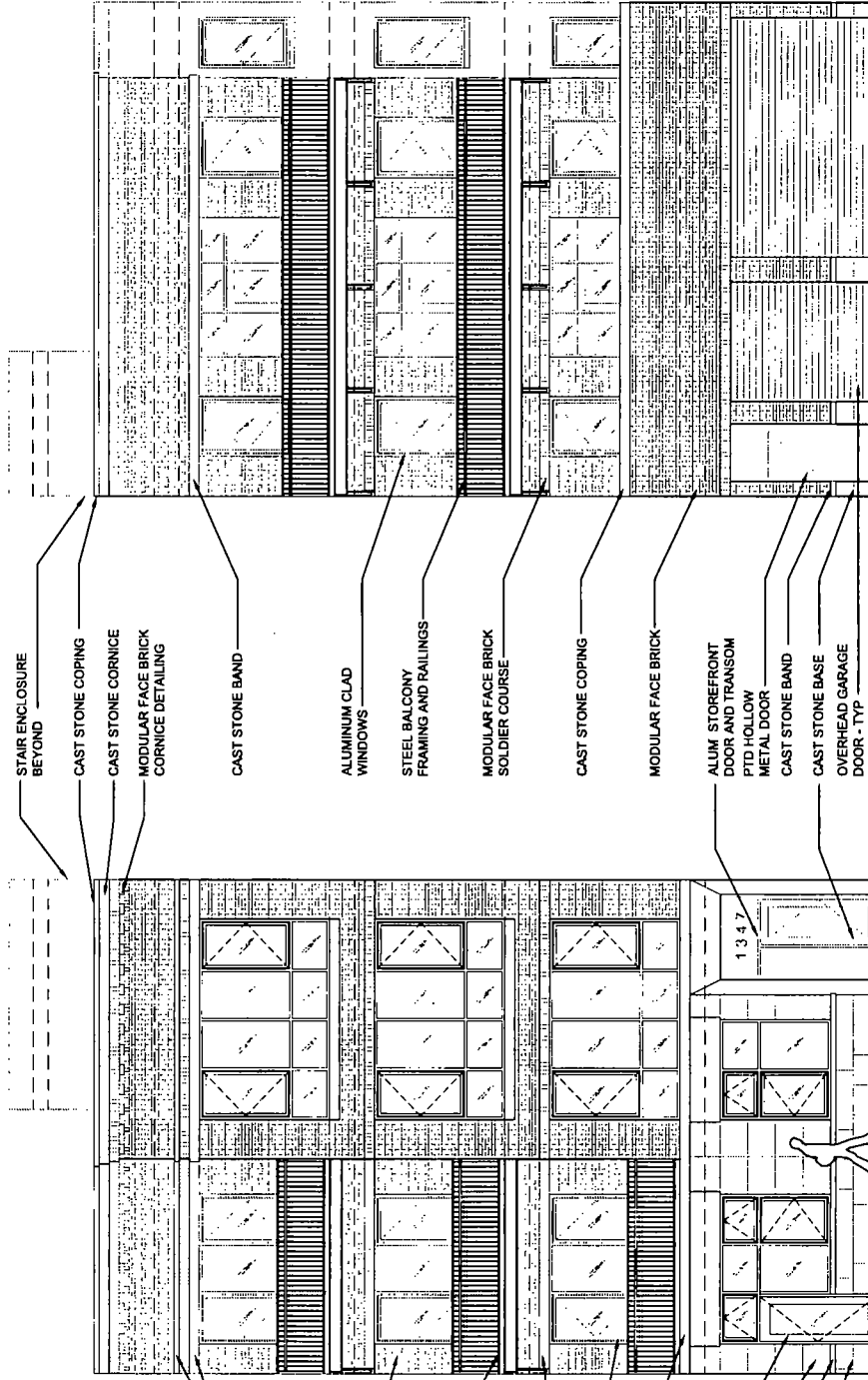
1347 W GRAND
 1347 W GRAND AVENUE
 CHICAGO, ILLINOIS 60642

SPACE
 ARCHITECTS - PLANNERS
 1347 W GRAND AVENUE
 CHICAGO, ILLINOIS 60642

A1.0
 08.29.2018



- B/P-HOUSE CLING
- +55'-0 3/4"
- TIPARAPET
- +52'-0"
- B/ROOF CLING
- +46'-4"
- CAST STONE BAND
- T/4TH FLR
- +36'-4"
- MODULAR FACE BRICK
- STEEL BALCONY
- FRAMING AND RAILINGS
- T/3RD FLR
- +24'-8"
- MODULAR FACE BRICK
- SOLDIER COURSE
- ALUMINUM CLAD
- WINDOWS
- CAST STONE BAND
- T/2ND FLR
- +13'-0"
- ALUM. STOREFRONT
- DOOR AND WINDOWS
- CAST STONE CLADDING
- CAST STONE BAND
- CAST STONE BASE
- GRADE
- 0'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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

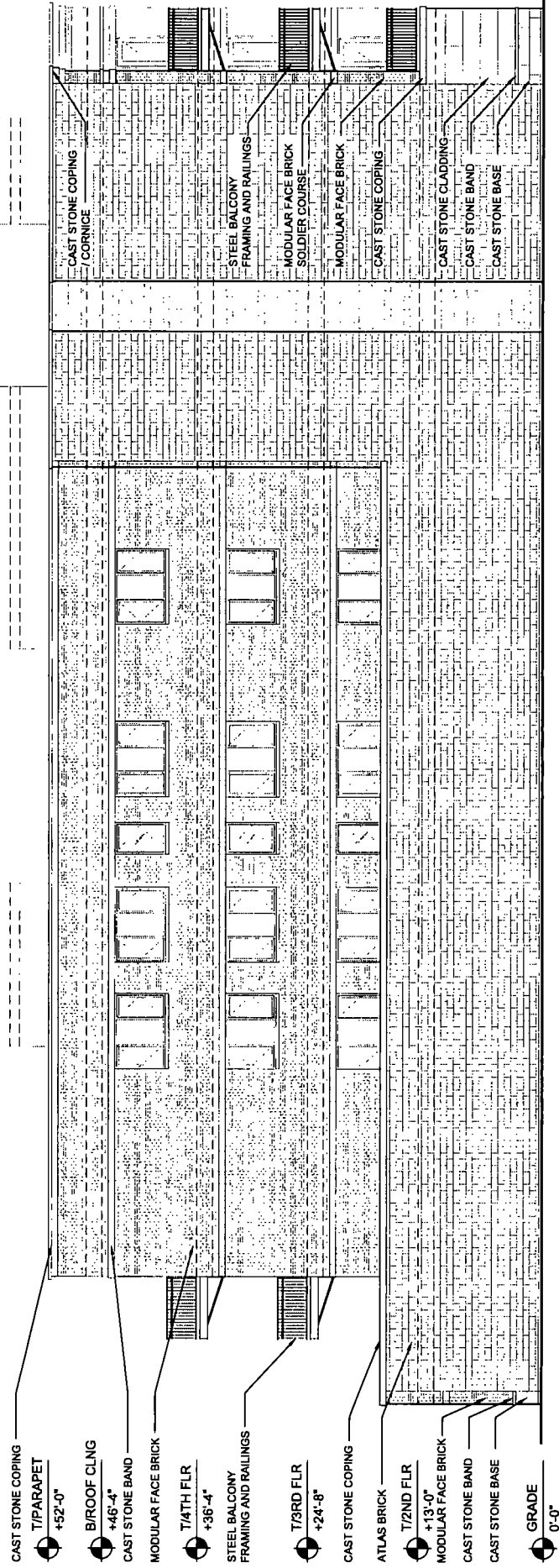
1347 W GRAND
1347 W GRAND AVENUE
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS • PLANNERS
1347 W GRAND AVENUE, CHICAGO, IL 60642
A MEMBER OF THE SPACE GROUP

A2.0

08.29.2018

STAIR ENCLOSURE
BEYOND



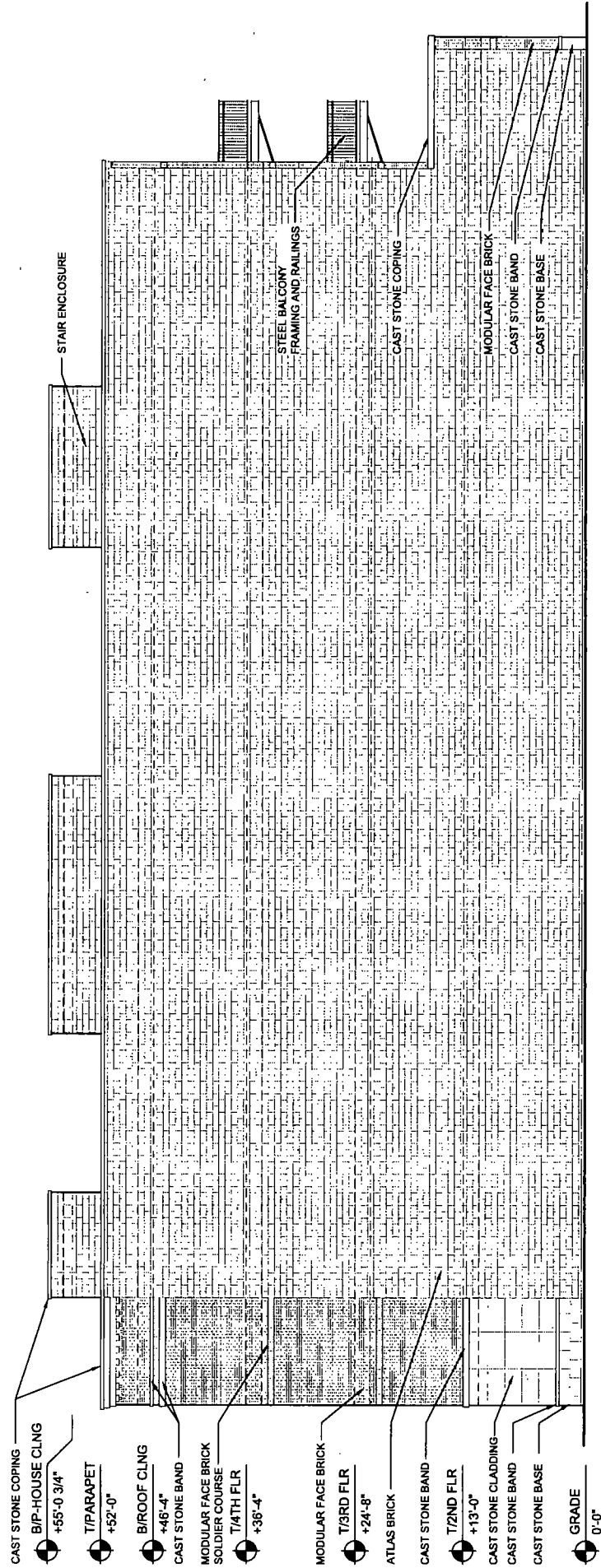
1 EAST ELEVATION
3/32" = 1'-0"

1347 W GRAND
1347 W GRAND AVENUE
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS
200 N. LAUREL ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.467.1000
WWW.SPACEARCHITECTS.COM

A2.1

08.20.2015



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

1347 W GRAND
1347 W GRAND AVENUE
CHICAGO, ILLINOIS 60642

SPACE
ARCHITECTS + PLANNERS
Part of the Space Group, Inc.
1347 W GRAND AVENUE
CHICAGO, ILLINOIS 60642
A2.2
08.20.2015

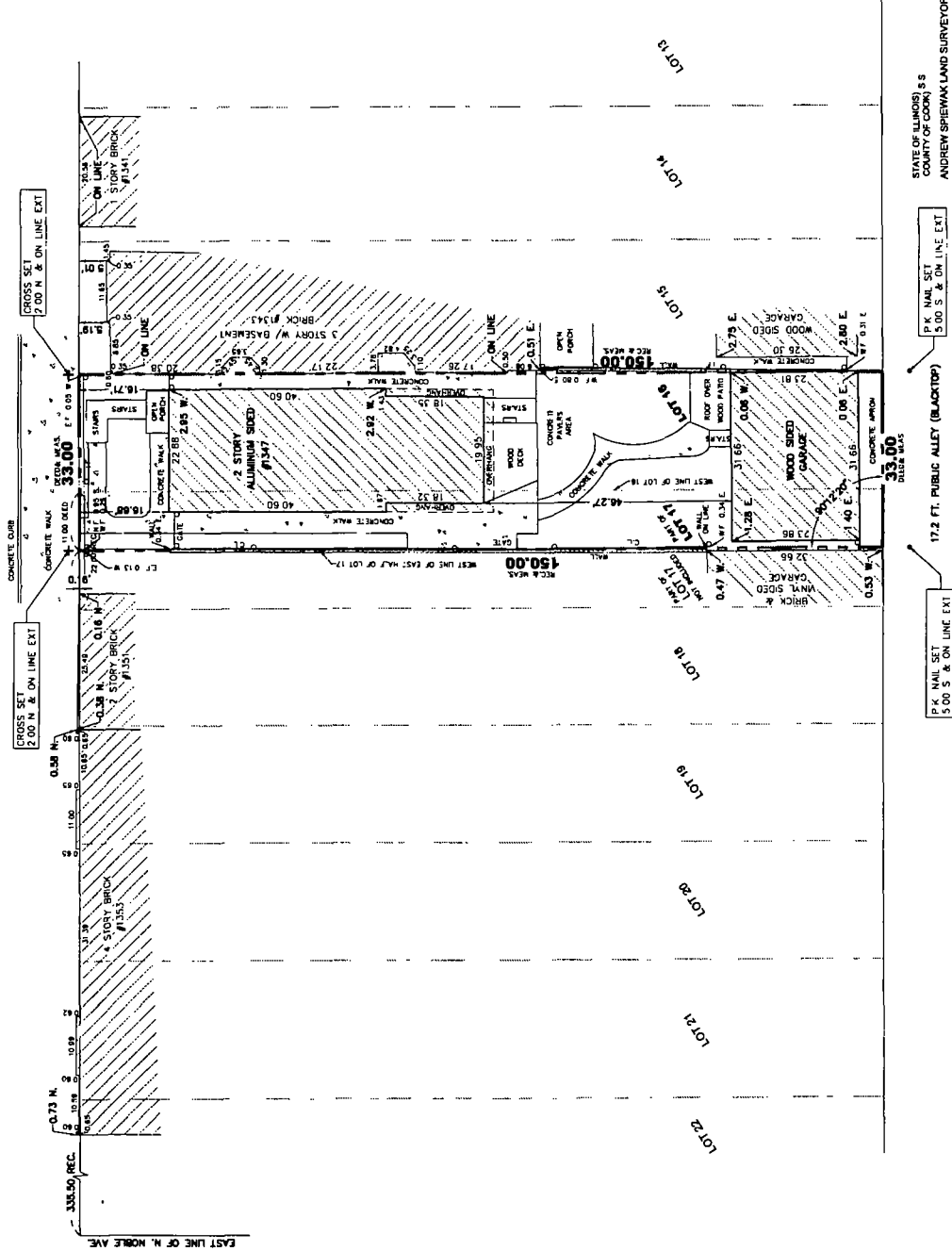
SPIEWAK CONSULTING

PROFESSIONAL SURVEYOR
 LICENSE NO. 184 000518
 1030 W. HIGGINS RD. SUITE 210 PARK RIDGE, IL 60068
 phone (773) 853-2672
 www.landmarkpro.com
 andrew@landmarkpro.com

PLAT OF SURVEY by **ANDREW SPIEWAK LAND SURVEYOR, INC.**

LOT 16 AND THE EAST HALF OF LOT 17 IN BLOCK 6 IN THE SUBDIVISION BY GEORGE S. ROBBINS OF BLOCKS 6 AND 7 OF ASSessor'S DIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

W. GRAND AVE.



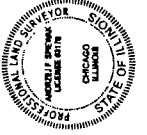
COMMONLY KNOWN AS:
 1347 W. GRAND AVE.
 CHICAGO, IL 60642
 P.L.N. 17-08-132-013-0000
 LAND AREA ± 4,950 sq. ft.

Legend
 --- 1" = 10' ---
 --- 1" = 20' ---
 --- 1" = 30' ---
 --- 1" = 40' ---
 --- 1" = 50' ---
 --- 1" = 60' ---
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 --- 1" = 950' ---
 --- 1" = 960' ---
 --- 1" = 970' ---
 --- 1" = 980' ---
 --- 1" = 990' ---
 --- 1" = 1000' ---

ORDERED BY: **VILLA CAPITAL PARTNERS, LLC**
 COMPANY OR ORGANIZATION: **VILLA CAPITAL PARTNERS, LLC**
 SURVEYED BY: **P.S. AS**
 DRAWN BY: **P.S. AS**
 CHECKED BY: **AS**
 PROJECT NO. **198-18 UP 18**

STATE OF ILLINOIS
 COUNTY OF COOK

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM
 LAND SURVEYING CORPORATION, LICENSE NO. 184 000518
 AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
 ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
 REPRESENTATION OF SAID SURVEY THIS PROFESSIONAL SERVICE CONFORMS TO THE
 CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS



FIELD WORK WAS COMPLETED ON 10/9/18 DAY OF AUG
 CHICAGO, ILLINOIS DATE OF PLAT 10/9/18 DAY OF AUG

BY: **Andrew J. Spiwak**
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 184 000518

PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION
 LICENSE NO. 184 000518 EXPIRES 04/01/2019

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL



ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

September 20, 2018

Honorable Daniel S. Solis
Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

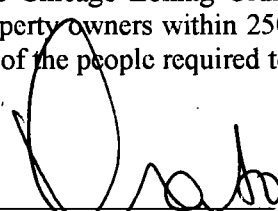
The subject property is bounded by:

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

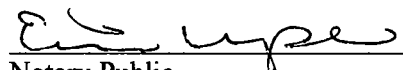
and has the address of 1347 West Grand Avenue, Chicago, Illinois 60642.

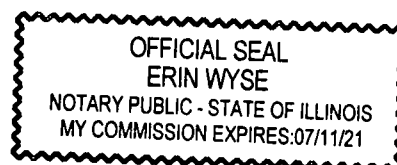
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately September 20, 2018.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject property is a complete list containing the names and addresses of the people required to be served.


By: Ximena Castro

Subscribed and sworn to before me this September 20, 2018.


Notary Public





ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

September 20, 2018

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 20, 2018, the undersigned will file an application for a change in zoning from a B1-2, Neighborhood Shopping District to a B1-3 Neighborhood Shopping District on behalf of Vincent Charles Pagone and Carol Ann Pagone Trust, dated November 11, 2004 (the "Applicant") for the property located at 1347 West Grand Avenue, Chicago, Illinois 60642. The property is 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

The subject property is improved with a two-story single family home and detached garage. The Applicant proposes 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 seven parking spaces and three bicycle spaces. The height of the building will be 46 feet and 4 inches.

The Applicant is located 1347 West Grand Avenue, Chicago, Illinois 60642. The Applicant is the owner of the property. The contact person for this application is the Applicant's attorney Michael Ezgur, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Michael Ezgur at 312-327-3350.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

Michael Ezgur, Attorney for Applicant

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Vincent Charles Pagone

Carol Ann Pagone

7. On what date did the owner acquire legal title to the subject property? _____

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District B1-2 Proposed Zoning District B1-3

10. Lot size in square feet (or dimensions) 4,950 square feet

11. Current Use of the property Improved with a two-story single family home with detached garage

12. Reason for rezoning the property To construct a four story mixed-use residential building with parking

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The subject property is improved with a two-story single family home and detached garage. The Applicant proposes 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 seven parking spaces and three bicycle spaces. The height of the building will be 46 feet and 4 inches.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

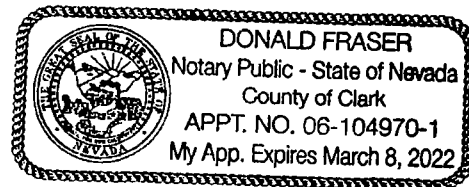
Vincent Charles Pagone and Carol Ann
Pagone Trust, dated November 11, 2004, being first duly sworn on oath, states that all of the above
statements and the statements contained in the documents submitted herewith are true and correct.

STATE OF NEVADA
COUNTY OF CLARK

Subscribed and Sworn to before me this
15 day of AUGUST, 2018.

Donald Fraser
Notary Public

WAKS
Signature of Applicant
By: Vincent Charles Pagone, Trustee



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____