



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2019-9340
Type: Ordinance **Status:** Passed
File created: 12/18/2019 **In control:** City Council
Final action: 1/15/2020
Title: Zoning Reclassification Map No. 1-H at 2243 W Grand Ave - App No. 20289T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. O2019-9340.pdf, 2. SO2019-9340.pdf

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Council	Passed as Substitute	Pass
1/14/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	1	City Council	Referred	

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 C3-2 Commercial, Manufacturing and Employment District symbols and indications as shown on Map No. 1-H in the area bounded by

West Grand Avenue; a line 192 feet east of and parallel to North Oakley Avenue; the alley next south of and parallel to West Grand Avenue; and a line 168 feet east of and parallel to North Oakley Avenue,

to those of a B2-3 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:

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

DESIGN DEVELOPMENT REV II
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I- ■ i NEW WALL

D EXISTING WALL TO REMAIN

UNIT 3 - FOURTH FLOOR PLAN

ANDREW IVARI
ARCHITECTS
3/16" = V-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

DESIGN DEVELOPMENT REV II
16 DEC 2019 SHEET 5

WALL TYPE KEY:

\\,--,-,SA NEW WALL

I EXISTING WALL
TO REMAIN

FRONT (NORTH) ELEVATION

3/16- = 1-0"

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

ANDREW IVARI
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DESIGN DEVELOPMENT REV II 16 DEC 2019 SHEET
CHICAGO, ILLI.VUIS 60641 770 9'0 C32S T AIVARI@IVARIARCH.COM