

### Legislation Details (With Text)

File #:	SO2	019-9340				
Туре:	Ordi	nance S	Status:	Passed		
File created:	12/1	8/2019 <b>I</b> I	n control:	City Council		
		F	inal 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. O	2019-9340.pdf, 2. SO2019-93	340.pdf			
Date	Ver.	Action By	Act	ion	Result	
1/15/2020	1	City Council	Pas	ssed as Substitute	Pass	
1/14/2020	1	Committee on Zoning, Land and Building Standards	Imarks Re	commended to Pass		
		and Banang Standards				
12/18/2019	1	City Council	Re	ferred		

## 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.

#### File #: SO2019-9340, Version: 1

Convmon 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 fcet-2 inches

Rear Setback: 30 feet-0 inches

Side Setbacks: East: 2 feet-0 inches West: 0 feet-4 inches

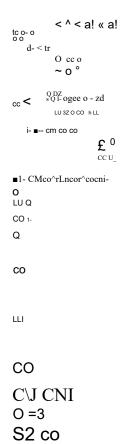
Building Height: 49 feet-8 inches

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Office of the City Clerk

#### File #: SO2019-9340, Version: 1

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#### ZONING INFORMATION

ZONING DISTR	RIEXISTING	PROPOSED		
	C3-2	B2-3'		
LOT AREA		2524		
BUILOINti ARE	A	TOTAL		
BASEMENT*'		1476		
FIRST		1537		
SECOND		1537		
THIRD		1537		
FOURTH		1537		
TOTALS		C148		
TAR.	NEW	ALLOWABLE		
	2 44	3.0		
LOT AREA/UNI	T841	400		
BUILDING HEI	3 <b>4</b> 9'-8 <sup>-</sup>	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'		

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#### **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 IVAH1 ARCHITECTS

CLIENT/OWNER- FLORENTINA MORALES

DESIGN DEVELOPMENT REV II 111 DEC 2019 SHEET "|

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I-- i NEW WALL

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UNIT 3 - FOURTH FLOOR PLAN ANDREW IVARI ARCHITECTS 3/16" = V-0"

2243 W GRAND AVE CHICAGO, ILLINOIS NEW 3-UNIT BUILDING CHICAGO ILLINOIS 60641 T73 140 07.JB T AIVAHIUIVARIARCH COM

CLIENT/OWNER. FLORENTINA MORALES

DESIGN DEVELOPMENT REV II 16 DEC 2019 SHEET 5

WALL TYPE KEY:

\;,,--,-,sA NEW WALL

I I EXISTING WALL TO REMAIN

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

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

CLIENT/OWNER FLORENTINA MORALES

DESIGN DEVELOPMENT REV II 16 DEC 2019 SHEET CHICAGO, ILLI.VUIS 60G4I 770 9\*0 C32S T AIVARIeivARIARCH COM