

## Office of the City Clerk

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

#### Legislation Details (With Text)

**File #**: 02017-7765

Type: Ordinance Status: Passed

File created: 11/8/2017 In control: City Council

**Final action:** 12/13/2017

Title: Zoning Reclassification Map No. 1-I at 2658 W Grand Ave - App No. 19441T1

Sponsors: Misc. Transmittal

Indexes: Map No. 1-I

Attachments: 1. O2017-7765.pdf, 2. O2017-7765 (V1).pdf

Date	Ver.	Action By	Action	Result
12/13/2017	1	City Council	Passed	Pass
12/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/8/2017	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 Ml-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1 -I in the area bounded by

the alley next northeast of West Grand Avenue; a line 113.70 feet southeast of the intersection of North Washtenaw Avenue and West Grand Avenue as measured at the northeasterly right-of-way line of West Grand Avenue and perpendicular fhereto; West Grand Avenue; and a line 89.70 feet southeast of the intersection of North Washtenaw Avenue and West Grand Avenue as measured at the northeasterly right-of-way line of West Grand Avenue and perpendicular thereto,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

File #: O2017-7765, Version: 1

Common Address of Property: 2658 West Grand Avenue

#### **NARRATIVE**

# FOR THE PROPOSED REZONING AT 2658 W GRAND AVE

The Applicant intends to change the zoning from the existing Ml-1 to B2-2 to remove existing roof structure and rear 1 story and erect a 2<sup>nd</sup> floor addition over 1 story single family home with basement and 2 story rear frame with basement and detached masonry garage with roof deck.

ZONING: B2-2

LOT AREA: 2345.2 square feet

MINIMUM LOT AREA PER DWELLING UNIT; 1000 square feet FLOOR

**AREA RATIO: .92** 

BUILDING AREA: 2159 square feet (637.1 square feet first floor existing, 442.4 square feet first floor rear

addition. 1079.5 square feet second floor addition) OFF-STREET PARKING: 2 car garage FRONT

SETBACK: 10 feet 11 inches REAR SETBACK: 33 feet 7 inches

SIDE SETBACK: 0 feet 8 inches & 2 feet 3 inches = Total 2 feet 11 inches BUILDING

HEIGHT: 26 feet 8 inches

Masonry and Frame building with brick facade and 3 feet 6 inches deep entry wall. Elevations and plans are attached.

# FINAL PUBLICATION

**FOR** 

REMOVE EXIST. FRAME GARAGE

.1

I 1

REMOVE EXIST. REAR

2f-2"

EXIST 1 STORY W/BASEMENT SINGLE FAMILY HOME TO REMAIN (REMOVE EXIST. ROOF STRUCTURE) #2658

' EXIST. DECX

r

24.00'

# File #: O2017-7765, Version: 1 O O A 2ND aOOR ADDITION' 7 // 'OVER EXIST. 1 STORY/-Q // W/BASEMENT SINGLE FAMILY HOME 2 STORY FRAME/' ADDITION '-W/BASEMENT /7 // W/BASEMENT SINGLE FAMILY HOME #2658 /

#### ^ GRAND A VE SITE PLAN n

SCALE: 3/32"=1'-0"

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#### W GAVWZ? A VE SITE PLAN A/

SCALE: V32"=1'-0"

# FINAL FOR PUBLICATION

#### PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

21-0" EXBTWG

BASEMENT PLAN SCALE: 3/1«\*-1'-0\*

# FINAL FOR PUBLICATION

PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

# **2658 W GRAND AVE**

CHICAGO ILLINOIS

PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

2ND FLOOR PLAN scale: j/ie'-r-y

FINAL FOR

# **PUBLICATION**

PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

### **2658 W GRAND AVE**

CHICAGO ILLINOIS

**>** I

PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

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#### PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

ROOF CONSTRUCTION UL #P522
SELF-ADKESIG: ICEWAYER SWELO FROM EDGE OF ROOF TO A POWT 24" EXTERIOR WAIL UNE.
EXISTING: CONC FOUNDATION WALL IF FTC
240" AS-HALT SHHGLES CLASS ' ON 15/ ROOF FELTS OH VT EXTERIOR CRAM PLYWOOD SHEATHING, SEE PLAN FOR RAFTER \$2ES AND MRECDON, WHT PER COOE.

WALL SECTION scale a/a\* - r-o"

Fliw ILLINOIS

# **2658 W GRAND AVE**

CHICAGO