



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2017-7765, Version: 1

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 M1-1 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 thereto; 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.

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 M1-1 to B2-2 to remove existing roof structure and rear 1 story and erect a 2nd 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 **FOR**
PUBLICATION

L . REMOVE EXIST. FRAME GARAGE

J

I 1

r REMOVE EXIST. REAR

2f-2"

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

' EXIST. DECK

24.00'

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O

A 2ND FLOOR ADDITION' -/I, 'OVER EXIST. 1 STORY/-Q
/W/BASEMENT SINGLE FAMILY HOME

2 STORY FRAME/' ADDITION '-W/BASEMENT / 7

#2658 /

24.00'
O O

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^ GRAND A VE SITE PLAN n

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

W GAVWZ? A VE SITE PLAN A/

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

FINAL FOR PUBLICATION

PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

21'-0" EXBTWG

BASEMENT PLAN

SCALE: 3/16"=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
scale: 1/16"=1'-0"

FLOOR

PLAN

**FINAL FOR
PUBLICATION**

PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

2658 W GRAND AVE

CHICAGO ILLINOIS

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PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

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PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

ROOF CONSTRUCTION UL #P522

SELF-AOKESnC ICE/WATER SWELO FROM EDGE OF ROOF TO A POWT 24" EXTERIOR WAIL UNE.

EXISTING' CONG FOUNDATION WALL IF FTC

240' AS-SHALT SHHGLS CLASS' ON 15' ROOF FELTS OH VT EXTERIOR CRAM PLYWOOD SHEATHING. SEE PLAN FOR RAFTER S2ES ANO MRECDON. WHT PER COOE.

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

Fliw

ILLINOIS

2658 W GRAND AVE

CHICAGO