

ZONING AMENDMENT TYPE 1

PROJECT NARRATIVE AND PLANS

1235 W. GRAND AVENUE

The Applicant seeks to rezone from M2-2 Light Industry District to a B3-3 Community Shopping District

The property is currently improved with a non-conforming mixed-use building that has a single dwelling unit on the third floor with two stories of commercial space previously used as a general restaurant. The Applicant seeks to rezone the property to a conforming zoning district to re-establish a general restaurant at the basement, first floor, and second floor levels. There is no parking provided on the property. The property is a transit-served location due to its proximity to the Chicago/Milwaukee blue line station and will obtain parking relief if required. The height of the building is 37 feet, 6 inches. 6,931 square feet of gross floor area of commercial space (restaurant use) will be provided.

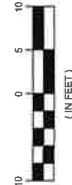
Lot Area	2,499.75 SF
Density MLA (Lot area per unit)	2,499.75 SF/DU (1 DU Existing)
Off Street Parking	0 (existing)
Rear Setback	4 feet, 8 inches (existing)
Side Setback (East)	0 feet (existing)
Side Setback (West)	0 feet (existing)
Front Setback	0 feet (existing)
Building SF	6,876 SF (existing)
FAR	2.75 (existing)
Building Height	37 feet, 6 inches (existing)

*If applicable may seek Transit Served Location parking relief.

LEGEND

- ☉ Storm CB
- ☉ San Clean Out
- ☉ Water MH
- ☉ Water Hand Hole
- ☉ Water Fire Hydrant
- ☉ Telephone MH
- ☉ Electric MH
- ☉ Electric Vault
- ☉ Electric Light Pole with Traffic Signal
- ☉ Electric Traffic Control Box
- ☉ Electric Mounted Wall Light
- ☉ Gas Hand Hole
- ☉ Tree - Deciduous
- ☉ Sign Post
- ☉ Unclassified Manhole

GRAPHIC SCALE

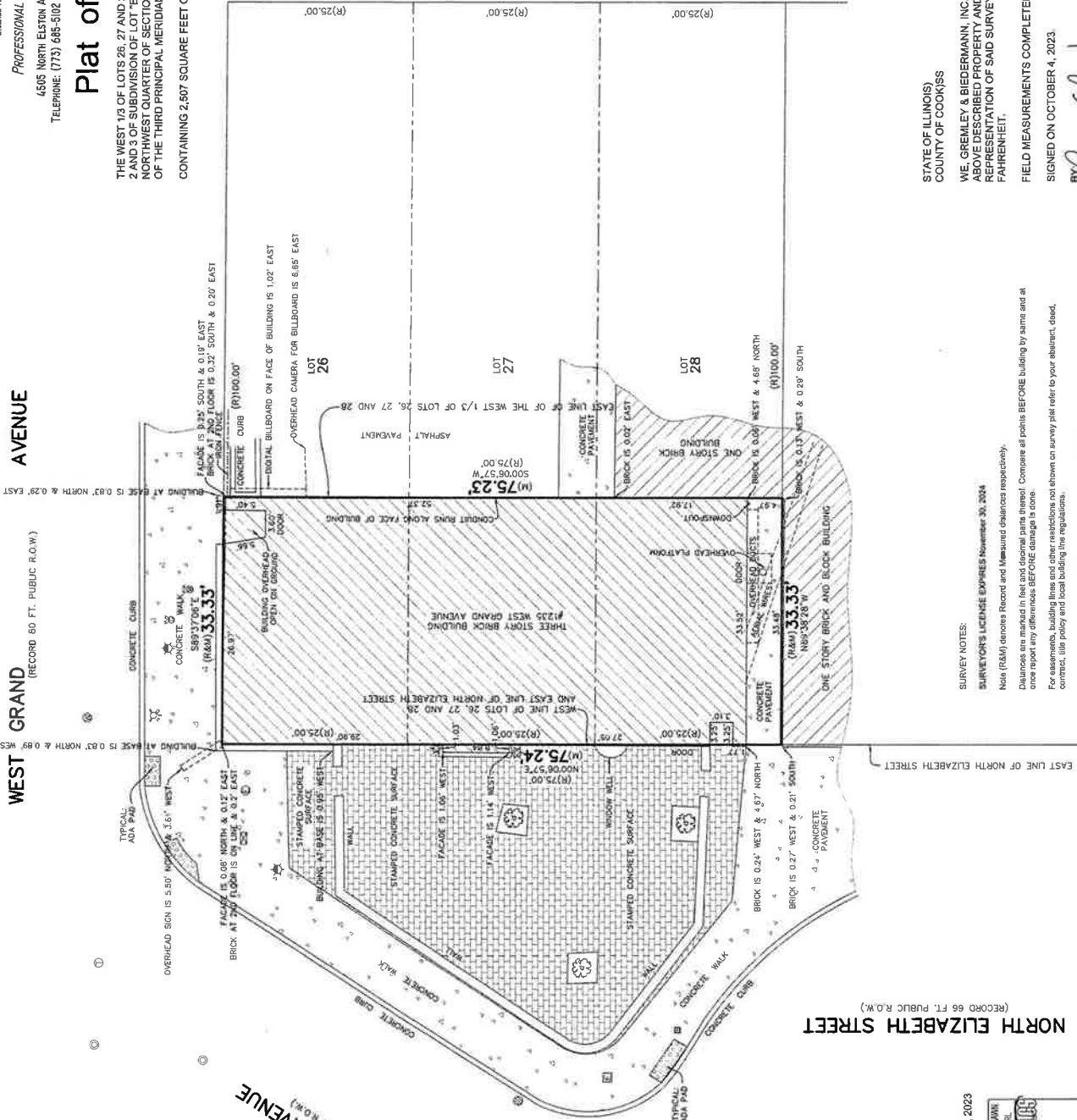


GREMLEY & BIEDERMANN
A DIVISION OF
PLCS Corporation

PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

THE WEST 1/3 OF LOTS 26, 27 AND 28 IN BLOCK 2 IN SUBDIVISION OF BLOCKS 2 AND 3 OF SUBDIVISION OF LOT "E" OF CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING 2.507 SQUARE FEET OR 0.057 ACRES MORE OR LESS.



REVISED OCTOBER 4, 2023 PER EMAIL DATED OCTOBER 3, 2023

ORDERED BY: RAGO CHICAGO GAS OCEAN SOTELO	CHECKED: DRAWN	DATE: 10/06	PAGE NO: 1 OF 1
ADDRESS: 435 WEST GRAND AVENUE	NO	SCALE: 1" = 10' FEET	
GREMLEY & BIEDERMANN PLCS Corporation 4505 North Elston Avenue, Chicago, IL 60630 Telephone: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		DATE: SEPTEMBER 26, 2023	
ORDER NO: 2023-31517-001		SCALE: 1" = 10' FEET	

SURVEY NOTES:
 SURVEYOR'S LICENSE EXPIRES November 30, 2024
 Note: (R&M) denotes Record and Measured distances respectively.
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
 For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.
 NO dimensions shall be assumed by scale measurement upon this plat.
 Monumentation or witness points were not set at the client request.
 Unless otherwise noted herein the Bearing, Elevation Datum and Coordinate Datum used is ASSUMED.
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STATE OF ILLINOIS
COUNTY OF COOK

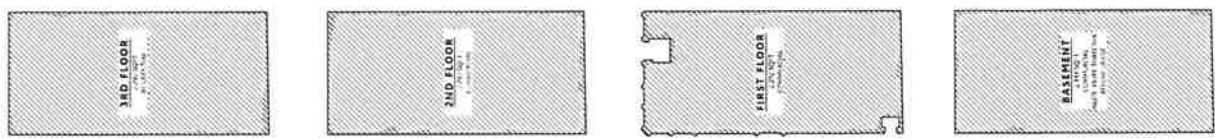
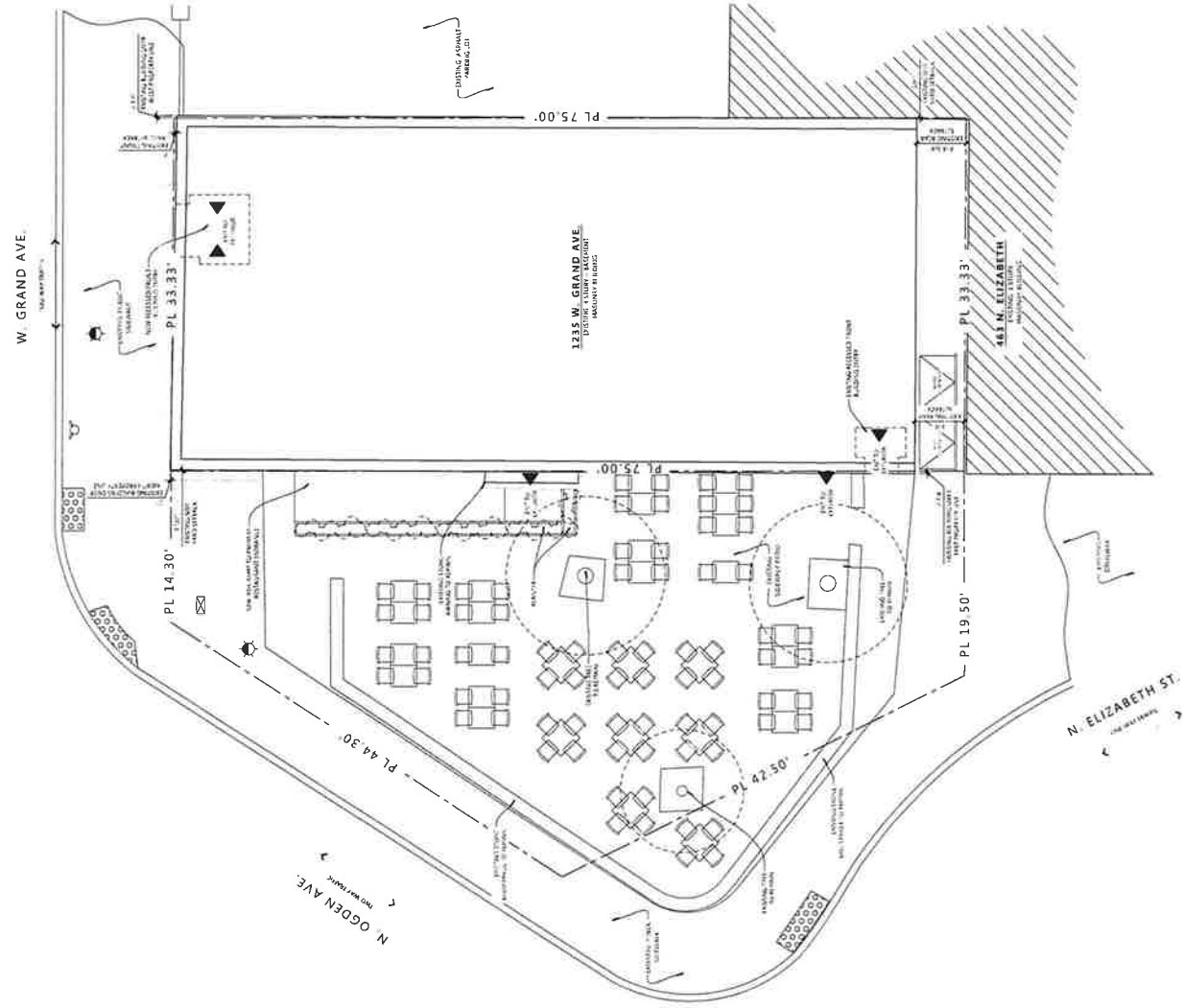
WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON SEPTEMBER 26, 2023
SIGNED ON OCTOBER 4, 2023

BY: *Robert G. Biedermann*

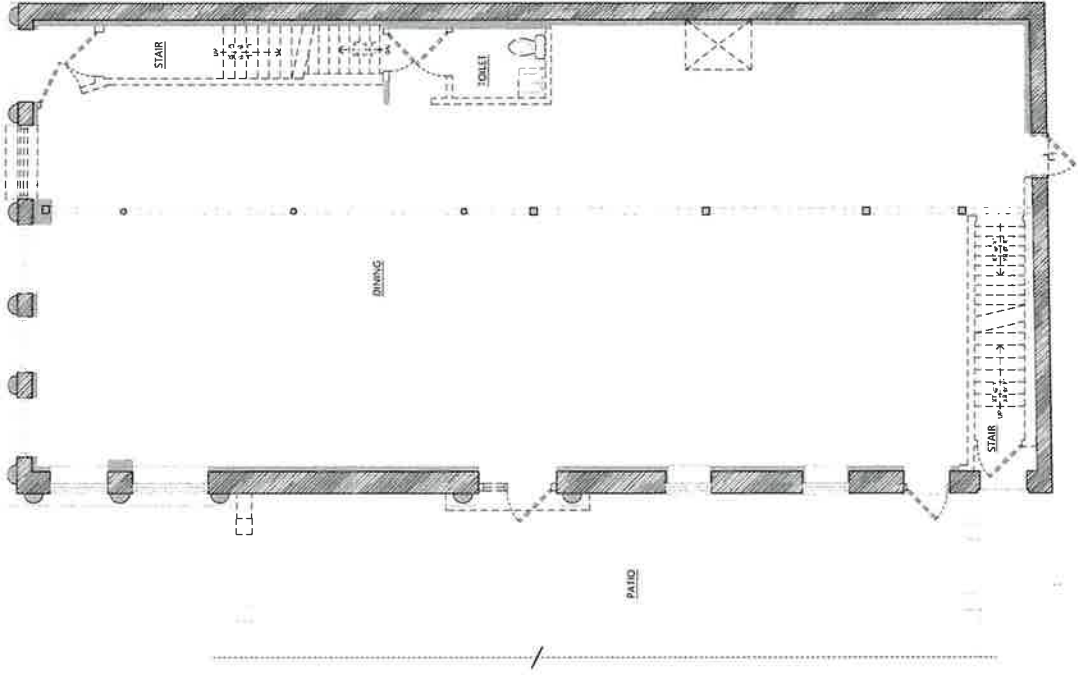


PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

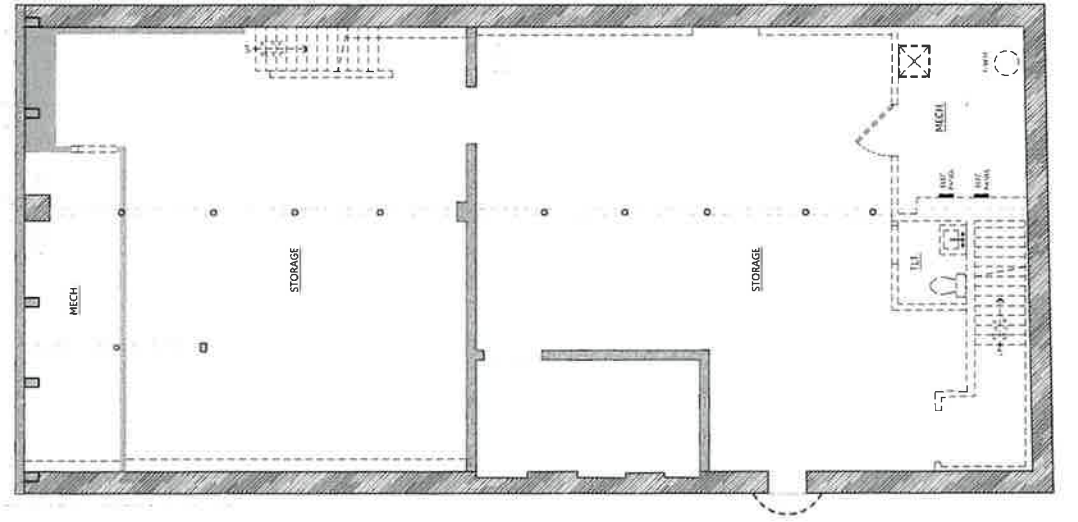


01 SITE PLAN

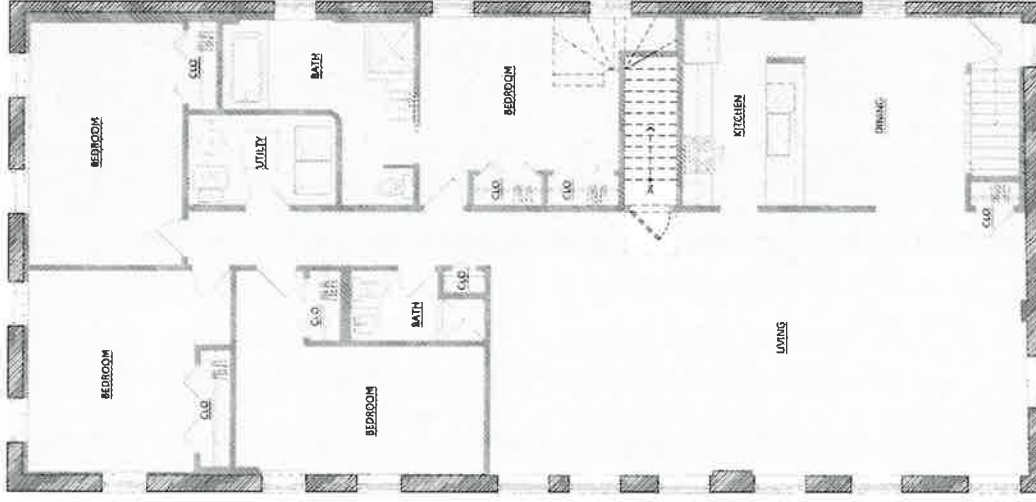
02 F.A.R. DIAGRAM



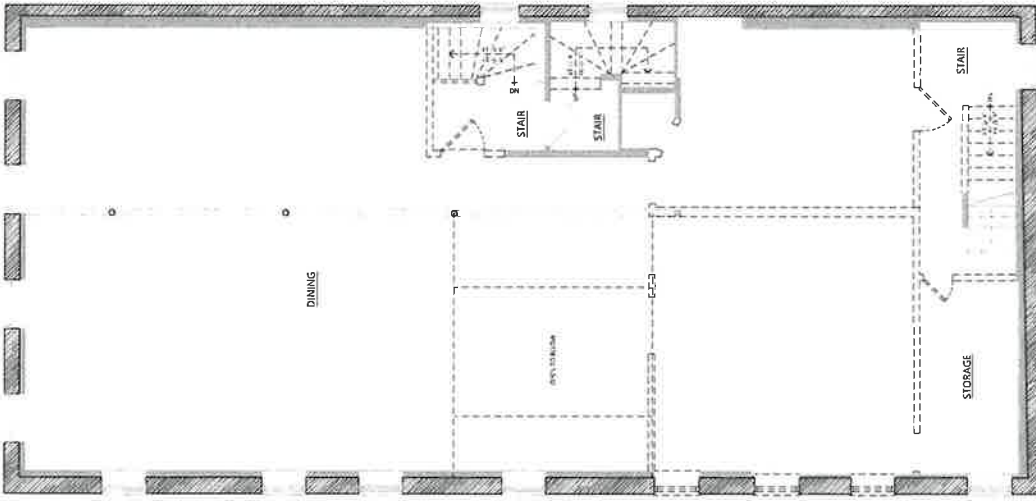
▲ 02 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



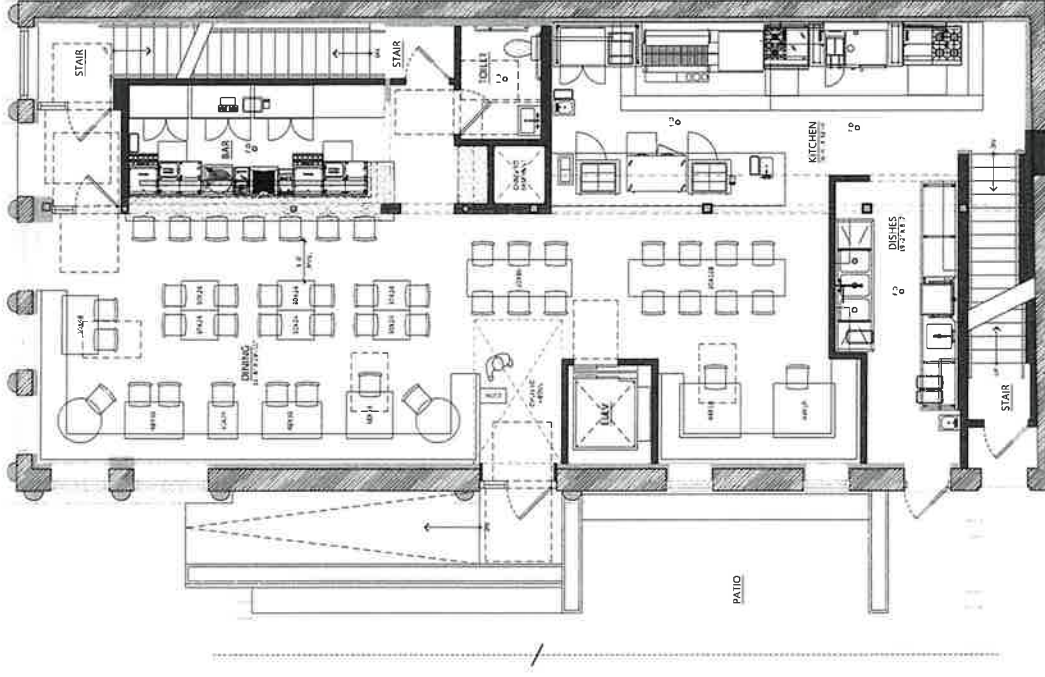
▲ 01 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



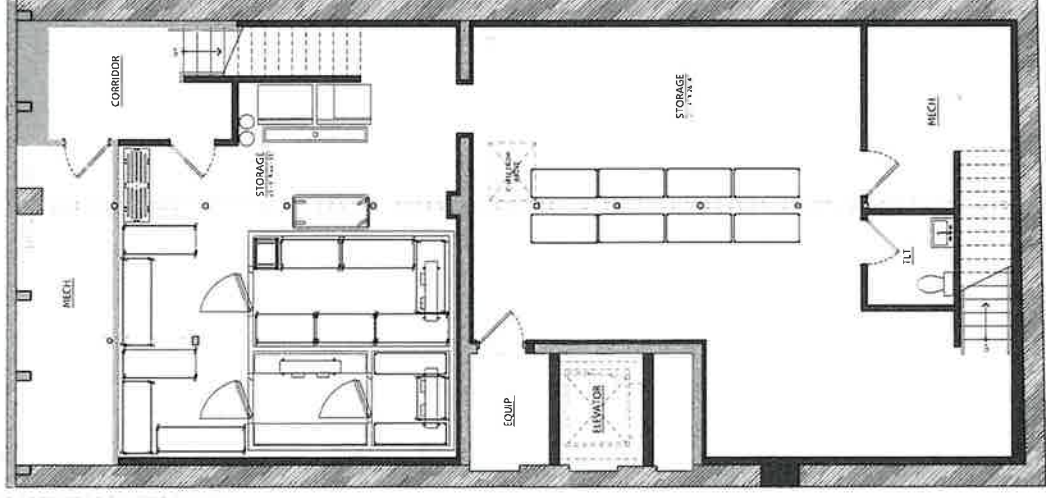
02 THIRD FLOOR PLAN
 AREA: 1179.02 SF
 SCALE: 1/8" = 1'-0"



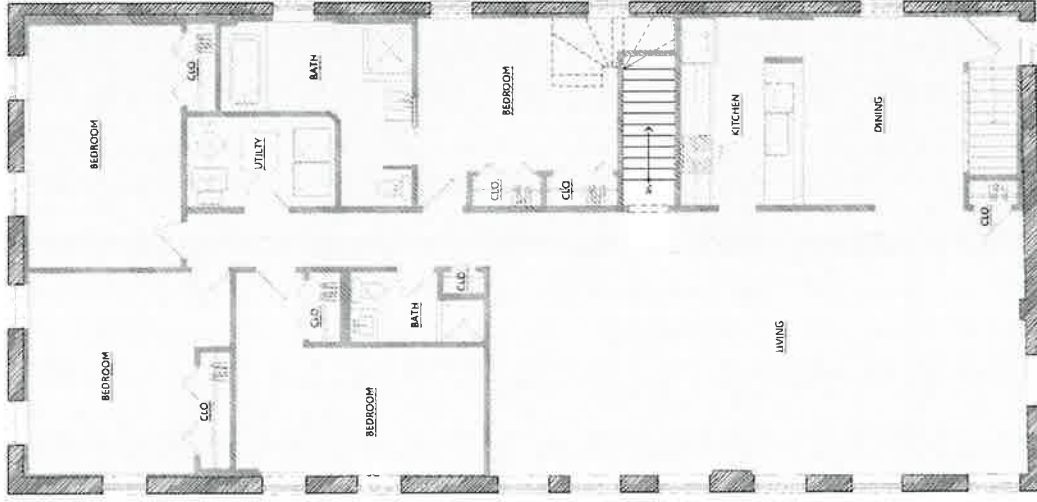
01 SECOND FLOOR PLAN
 AREA: 2348.82 SF
 SCALE: 1/8" = 1'-0"



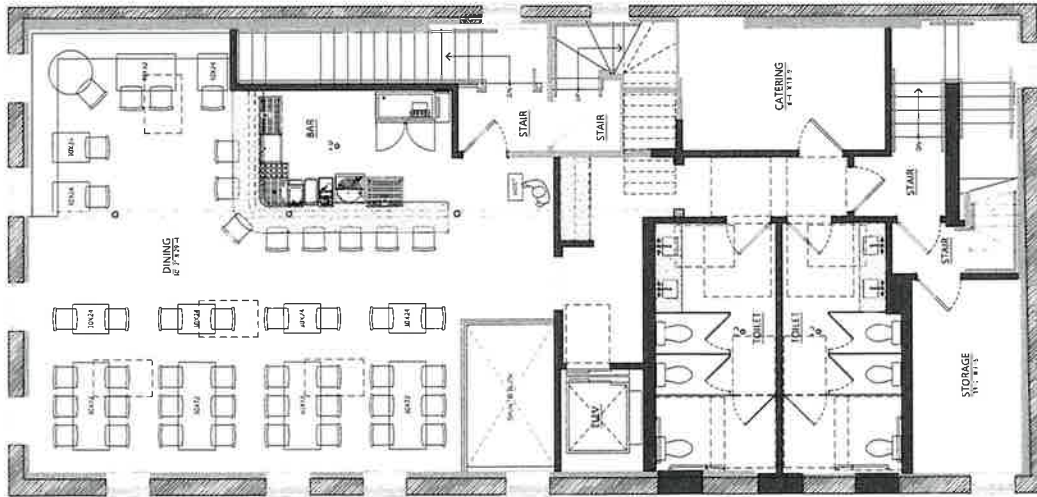
02 FIRST FLOOR PLAN
PROJECT: ENTRE SUENOS RESTAURANT
DATE: 10/02/2023
SCALE: 1/8" = 1'-0"



01 BASEMENT FLOOR PLAN
PROJECT: ENTRE SUENOS RESTAURANT
DATE: 10/02/2023
SCALE: 1/8" = 1'-0"



▲ 02 THIRD FLOOR PLAN
AS SHOWN
AREA: 2,374.00 SF
SCALE: 1/8" = 1'-0"
DATE: 10/02/2023



▲ 01 SECOND FLOOR PLAN
AS SHOWN
AREA: 2,374.00 SF
SCALE: 1/8" = 1'-0"
DATE: 10/02/2023

