

20686-T1

**A SUBSTITUTE 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 needed to refile the zoning change application. The Applicant intends to build a new 4-story mixed-use building with commercial space on the ground floor and 4 dwelling units on the upper floors.

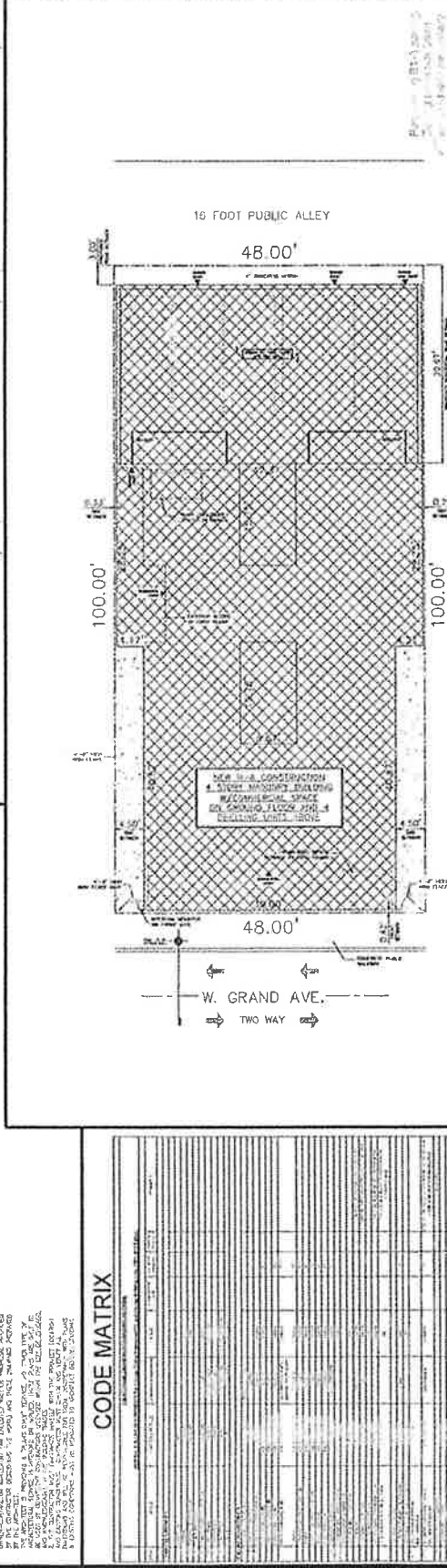
Project Description:	Zoning Change from a B1-2 Neighborhood Shopping District to a B1-3 Neighborhood Shopping District
Use:	Mixed-use building with commercial space on the ground floor and 4 dwelling units on the upper floors
Floor Area Ratio:	2.293
Lot Area:	4,800 Square Feet
Building Floor Area:	11,007.82 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:	46'-0"

NEW 4 STORY, III-A CONSTRUCTION MASONRY BUILDING, ONE RETAIL SPACE, 4 DWELLING UNITS AND AN ATTACHED 4 CAR GARAGE ON GROUND FLOOR

NOTES

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CODE MATRIX

SECTION	DESCRIPTION	REMARKS
1.0	GENERAL NOTES	
1.1	PROPOSED FLOOR PLANS	
1.2	PROPOSED ELEVATIONS	
1.3	PROPOSED ELEVATIONS	
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1 SITE PLAN AND ZONING CALCULATIONS

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

16 FOOT PUBLIC ALLEY

48.00'

100.00'

48.00'

100.00'

W. GRAND AVE.

TWO WAY

16 FOOT PUBLIC ALLEY

48.00'

100.00'

48.00'

100.00'

16 FOOT PUBLIC ALLEY

48.00'

100.00'

48.00'

100.00'

W. GRAND AVE.

TWO WAY

16 FOOT PUBLIC ALLEY

48.00'

100.00'

48.00'

100.00'

CODE MATRIX, NOTES, & SITE PLAN

1812-14 W GRAND AVE
CHICAGO, IL

DATE: 01/15/2014

PROJECT: 1812-14 W GRAND AVE

ARCHITECT: ARCHITECTS

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

T1.0

1 OF 42

16 FOOT PUBLIC ALLEY

48.00'

100.00'

48.00'

100.00'

W. GRAND AVE.

TWO WAY

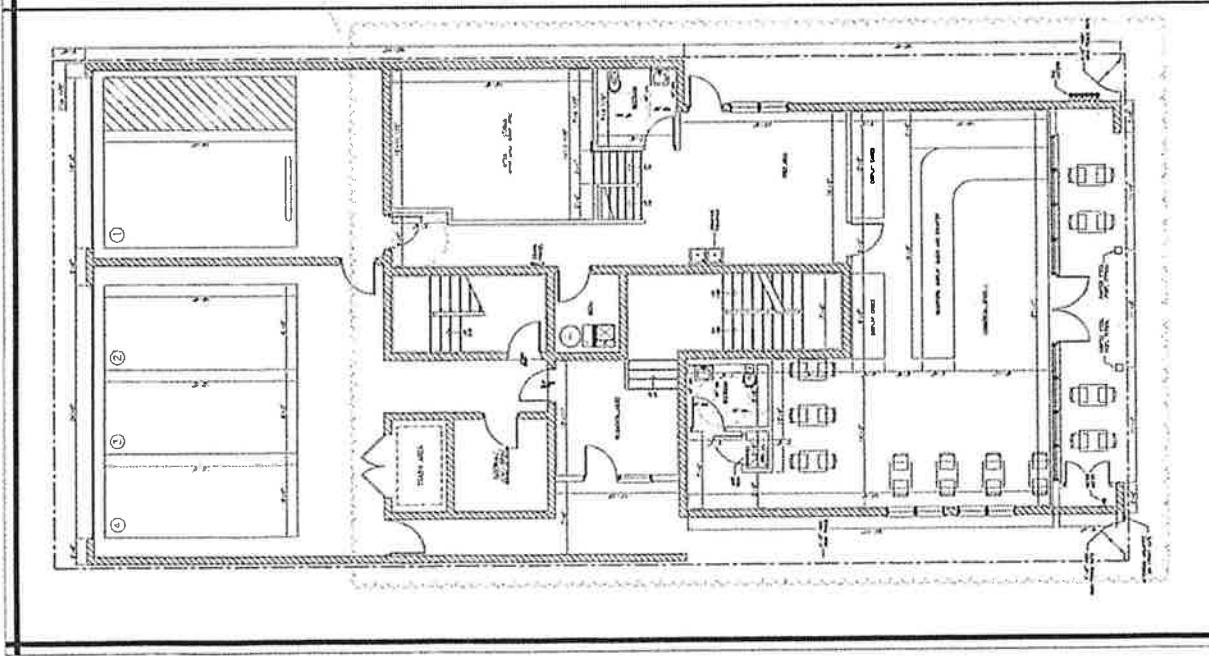
16 FOOT PUBLIC ALLEY

48.00'

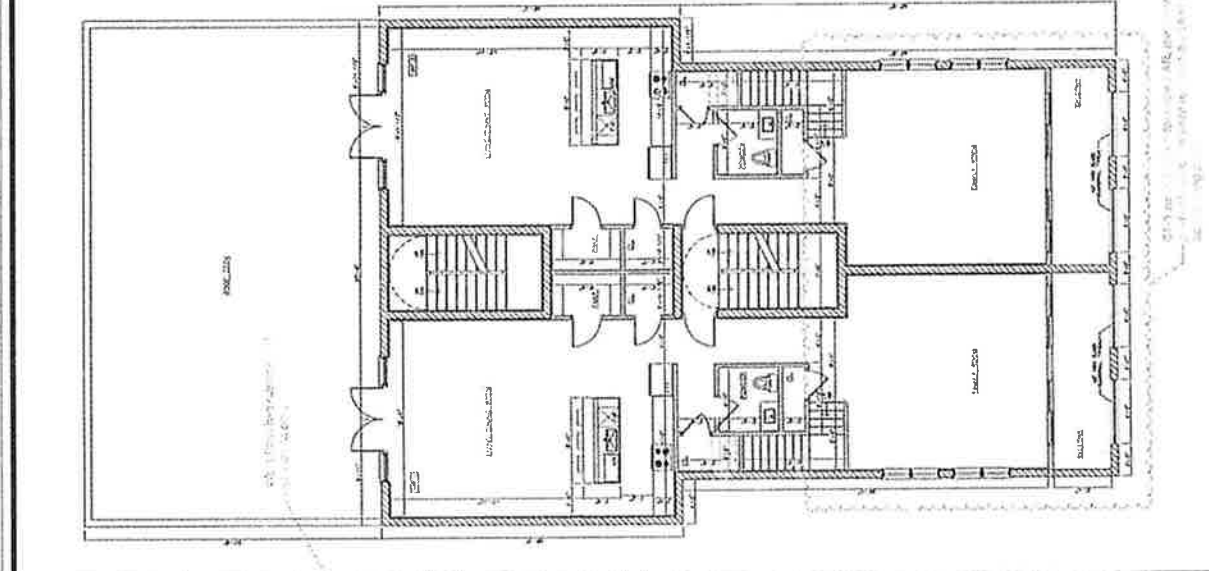
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48.00'

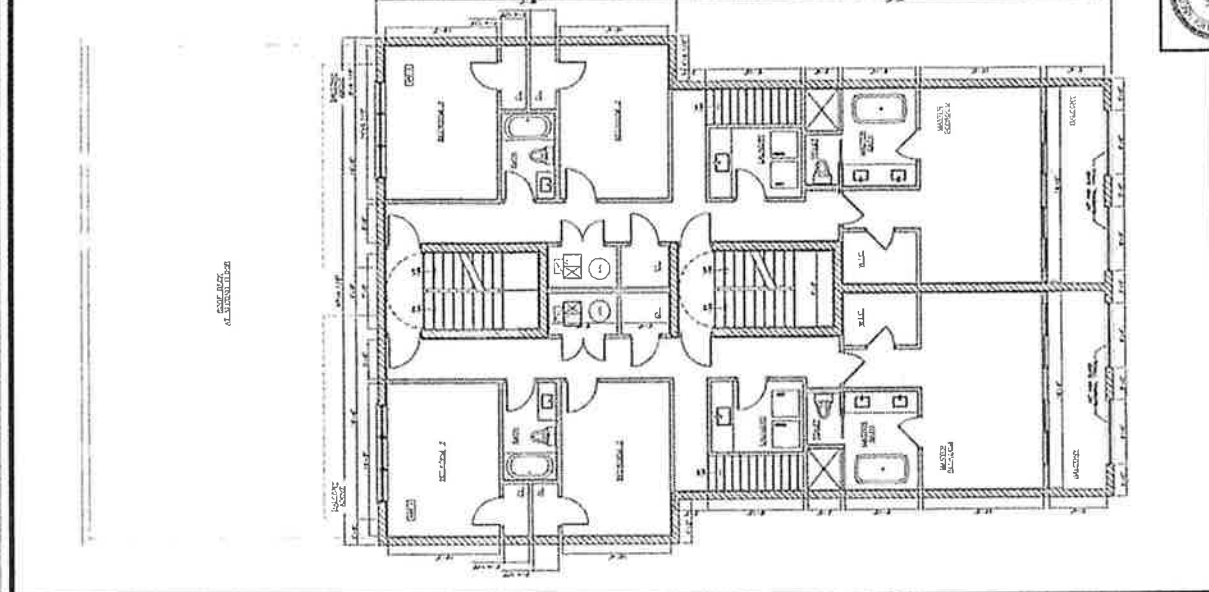
100.00'



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



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



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



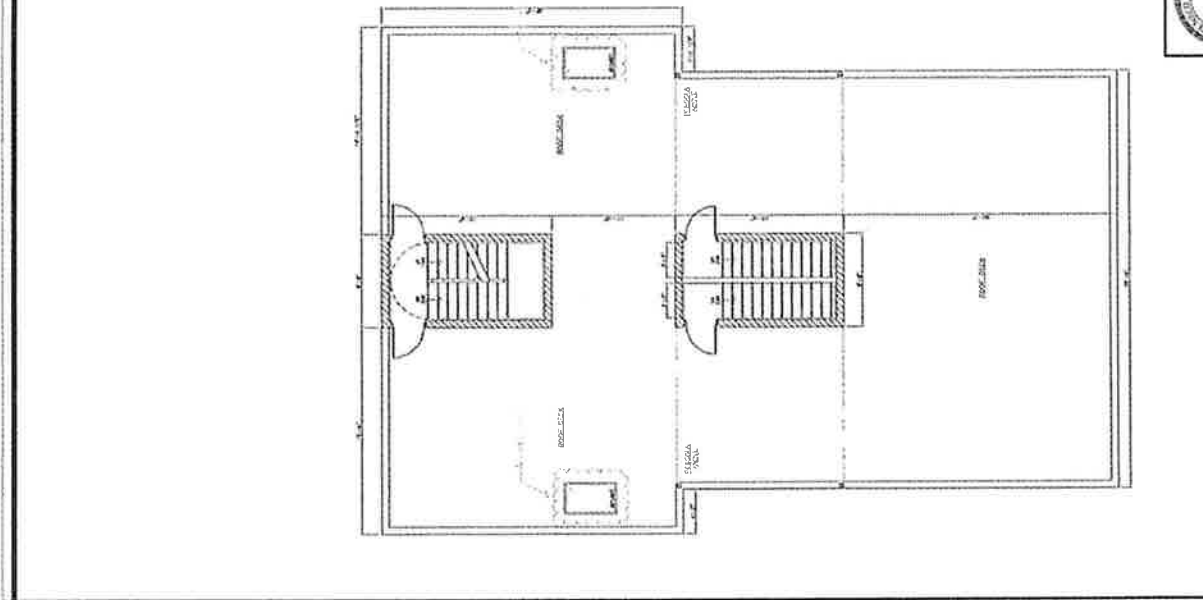
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1308.49

PROJECTS: 1308.49
 SCALE: 1/8" = 1'-0"
 DATE: 11/20/2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]

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

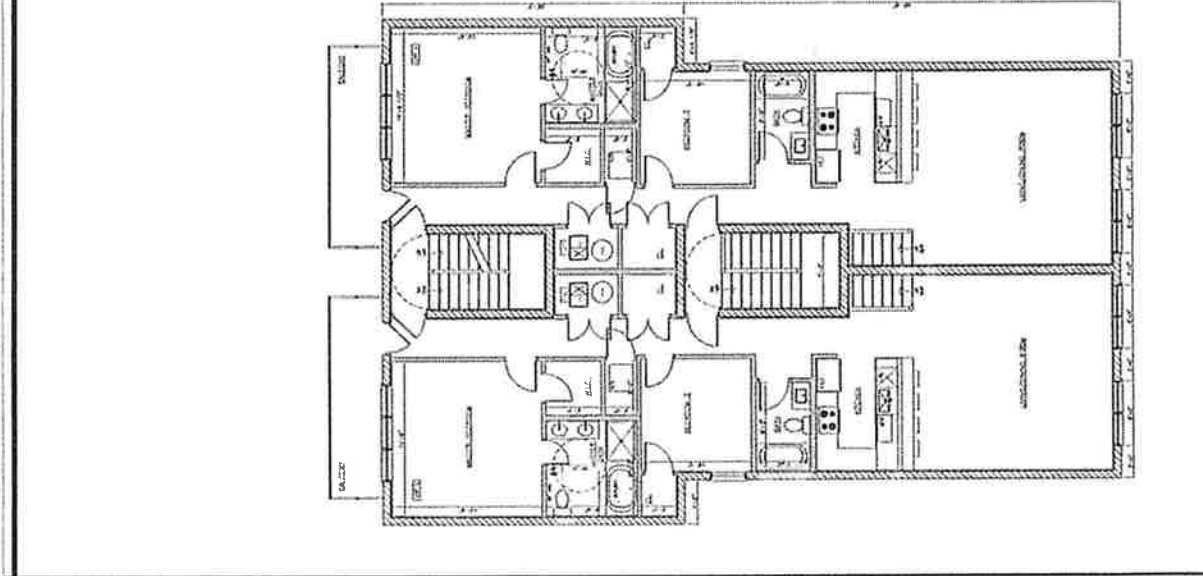
PROPOSED
 FLOOR PLANS

PROPOSED
 FLOOR PLANS



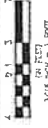
4 FOURTH FLOOR PLAN

SCALE: 3/8" = 1'-0"



5 ROOF DECK PLAN

SCALE: 3/8" = 1'-0"



A1.1

0.00.4

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

ARCHITECTURE
PLUMBING

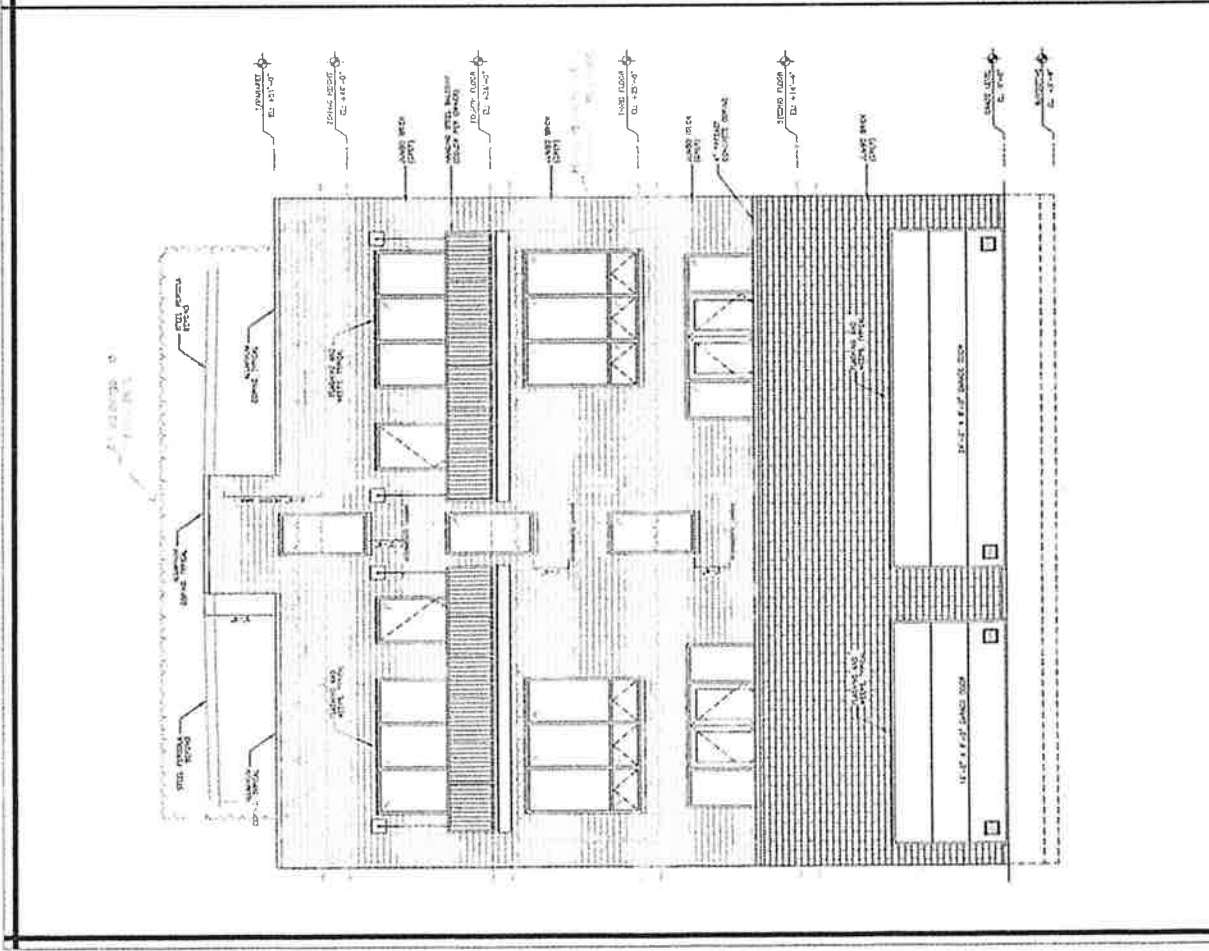
ARCHITECTURAL ENGINEERS
ARCHITECTS
DEN

2121 N. DEARBORN AVE.
CHICAGO, IL 60614
312.772.2888 FAX
312.772.2888 TEL

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

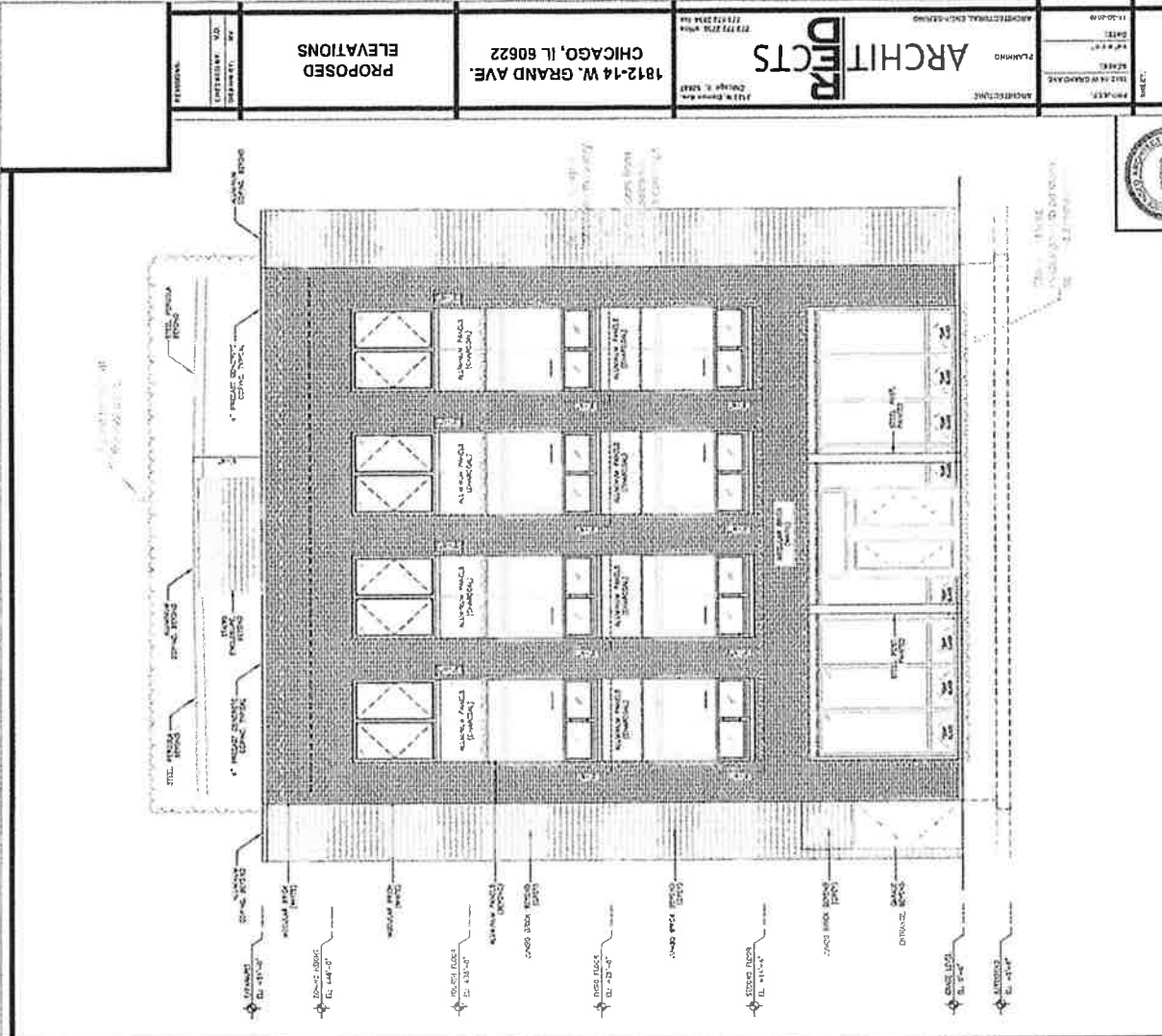
PROPOSED
FLOOR PLANS

REVISIONS:
DATE: 01/15/19
BY: [Signature]



1 NORTH ELEVATION

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



2 SOUTH ELEVATION

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



PROJECT: 1812-14 W. GRAND AVE.
 CLIENT: CHICAGO, IL 60622
 ARCHITECT: ARCHITECTS
 DATE: 10/20/10

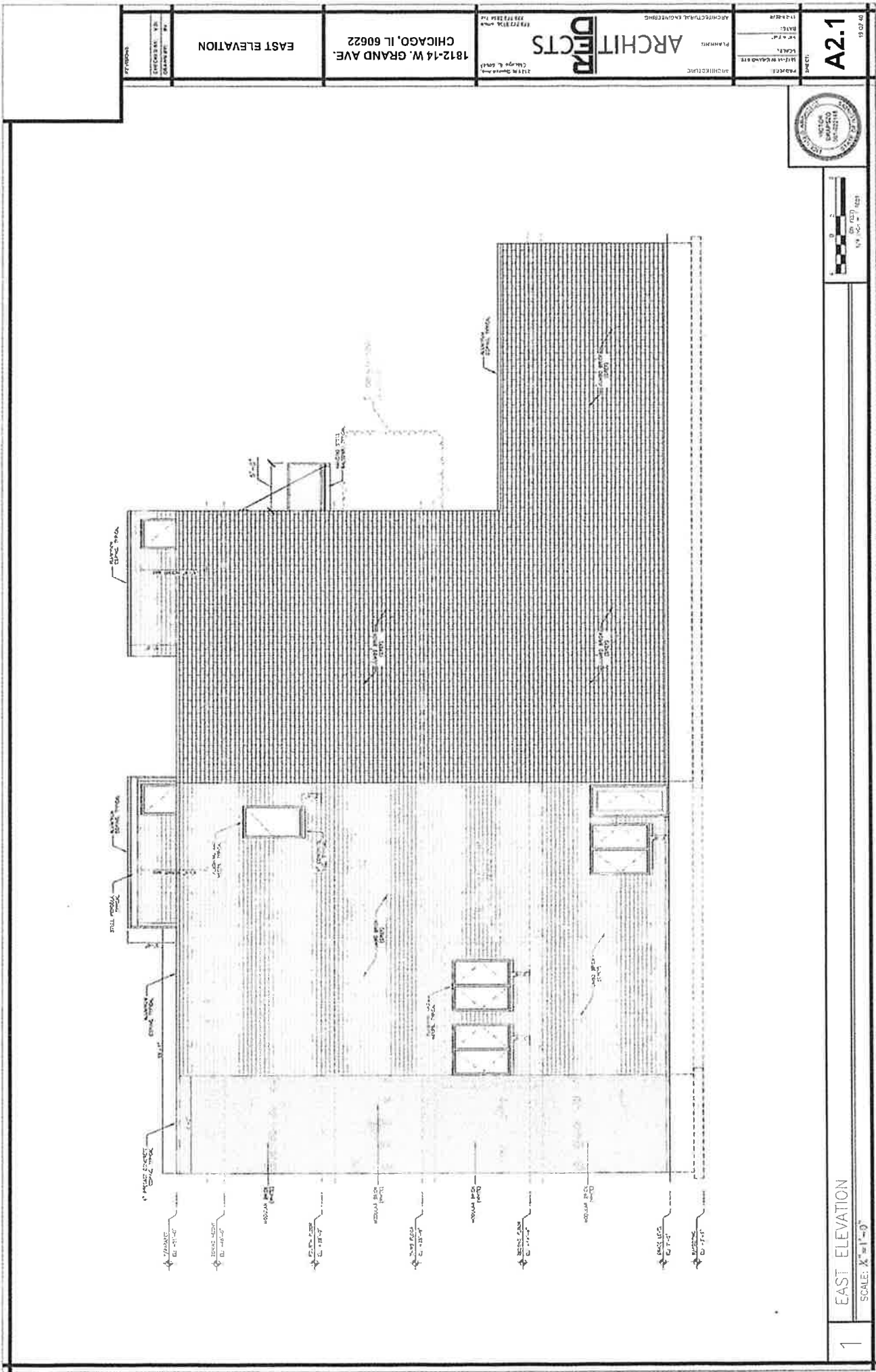
PROJ. NO. 10-10000
 SHEET NO. 1 OF 1
 DRAWN BY: [Name]
 CHECKED BY: [Name]

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

ARCHITECT: ARCHITECTS
 112 W. GRAND AVE.
 CHICAGO, IL 60622
 TEL: 312.467.1100
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 WWW.ARCHITECTS.COM

PROJECT: 1812-14 W. GRAND AVE.
 CLIENT: CHICAGO, IL 60622
 ARCHITECT: ARCHITECTS
 DATE: 10/20/10

Final for Publication



PROVISIONS

ARCHITECT: 2115 N. Diverse Ave. Chicago, IL 60641

PLANNING: ARCHITECTURAL ENGINEERING

DATE: 11-2-2014
SCALE: 1/8" = 1'-0"
PROJECT: 1812-14 W. GRAND AVE.

ARCHITECT: **ARCHITECT DEPT**
1812-14 W. GRAND AVE. CHICAGO, IL 60622

DATE: 11-2-2014
SCALE: 1/8" = 1'-0"
PROJECT: 1812-14 W. GRAND AVE.



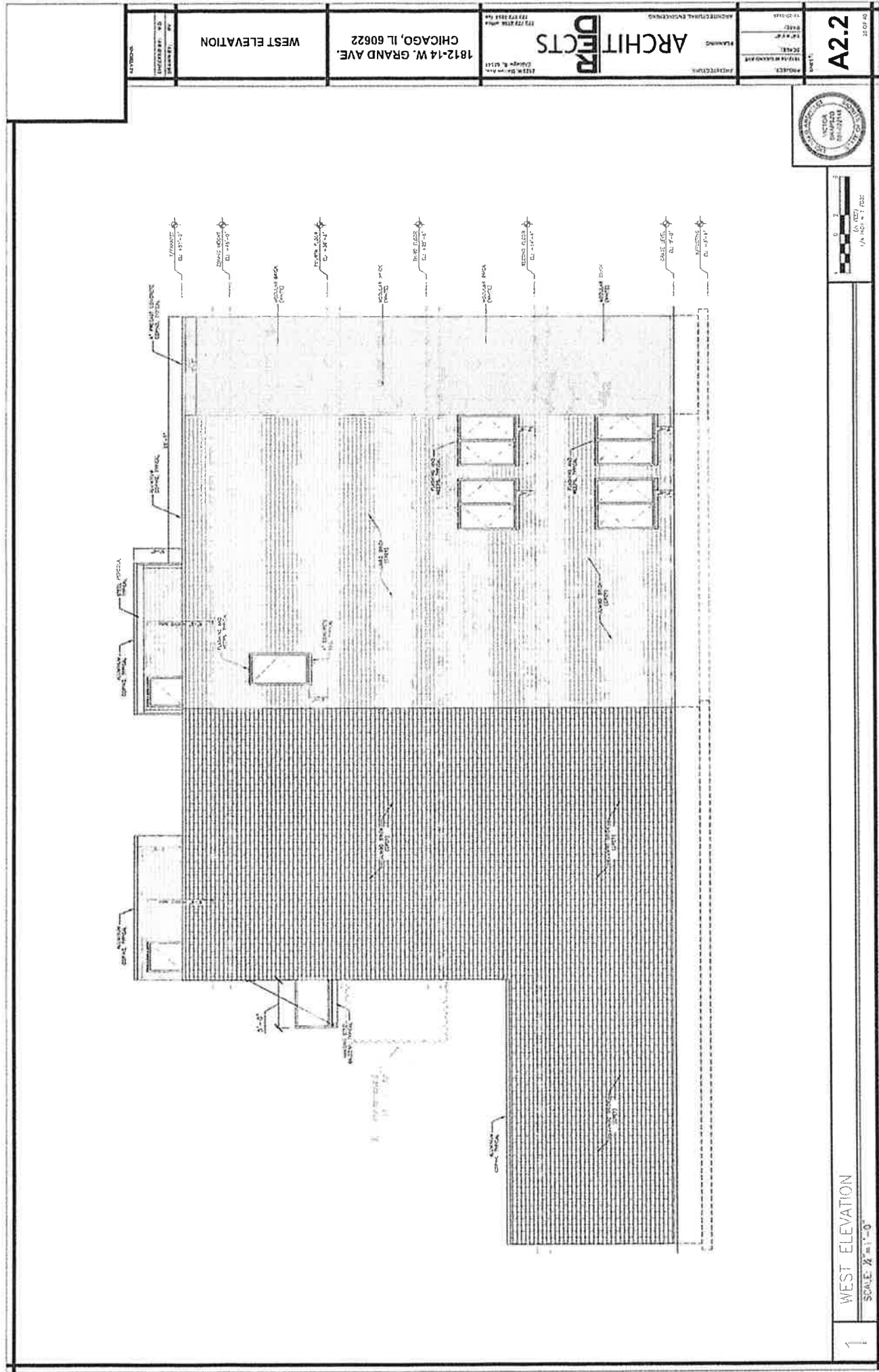
1 EAST ELEVATION

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

A2.1

15.02.15

Final for Publication



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

1

PROJECT: 1812-14 W. GRAND AVE. CHICAGO, IL 60622	DATE: 11/11/2011	SHEET: A2.2	PROJECT NO.: 1812-14 W. GRAND AVE.
	DATE PLOTTED: 11/11/2011		
PROJECT: 1812-14 W. GRAND AVE. CHICAGO, IL 60622	ARCHITECTS: DMCD ARCHITECTURAL ENGINEERING 177 N. STATE ST. SUITE 400 CHICAGO, IL 60610	PROJECT NO.: 1812-14 W. GRAND AVE.	
WEST ELEVATION	PROJECT NO.: 1812-14 W. GRAND AVE.	PROJECT NO.: 1812-14 W. GRAND AVE.	