



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Details (With Text)

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**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 foot-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		9'-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  
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CLIENT/OWNER: FLORENTINA MORALES  
DESIGN DEVELOPMENT REV II  
16 DEC 2019 SHEET 5

WALL TYPE KEY:

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I EXISTING WALL  
TO REMAIN

FRONT (NORTH) ELEVATION  
3/16- = 1-0"

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

CLIENT/OWNER FLORENTINA MORALES

DESIGN DEVELOPMENT REV II 16 DEC 2019 SHEET  
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