

Common Address of Property:

17-13-0303-C (1) Substitute Narrative and Plans

2243 West Grand Avenue, Chicago, Illinois

B2-3 Neighborhood Mixed-Use District

2,524.08 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a proposed three-story residential building, with three surface parking spaces at the rear of the subject property. The building will measure 49 feet-8 inches in height.

a.

- A) The Project's Floor Area Ratio: 6,148 square feet (2.44 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 841.36 sf/unit (2,524.08 sf/3 units)
- C) The amount of off-street parking: 3 vehicular parking spaces
- D) Setbacks:
 - Front Setback: 1 feet-2 inches

Rear Setback: 30 feet-0 inches

Side Setbacks:

East: 2 feet-0 inches West: 0 feet-4 inches

Building Height:

49 feet-8 inches

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ZONING INFORMATION

ZONING DISTRIEXISTING	PROPOSED
C3-2	B2-3'
LOT AREA	2524
BUILOINti AREA	TOTAL
BASEMENT"	1476
FIRST	1537
SECOND	1537
THIRD	1537
FOURTH	1537
TOTALS	C148
TAR. NEW	ALLOWABLE
2 44	3.0
LOT AREA/UNIT841	400
BUILDING HEIGH49'-8"	50'-0'
SETBACKS NEW	REQUIRED
FRONT 1.17'	0.0'
SIDE (LEFT) 2'-0"	0.0'
SIDE (RIGHT) 0"-4-	0.0'
REAR 30'-0'	30.0'

NEW DECORATIVE MTL FENCE & GATE

■ ZONING CHANGE & APPROVAL REQUIRED TO ALLOW BUILDING TO BE BUILT AS CONFIGURED "BASEMENT SQUARE FOOTAGE NOT INCLUDED BECAUSE IT IS MORE THAN 50% BELOW GRADE

PUBLIC ALLEY

SITE PLAN

2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING

ANDREW J VAH1
ARCHITECTS

CLIENT/OWNER- FLORENTINA MORALES

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I- ■ i NEW WALL

D EXISTING WALL TO REMAIN

UNIT 3 - FOURTH FLOOR PLAN

ANDREW IVARI
ARCHITECTS
3/16" = 1'-0"

2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING
CHICAGO ILLINOIS 60641 T73 140 07 JB T AIVARI@IVARIARCH.COM

CLIENT/OWNER: FLORENTINA MORALES

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16 DEC 2019 SHEET 5

WALL TYPE KEY:

---,---,SA NEW WALL
| | EXISTING WALL
TO REMAIN

FRONT (NORTH) ELEVATION

3/16" = 1'-0"

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