



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-7765
Type: Ordinance
File created: 11/8/2017
Status: Passed
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 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. DECX

24.00'

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O
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A 2ND aOOR ADDITION' -J/L' OVER EXIST. 1 STORY/-Q
/ W/BASEMENT SINGLE FAMILY HOME

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

#2658 /

24.00'

O O
O O

^ GRAND A VE SITE PLAN n

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

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: 3/16"=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: j/jie'-r-y

FLOOR

PLAN

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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CD

PROPOSED ADDITION TO EXIST. SINGLE FAMILY HOME

ROOF CONSTRUCTION UL #P522

SELF-AKESINICEWATER SWELO FROM EDGE OF ROOF TO A POWT 24" EXTERIOR WAIL UNE.

EXISTING' OONG FOUNDATION WALL IF FTG

240" AS>HALT SHHGLES 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