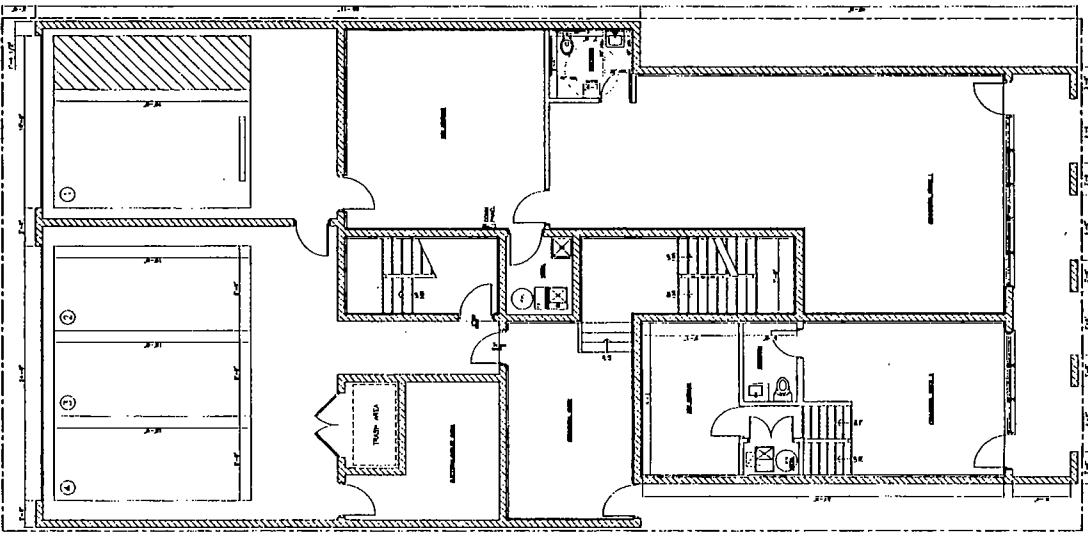


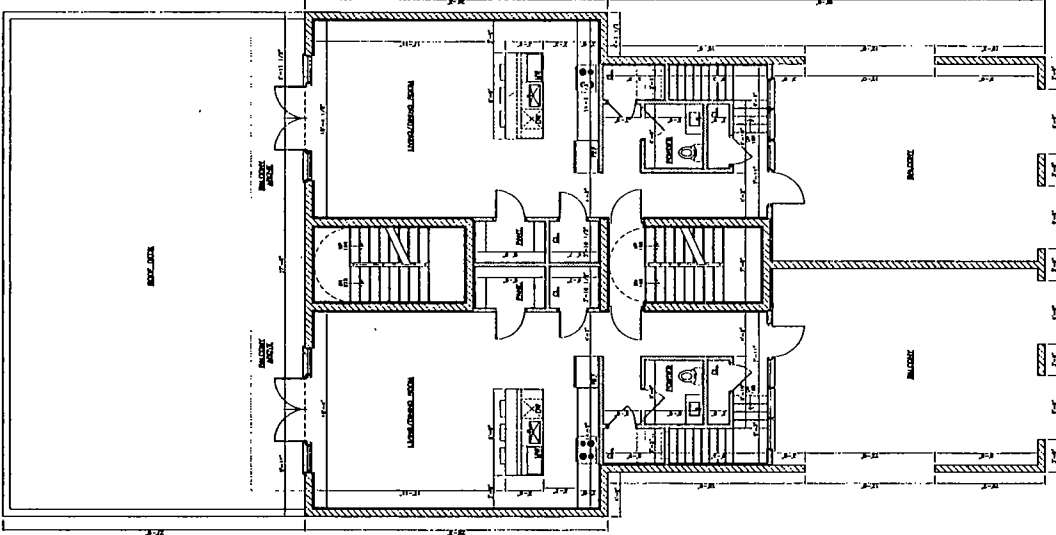
**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR
1812-14 WEST GRAND AVENUE, CHICAGO**

The subject property is currently vacant. The City Council had previously rezoned this property to its current B1-2 District, as a Type 1 Application. Since that rezoning was done more than 2 years ago, the Applicant needs this zoning change to substitute previously approved Type 1 Plans. The Applicant intends to build a new 4-story mixed-use building with commercial units on the ground floor and 4 dwelling units on the upper floors.

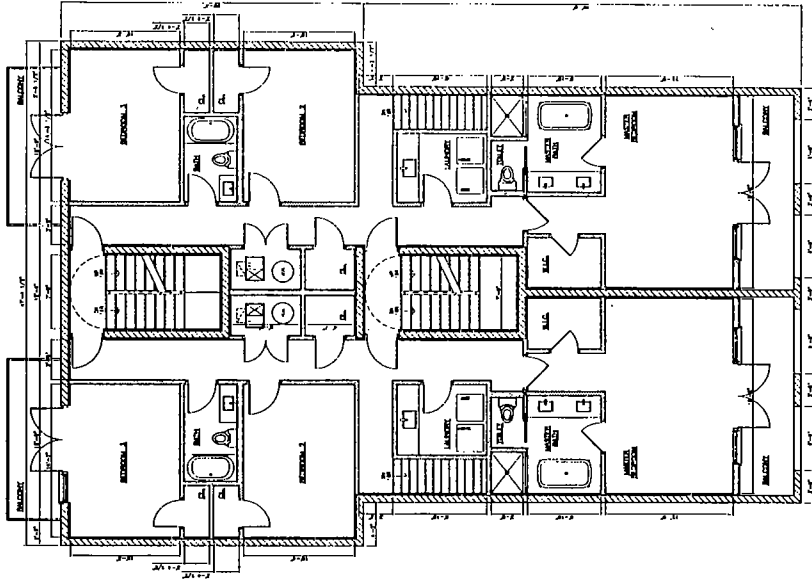
Project Description:	Zoning Change from a B1-2 Neighborhood Shopping District to a B1-2 Neighborhood Shopping District, as amended
Use:	Mixed-use building with commercial units on the ground floor and 4 dwelling units on the upper floors
Floor Area Ratio:	2.173
Lot Area:	4,800 Square Feet
Building Floor Area:	10,431.33 Square Feet
Density:	1,200 Square Feet per Dwelling Unit
Off- Street parking:	4
Set Backs:	Front Setback: 5" Side Setbacks: East: 3.5" / West: 4" Rear Setback (residential floors): 30.67'
Building height:	43'-8"



1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



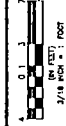
3 THIRD FLOOR PLAN
SCALE: 3/8" = 1'-0"



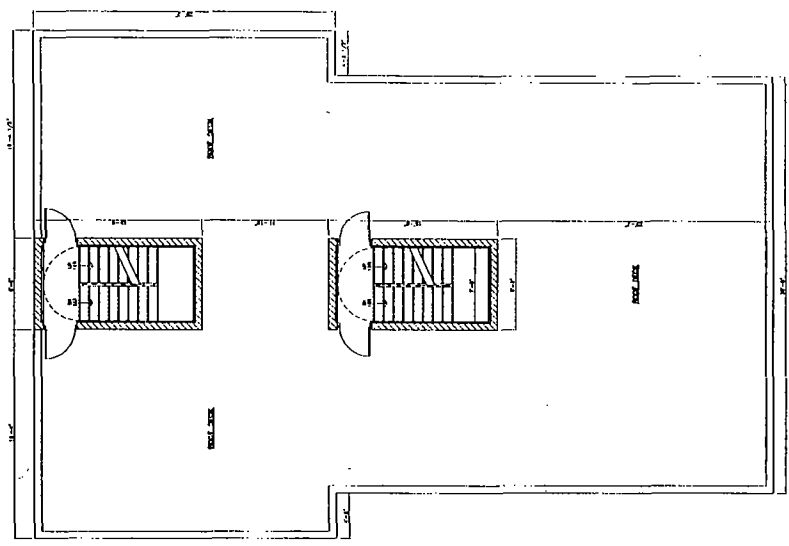
3 THIRD FLOOR PLAN
SCALE: 3/8" = 1'-0"



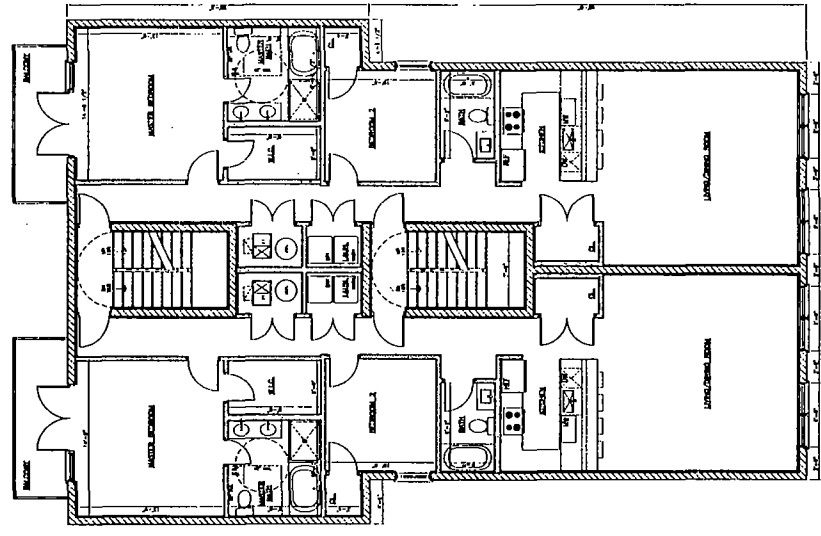
A1.1



5 ROOF DECK PLAN
SCALE: 3/8" = 1'-0"



4 FOURTH FLOOR PLAN
SCALE: 3/8" = 1'-0"



PROPOSED
FLOOR PLANS

1812-14 W. GRAND AVE.
CHICAGO, IL 60622

ARCHITECTS
DTR

1723 N. DUNBAR AVE.
CHICAGO, IL 60647
773.772.9154
WWW.DTRARCHITECTS.COM

ARCHITECTURAL ENGINEERING
PLANNING

PROJECT: 1812-14 W. GRAND AVE.
SCALE: 3/8" = 1'-0"
DATE: 11/28/2016
DRAWN BY: [unintelligible]

REVISIONS
NO. DATE BY



A2.0

PROJECT: 1812-14 GRAND AVE
DATE: 11-1-11
SCALE: 1/4" = 1'-0"

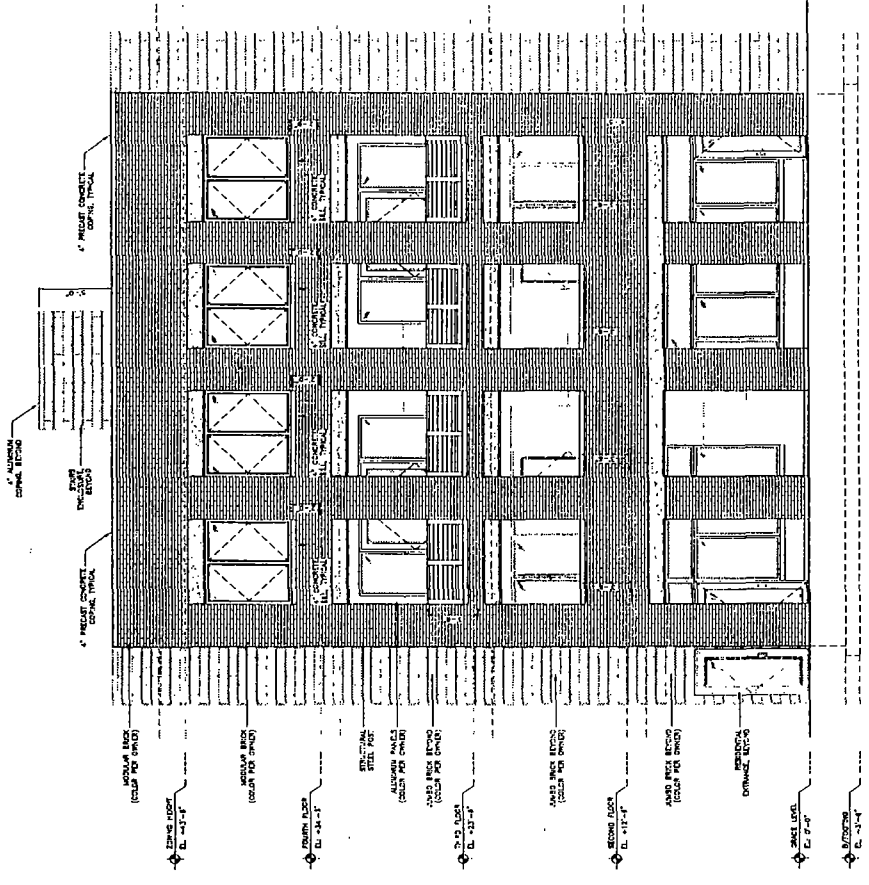
ARCHITECTURAL ENGINEERING
ARCHITECTS
233 N. DEARBORN AVE
CHICAGO, IL 60622

1812-14 W. GRAND AVE
CHICAGO, IL 60622

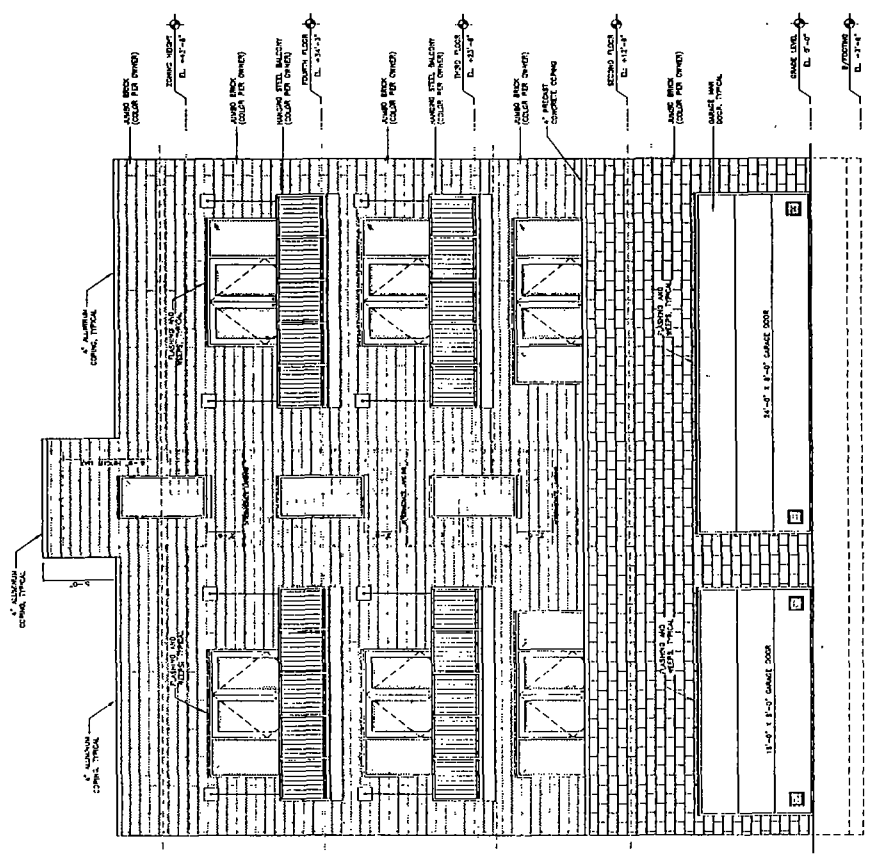
PROPOSED
ELEVATIONS

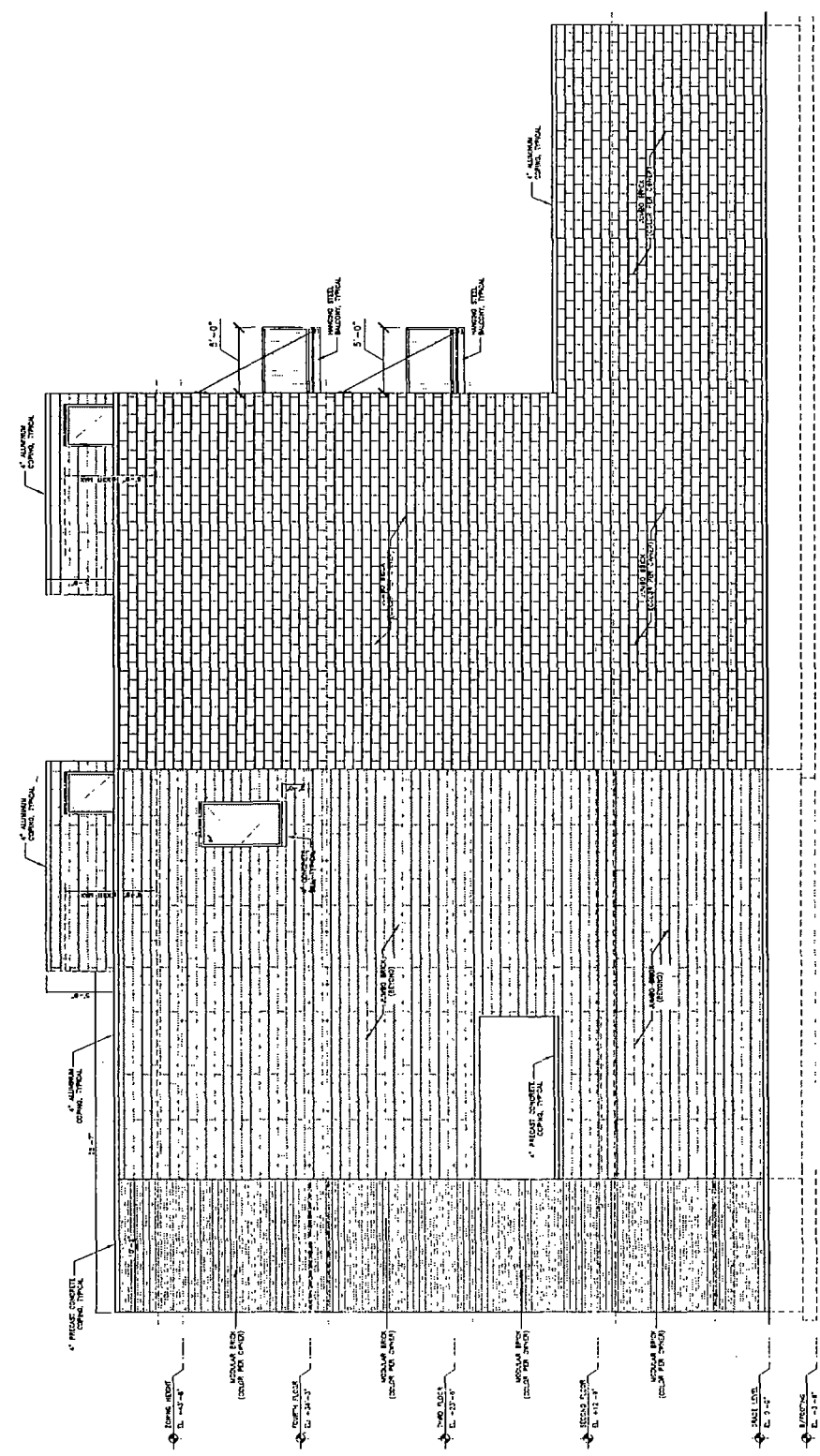
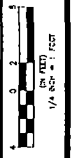
DESIGNED BY: VJA
CHECKED BY: JVA
DATE: 11-1-11

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"





1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A2.2

PROJECT
1812 W. GRAND AVE
CHICAGO, IL 60622

DATE
11-11-07

SCALE
1/4" = 1'-0"

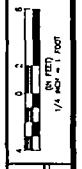
ARCHITECT
ARCHITECTURAL ENGINEERING

ARCHITECTS

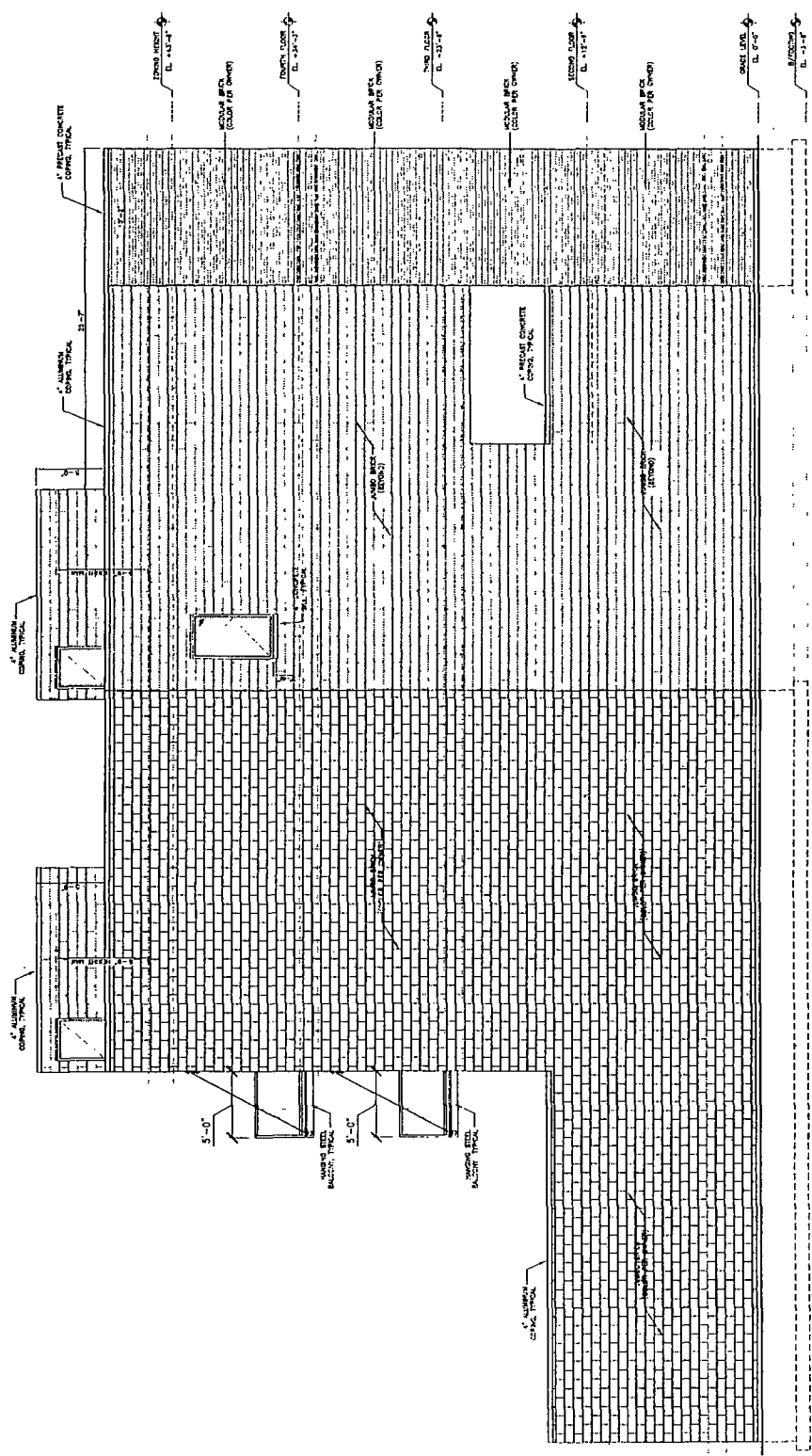
1812-14 W. GRAND AVE
CHICAGO, IL 60622

WEST ELEVATION

REVISIONS



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



LEGEND

- Water Buffalo Box
- Utility Pole
- Electric Light Pole
- Cut Cross

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

License No. 184-995332

PROFESSIONAL LAND SURVEYORS

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

Plat of Survey

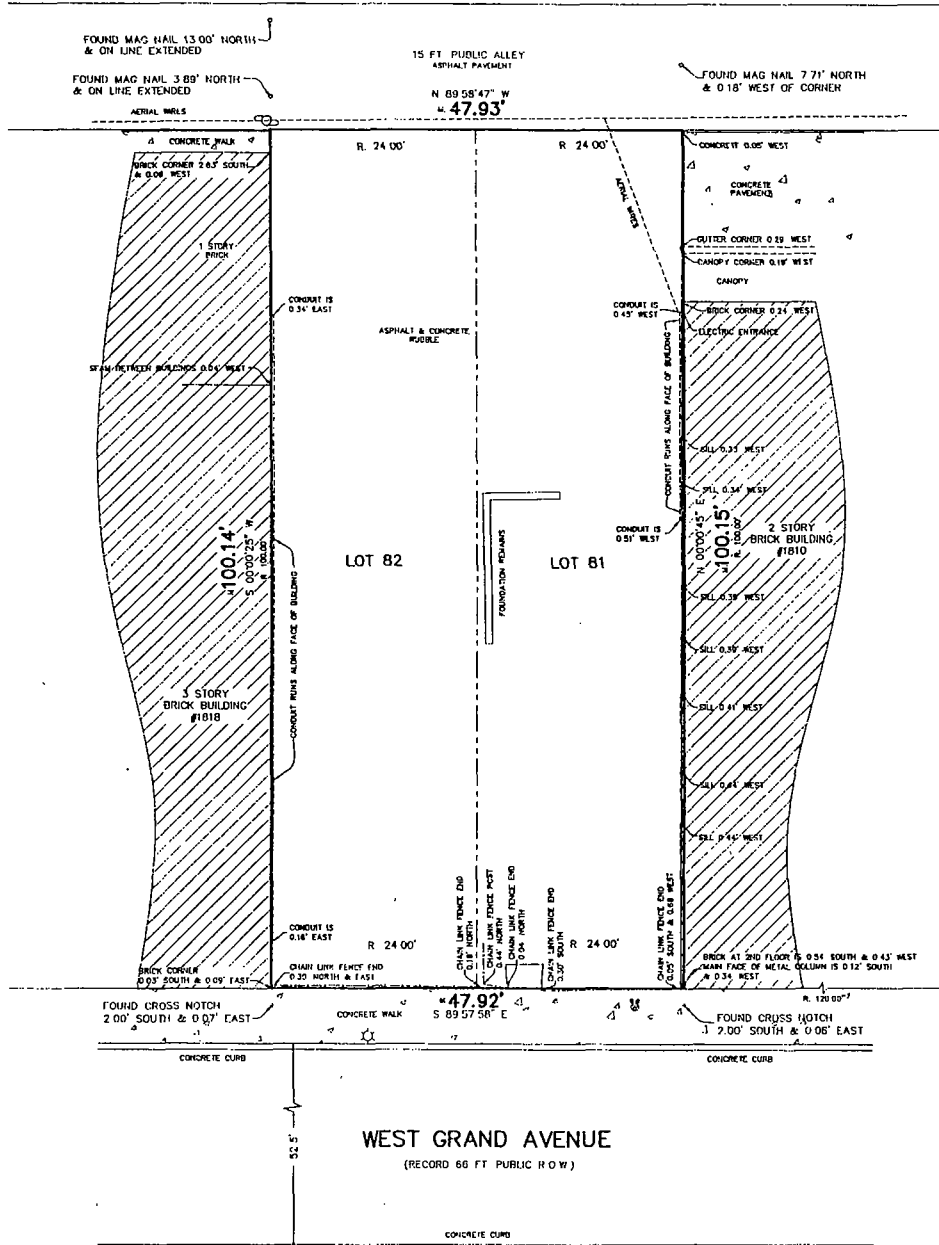
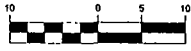
LOTS B1 & B2 IN C J HULL'S SUBDIVISION OF BLOCK 19 IN CANAL TRUSTEES
SUBDIVISION OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CONTAINING 4,800 SQUARE FEET OR 0.11 ACRES

CURTIS ST	STREET
HURON ST	STREET
ERIE ST	ST
SURVEY SITE	
OHIO ST	ST
GRAND AVENUE	AVENUE

VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE



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 MARCH 31, 2021
SIGNED ON MARCH 31, 2021

BY

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2277
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



ORDERED BY GIRO LONGOBARDO	CHECKED 16	DRAWN JMB		
ADDRESS 182 WEST GRAND AVENUE	<p>GREMLEY & BIEDERMANN A DIVISION OF PLCS CORPORATION LICENSE NO. 184-995332 EXPIRES 4-30-2022 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 685-5102 EMAIL INFO@PLCS-SURVEY.COM</p>			
ORDER NO. 2021-28704-001			DATE MARCH 31, 2021	PAGE NO. 1 OF 1
SCALE 1 INCH = 10 FEET				
G:\CAD\2016\2016-22571\2021-28704-001.dwg				

SURVEY NOTES

SURVEYOR'S LICENSE EXPIRES November 30, 2022

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 end 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 dimension shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED

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