



City of Chicago



SO2018-6939

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 No. 19772T1
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 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 st 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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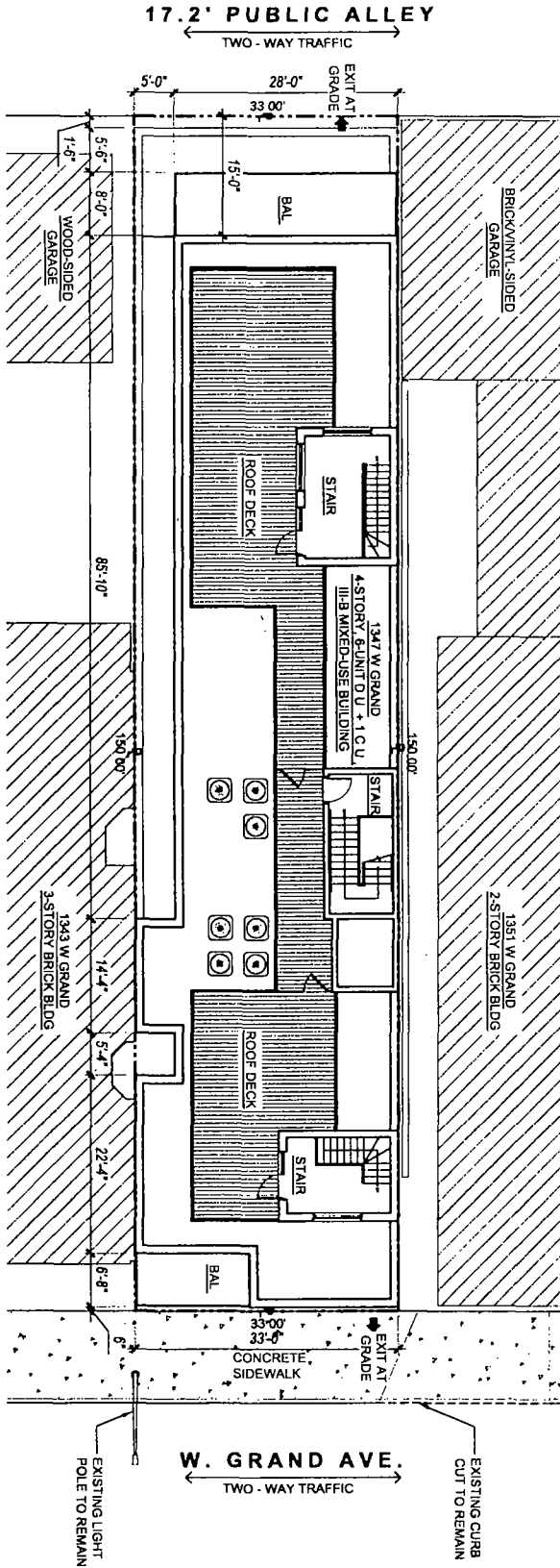
SPACE
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02.23.2016

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1 SITE/ROOF PLAN

1" = 15'-0"



$3/32" = 1'-0"$ 

3/32" = 1'-0"

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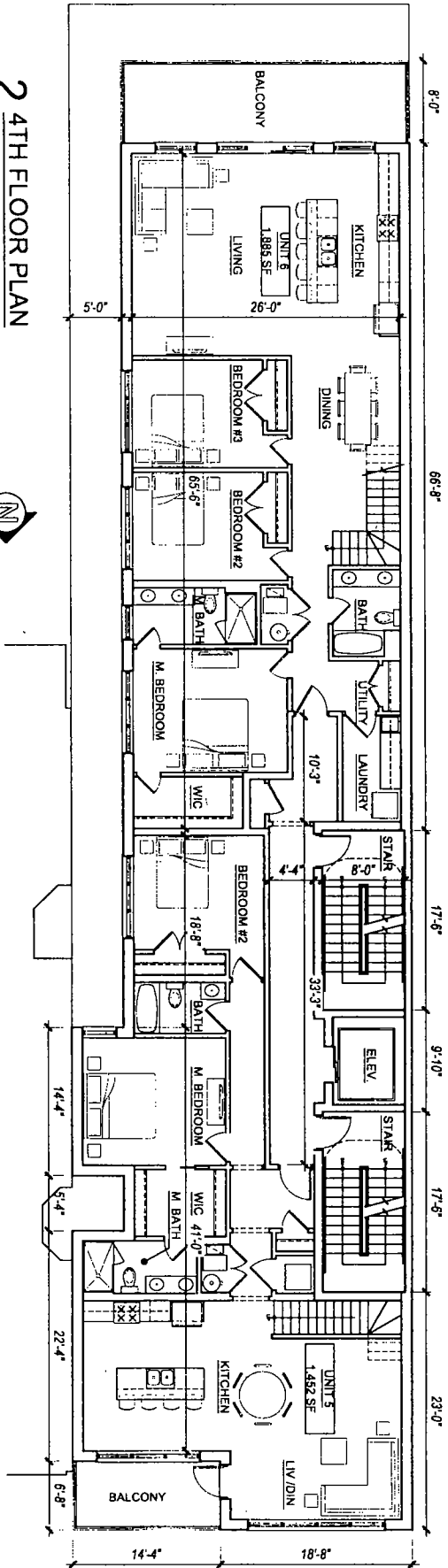
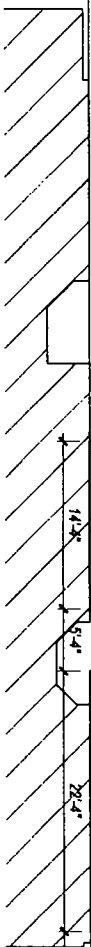
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2100 N. Lincoln Ave., Chicago, IL 60614

A1.0

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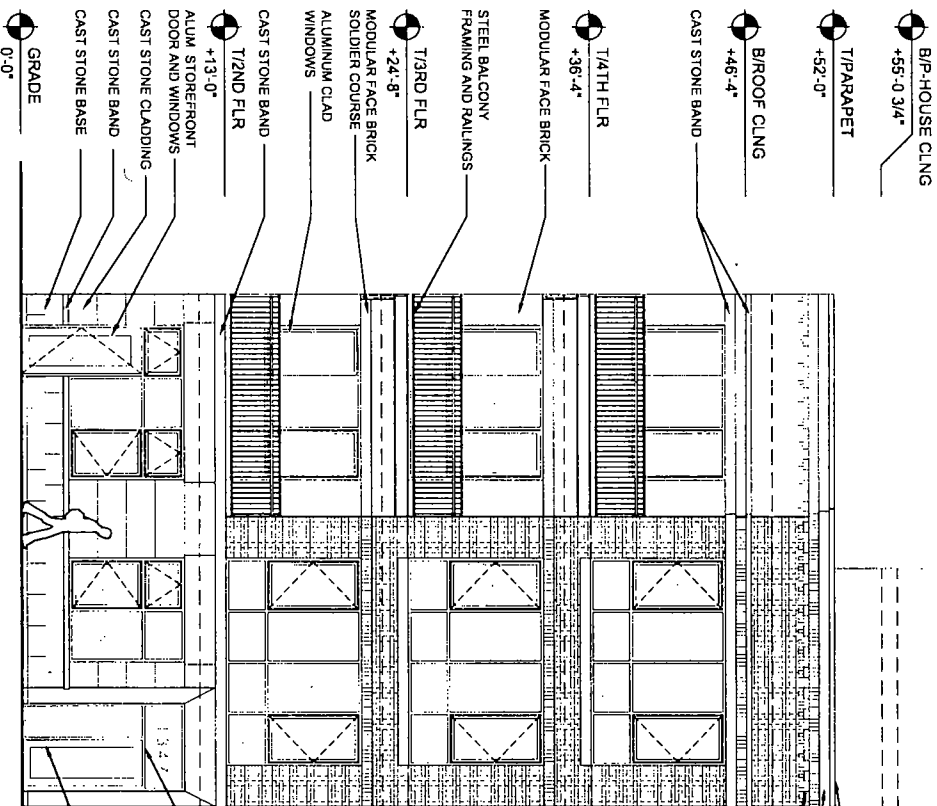
Source: U.S. Census Bureau, 1990.



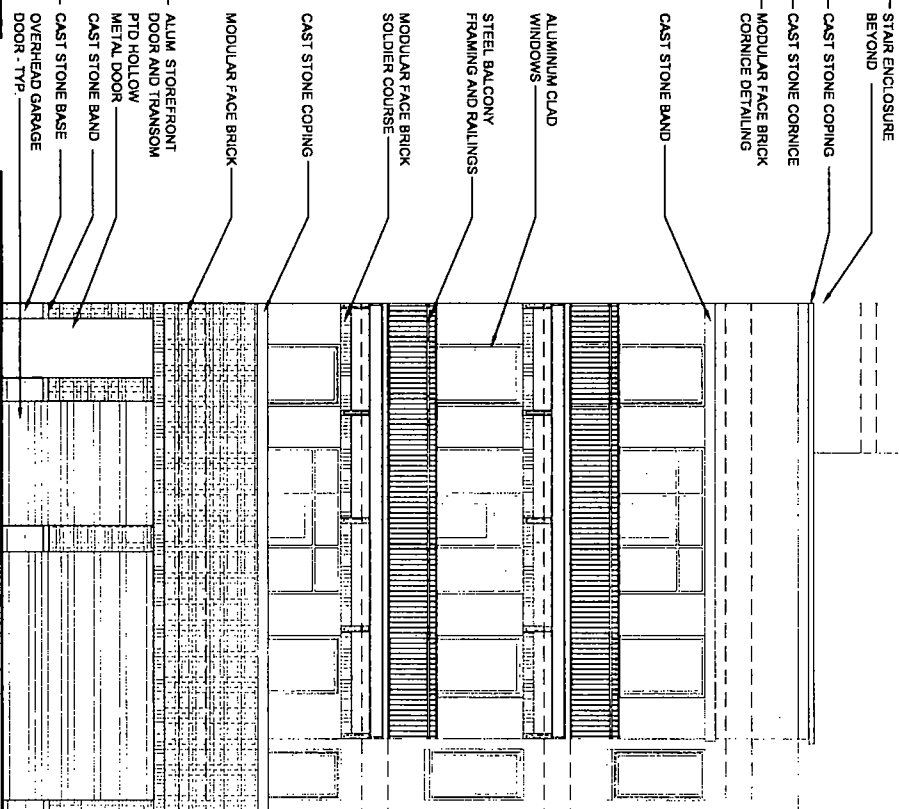
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ARCHIEGIS & PLAYERS
2110 N. Washington Street
P.O. Box 1000
Chicago, Illinois 60601

08 20 2018



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



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

1347 W GRAND
1347 W GRAND AVENUE
CHICAGO, ILLINOIS 60642

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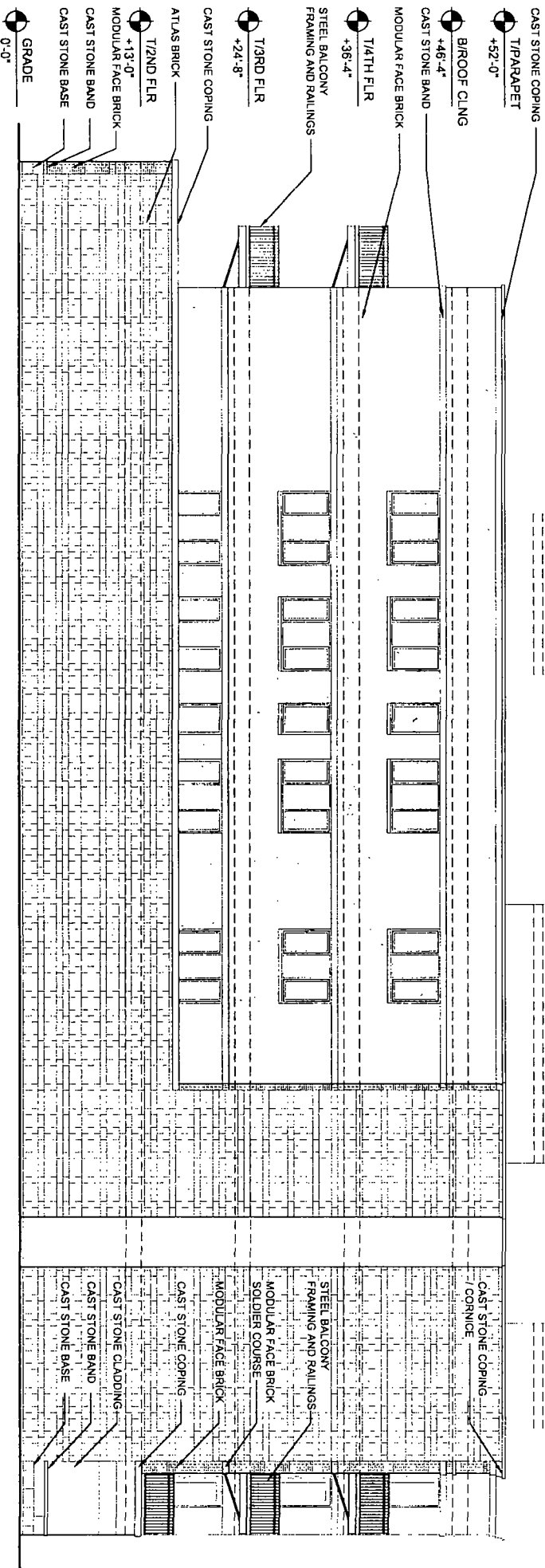
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1111 N. LAKE STREET, SUITE 200
CHICAGO, IL 60610

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08.29.2018

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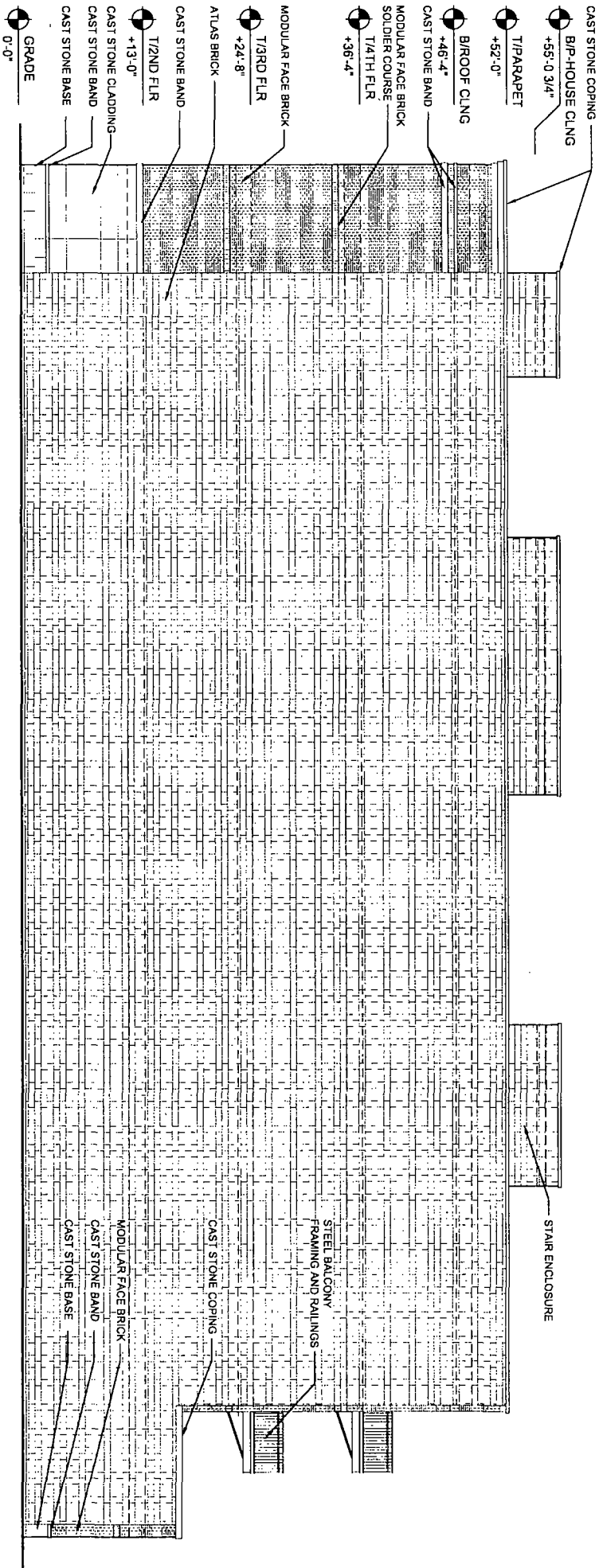


1 EAST ELEVATION
3/32" = 1'-0"

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1347 W GRAND AVENUE
CHICAGO, ILLINOIS 60642

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1000 N. LAUREL AVE., SUITE 200
CHICAGO, IL 60610
A2.1
08.28.2018

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

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