

SUBSTITUTE NARRATIVE AND PLANS
IN SUPPORT OF AN APPLICATION FOR A TYPE 1 MAP AMMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY LOCATED AT 1924 W. GRAND AVENUE CHICAGO

The Applicant 1924 w Grand LLC. Is seeking a Type 1 Zoning Map Amendment of The City of Chicago Zoning Map from the current M1-2 Limited Manufacturing/ Business Park District symbols to those of a B2-2 Neighborhood Mixed-Use District symbols for the property commonly known as 1924 Grand Avenue in Chicago. The subject site contains an existing 2 story mixed use Building with an unoccupied Business and one Dwelling unit to be converted to a Business Office/Retail a rear first floor Dwelling Unit and a second floor Dwelling Unit And to construct a 2 story/ 2nd story addition.

The Zoning lot is substandard with Dimensions of 24 Feet x 95 Feet

Use: Business Office/Retail store and 2 Dwelling Units

Lot Area: 2,280 square feet

Density: 1140 square Feet/Dwelling Unit

Floor Area Ratio: 2.0 Floor Area: 4,560 square Feet.

Setbacks: Front: zero

Side: West 9 inches

East 2 feet

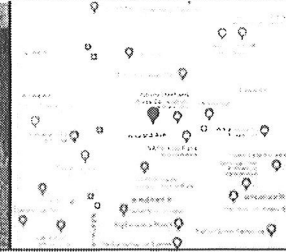
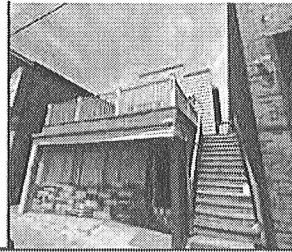
Rear: 23 feet may need a Variation or an Administrative Adjustment

Parking: 2 spaces. Building Height: 30 feet.

The subject parcel is in a community preservation area



www.exactalands.com | office: 773.305.4011



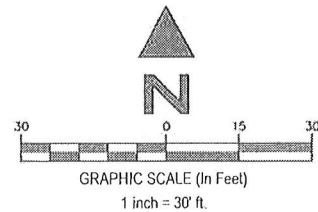
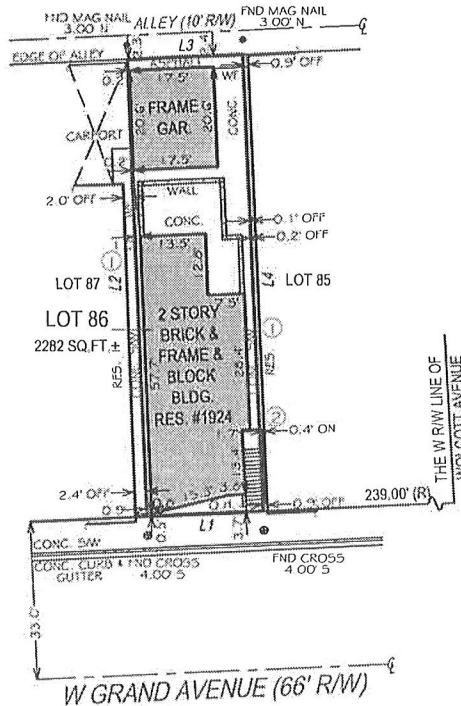
PROPERTY ADDRESS: 1924 W GRAND AVENUE, CHICAGO, ILLINOIS 60622

SURVEY NUMBER: 2305.5698

23055698
BOUNDARY SURVEY
COOK COUNTY

Final for Publication

LINE TABLE:
L1 24.00' (R)
S 87°32'04" W 24.03' (C)
L2 95.00' (R)
N 2°34'44" W 95.00' (C)
L3 N 87°32'04" E 24.01' (C)
L4 95.00' (R)
S 2°35'28" E 95.00' (C)



STATE OF ILLINOIS }
COUNTY OF GRUNDY }SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy
KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No 3403
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
1. CONCRETE OVER PROPERTY LINE 2. WOOD DECK OVER PROPERTY LINE



Exacta Land Surveyors, LLC
PLS: 184008059
o: 773 305 4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 05/31/23
FIELD WORK DATE: 5/27/2023
REVISION DATE(S): (REV0 5/31/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 86 IN COCHRAN'S SUBDIVISION OF THE NORTH PART OF BLOCK 20 IN THE CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE 3RD P.M., IN COOK COUNTY, ILLINOIS

Final for Publication

GENERAL SURVEYOR NOTES:

- 1. The Legal Description used to perform this survey is supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only.
8. Unless otherwise noted "SIR" indicates a set iron rebar.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.

SURVEYOR'S LEGEND

Legend table with columns: LINETYPES, SURFACE TYPES, SYMBOLS, ABBREVIATIONS, and various symbols for Boundary Line, Center Line, Chain Link or Wire Fence, Easement, Edge of Water, Iron Fence, Overhead Lines, Structure, Survey Tie Line, Vinyl Fence, Wall or Party Wall, Wood Fence, Asphalt, Brick or Tile, Concrete, Covered Area, Water, Wood, Benchmark, Central Angle or Delta, Common Ownership, Control Point, Catch Basin, Elevation, Fire Hydrant, Find or Set Monument, Guywire or Anchor, Manhole, Tree, Utility or Light Pole, Well, C/P - Covered Porch, C/S - Concrete Slab, CATV - Cable TV Riser, CB - Concrete Block, CH - Chord Bearing, CHIM - Chimney, CLF - Chain Link Fence, CME - Canal Maintenance Easement, CO - Clean Out, CONC - Concrete, COR - Corner, CS/W - Concrete Sidewalk, CUE - Control Utility Easement, CVG - Concrete Valley Gutter, D/I/W - Driveway, DE - Drainage Easement, DF - Drain Field, DH - Drill Hole, DUE - Drainage & Utility Easement, ELEV - Elevation, EM - Electric Meter, ENCL - Enclosure, ENT - Entrance, EOP - Edge of Pavement, EOW - Edge of Water, ESMT - Easement, EUB - Electric Utility Box, F/DH - Found Drill Hole, FCM - Found Concrete Monument, FF - Finished Floor, FIP - Found Iron Pipe, FIPC - Found Iron Pipe & Cap, FIR - Found Iron Rod, FIR/C - Found Iron Rod & Cap, FN - Found Nail, FN&D - Found Nail & Disc, FRRSPK - Found Rail Road Spike, GAR - Garage, GM - Gas Meter, ID - Identification, IE/EE - Ingress/Egress Easement, ILL - Illegible, INST - Instrument, INT - Intersection, IRRE - Irrigation Easement, L - Length, LAE - Limited Access Easement, LBN - License No. (Business), LBE - Limited Buffer Easement, LE - Landscape Easement, LME - Lake/Landscape Maintenance Easement, LSP - License No. (Surveyor), MB - Map Book, ME - Maintenance Easement, MES - Metered End Section, MF - Metal Fence, MH - Manhole, MHWL - Mean High Water Line, NR - Non-Radial, NTS - Nut to Scale, NAVD88 - North American Vertical Datum 1988, NGVD29 - National Geodetic Vertical Datum 1929, OG - On Ground, ORB - Official Records Book, ORV - Official Record Volume, O/A - Overall, O/S - Offset, OFF - Outside Subject Property, OH - Overhang, OHL - Overhead Utility Lines, OHWL - Ordinary High Water Line, ON - Inside Subject Property, P/E - Pool Equipment, PB - Plat Book, PC - Point of Curvature, PCC - Point of Compound Curvature, PCP - Permanent Control Point, PI - Point of Intersection, PLS - Professional Land Surveyor, PLT - Planter, POB - Point of Beginning, POC - Point of Commencement, PRC - Point of Reverse Curvature, PRM - Permanent Reference Monument, PSM - Professional Surveyor & Mapper, PT - Point of Tangency, PUE - Public Utility Easement, R - Radius or Radial, R/W - Right of Way, RES - Residential, RGE - Range, ROE - Roof Overhang Easement, RP - Radius Point, S/W - Sidewalk, SBL - Setback Line, SCL - Survey Closure Line, SCR - Screen, SEC - Section, SEP - Septic Tank, SEW - Sewer, SIR/C - Set Iron Rod & Cap, SMWE - Storm Water Management Easement, SN&D - Set Nail and Disc, SQFT - Square Feet, STL - Survey Tie Line, STV - Stovey, SV - Sewer Valve, SWE - Sidewalk Easement, TBM - Temporary Bench Mark, TEL - Telephone Facilities, TOB - Top of Bank, TUE - Technological Utility Easement, TWP - Township, TX - Transformer, TYP - Typical, UE - Utility Easement, UG - Underground, UP - Utility Pole, UR - Utility Riser, VF - Vinyl Fence, W/C - Witness Corner, W/F - Water Filter, WF - Wood Fence, WM - Water Meter/Valve Box, WV - Water valve

CERTIFIED TO: EDYTA BRYS;
DATE SIGNED: 05/31/23
BUYER: EDYTA BRYS
LENDER:
TITLE COMPANY:
COMMITMENT DATE: CLIENT FILE NO:
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:
EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

CONVERT THE EXISTING 2 STORY MIXED USE BUILDING FROM BUSINESS AND 1 DWELLING UNIT TO A BUSINESS OFFICE/RETAIL AND 2 DWELLING UNITS AND TO CONSTRUCT A 2 STORY ADDITION.

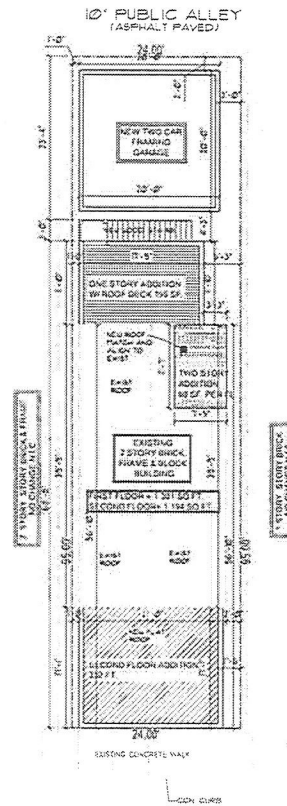
1924 W. GRAND AVENUE CHICAGO, IL

JEF + ASSOCIATES LLC
 architects engineers consultants
 756 CASHILL RD. LAKE BARRINGTON IL 60010

AREA OF WORK:
 FIRST FLOOR = 1,301 SQ.FT.
 SECOND FLOOR = 1,194 SQ.FT.

GENERAL NOTES:

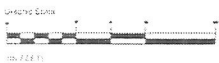
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH STATE OF ILLINOIS AND CITY OF CHICAGO BUILDING CODE'S LATEST EDITION AND SHALL BE LEFT CLEAN AND IN PERFECT OCCUPANCY AND OPERATING CONDITIONS
2. ALL INTERIOR TO BE CLASS 1 WITH 0 TO 10 FSR
3. ALL EXIT DOORS TO REMAIN KEYLESS IN THE DIRECTION OF EGRESS
4. ALL GLASS TO COMPLY WITH SAFETY GLAZING REQUIREMENTS OF CHICAGO BUILDING CODE
5. WINDOW OPENINGS ARE DIMENSIONED FOR TYPICAL SIZES. VERIFY AND CONFIRM SIZES FOR SPECIFIC WINDOW MANUFACTURER
6. ALL SADDOS SHALL BE 6" FROM EXTENSION FACE AND 2'-0" MIN FROM PROPERTY LINE
7. PROVIDE PEX BOARD IN ALL BATHROOM TYP
8. SMOKE DETECTORS SHALL BE 10'-0" MAX FROM ALL BEDROOMS AND SHALL BE HARDWIRED
9. SHOWERS DOORS TO HAVE TEMPERED GLASS
10. ALL WALLS AND CEILINGS IN INTERIOR & EXTERIOR SHALL BE CONSTRUCTED TO WITHSTAND A 50 PSF APPLIED AT THE TOP WALL
11. ALL STAIRS TO HAVE A MINIMUM 4 TREADS & 4 RISES
12. ALL STAIRS TO HAVE A MAXIMUM 7" RISES
13. STAIR HEADROOM TO BE MIN 7'-0"
14. GUARD WALLS TO BE 4" ABOVE FLOOR
15. HANDRAILS TO BE MIN 30" ABOVE STAIR TREADS
16. STAIR AND HALL WIDTH TO BE MIN 36"
17. ALL PIPE SHAFTS & DUCTS PASSING BETWEEN FLOORS SHALL BE FIRESTOPPED BY A NON-COMBUSTIBLE MATERIAL SECURELY HELD IN PLACE TO PREVENT THE PASSAGE OF FIRE PER CBC (710.0-10)
18. GENERAL CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING FIELD CONDITIONS
19. CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS, ELEVATIONS AND DIMENSIONS SHOWN ON DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS
20. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING OR WALLS DURING CONSTRUCTION
21. THIS PROJECT IS PRIVATELY OWNED AND PRIVATELY FINANCED
22. DO NOT SCALE DRAWINGS



DRAWING INDEX

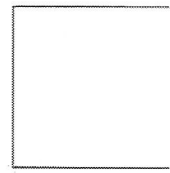
- CS SITE PLAN ZONING INFORMATION LEGEND AND NOTES
- D1 DEMOLITION FLOOR PLANS LEGEND AND NOTES
- A1 BASEMENT, FIRST & SECOND FLOOR PLANS LEGEND AND NOTES
- A2 DOOR SCHEDULE
- A3 FOUNDATION AND FRAMING FLOOR PLAN LEGEND AND NOTES
- M1 MECHANICAL FLOOR PLAN LEGEND AND NOTES
- P1 PLUMBING DIAGRAM
- E1 ELECTRICAL FLOOR PLAN LEGEND AND NOTES

NOTE:
 THIS PROJECT SHALL COMPLY WITH 2018 ELECTRICAL CODE



SITE PLAN
 SCALE: 1/8" = 1'-0"

GRAND AVE



MP ASSOCIATES INC
 DESIGN CONSULTANTS

312-600-6034
 # 847-410-7620
 E: mpa@mpa.com

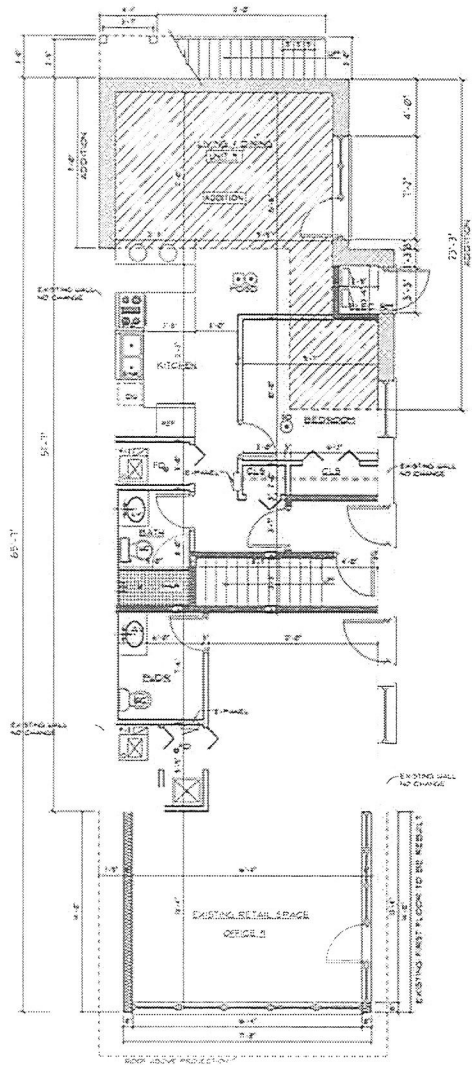
CONTRACT NO.
 THESE DRAWINGS SPECIFICATIONS DETAIL AND OTHER ATTACHED DOCUMENTS ARE PREPARED BY THE ARCHITECT AND SHALL BE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL INFORMATION AND OTHER RELATED MATTERS INCLUDING THE CONTRACTS.

1924 W. GRAND AVE CHICAGO, IL
 SITE PLAN AND ZONING INFORMATION

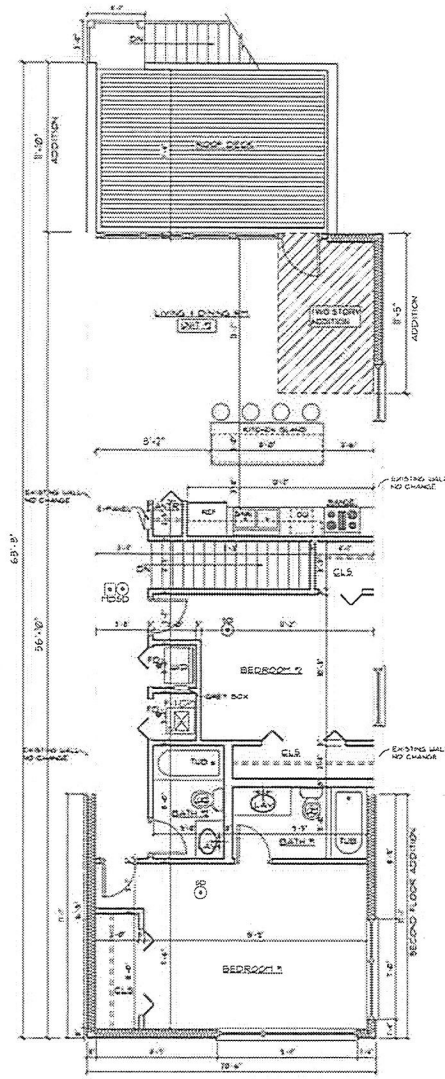
Jef + Associates LLC
 architects, engineers, consultants
 TEL: 312.600.6034 FAX: 312.600.6036
 EMAIL: JEF@JEFANDASSOCIATES.COM

756 CASHILL RD.
 LAKE BARRINGTON, IL 60010

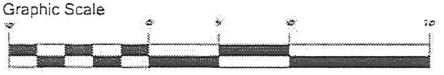
REVISIONS	
PROJECT NO.	SHEET NO.
SCALE: 1/8" = 1'-0"	CS
DRAWN BY: JEF	
DATE: 06/14/2024	



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



MP ASSOCIATES INC.
DESIGN CONSULTANTS
1112 W. 18TH ST.
CHICAGO, IL 60611
TEL: 312.467.1111
FAX: 312.467.1111

COMMENTS:
THESE DRAWINGS SPECIFICALLY DESIGN AND OTHER ATTACHED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. WITH RESPECT TO THIS PROJECT AND ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN COPYRIGHT IN THIS PROJECT AND OTHER RELATED RIGHTS INCLUDING THE COMMENTS.

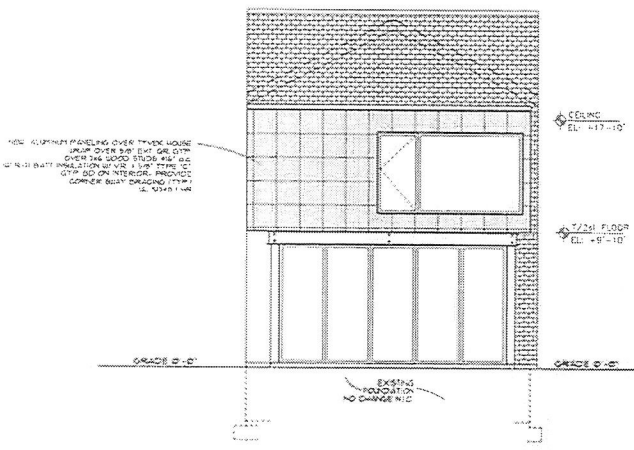
1324 W. GRAND AVE. CHICAGO, IL
PROPOSED FLOOR PLANS
LEGEND AND NOTES

ief + Associate llc
Architect-Engineer-Contractor
1112 W. 18TH ST. CHICAGO, ILLINOIS
Email: hraj@ief.com
TEL: 312.467.1111
FAX: 312.467.1111

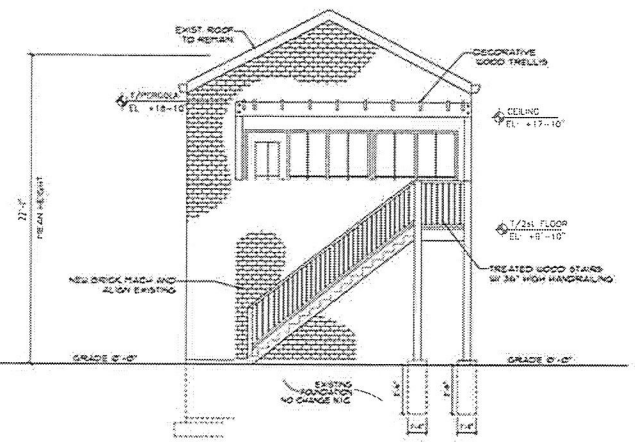


REVISIONS	
PROJECT NO.	SHEET NO.
SCALE: 1/4" = 1'-0"	A-1
DATE: 05/20/2023	

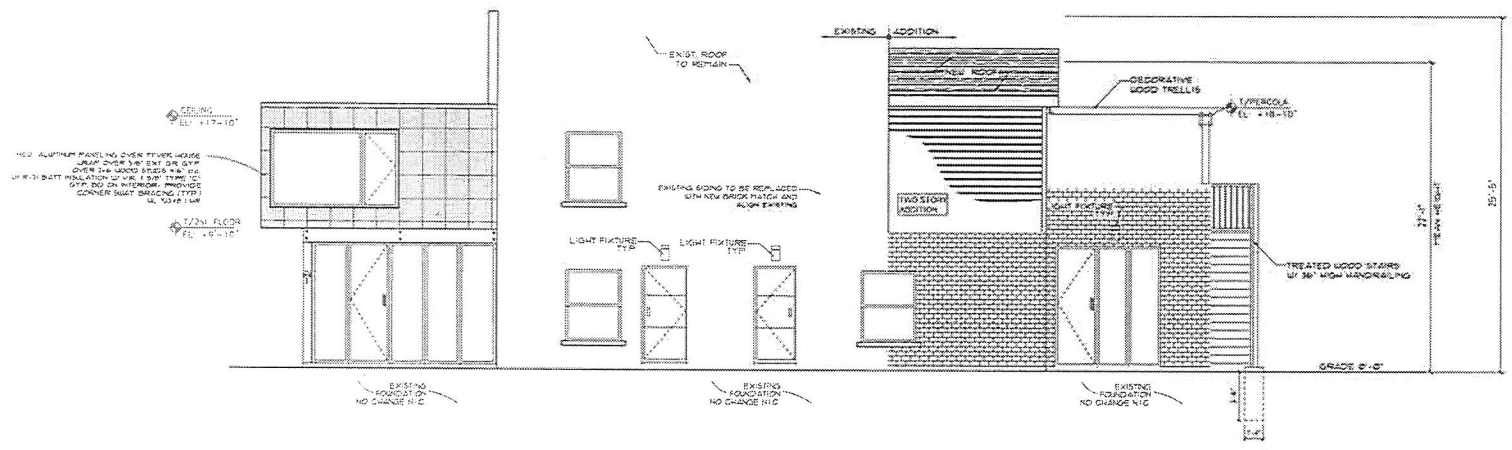
Final for Publication



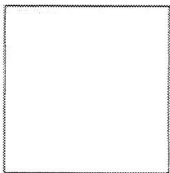
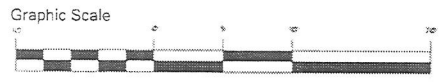
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



NP ASSOCIATES INC.
DESIGN CONSULTANTS
P. 312.834.6074
F. 312.475.7850
E. nass@npassoc.com

COMMENTS:
THESE DRAWINGS SPECIFY THE DESIGN AND OTHER ATTACHED CONDITIONS AND REQUIREMENTS OF THE ARCHITECT WHO HAS PREPARED THIS PROJECT AND WHO HAS SOLE RESPONSIBILITY FOR THE PROJECT. ALL MATERIALS AND METHODS SHALL BE AS SPECIFIED UNLESS OTHERWISE NOTED. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OR OTHER SERVICES WHICH WOULD BE REQUIRED FOR THE PROJECT.

1824 W. GRAND AVE. CHICAGO, IL
EXTERIOR ELEVATIONS
LEGEND AND NOTES

Jef + Associates llc
Architects: jef@jef-associates.com
TEL: 312.326.8800 FAX: 312.326.8800
Email: jef@jef-associates.com
THE CHICAGO, ILL. OFFICE
100 N. LAKE STREET, CHICAGO, IL 60602

REVISIONS	
NO.	DESCRIPTION
PROJECT NO.	SHEET NO.
SCALE: 1/4" = 1'-0"	A-2
DATE: 03-10-2013	