



Office of the City Clerk

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

Legislation Text

File #: SO2019-9340, 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 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 DISTRICT	EXISTING	PROPOSED
	C3-2	B2-3'
LOT AREA		2524
BUILDING AREA		TOTAL
BASEMENT		1476
FIRST		1537
SECOND		1537
THIRD		1537
FOURTH		1537
TOTALS		C148
TAR.	NEW	ALLOWABLE
	2.44	3.0
LOT AREA/UNIT	841	400
BUILDING HEIGHT	49'-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 I VA H 1
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" = 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

DESIGN DEVELOPMENT REV II
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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