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SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1114 West Grand Avenue
From M1-2 to B2-3

The Property
The subject property is improved with a two-story building in the front with ground floor commercial space and one residential dwelling unit on the second floor, and a rear, two-story brick building containing two residential dwelling units. The area is comprised of varying zoning districts including B2-2, B2-3, B3-5, RT-4 RM-5, C1-5, C2-2, C2-3, M1-2 and M2-2. The area is improved with residential and commercial buildings ranging from one-to-five stories. There are three existing residential dwelling units, approximately 1,374 square feet of vacant ground floor commercial space, and no automobile parking spaces. The height of the front and rear buildings will remain thirty-two feet and twenty-four feet, respectively.

The Project
The Applicant seeks to rezone the property under a Mandatory Type 1 Map Amendment to allow for interior remodeling and to convert the property from a non-conforming to a conforming use. No other changes are proposed. The property is also a Transit Served Location per the Transit Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is within 1,966 feet of the CTA blue line train entrance.* Accordingly, the property qualifies for a parking reduction under the Transit Served provision of the Zoning Ordinance, and is subject to the maximum limitation on parking, equal to one space per two units under 17-3-0308 (4). In addition, the property is identified under the Transit Friendly Guide station topography as Major Activity Center, which provides that development has increased density, height, and lower parking ratios.

Applicant also seeks variations under Section 17-13-0303-D: 1) to reduce the maximum required automobile parking spaces from 2 spaces to 0 spaces under Sections 17-13-1003-EE and 17-13-1101-A; 2) to allow a 25% reduction in the required amount of transparent window area under Sections 17-13-1003-Q and 17-13-1101-A; and 3) to reduce the rear-yard setback from the required 30 feet to zero feet under section 17-13-1101-B.

The following are the relevant zoning parameters for the proposed project:

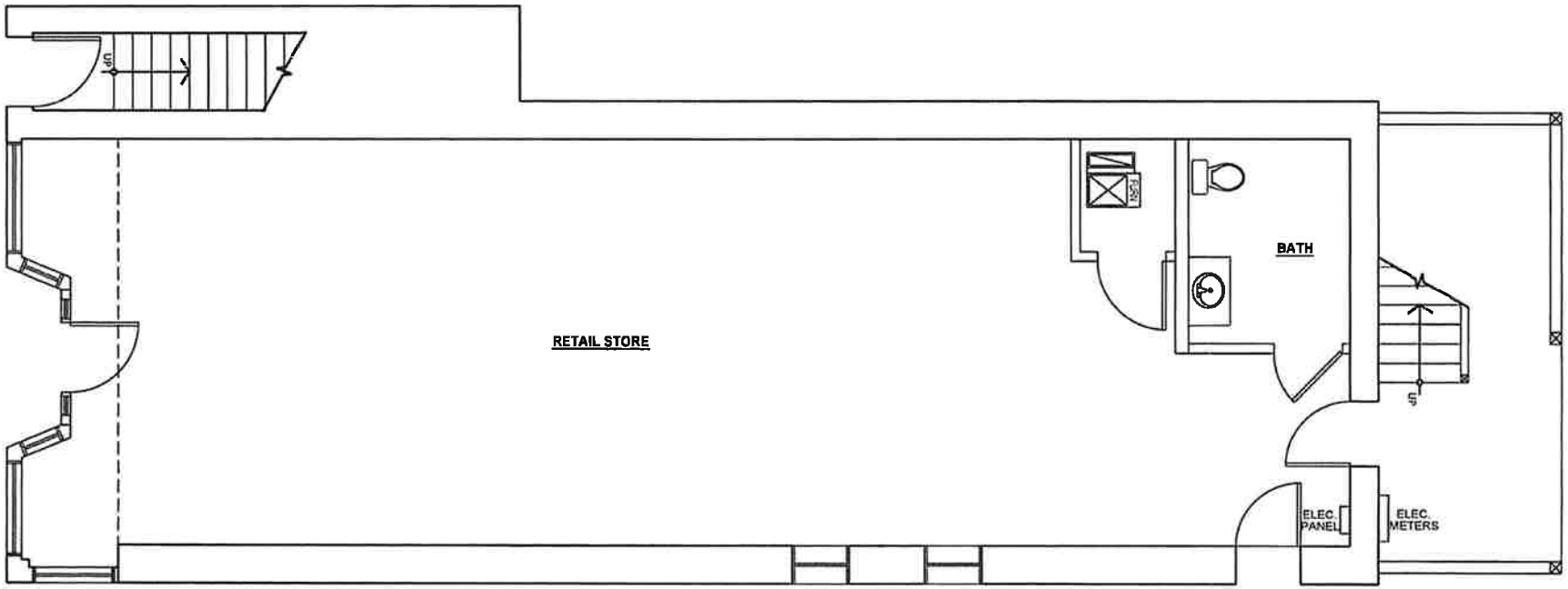
Lot Area:	2,765 sq. ft.
Floor Area:	5,400 sq. ft.
FAR:	1.95
Residential Dwelling Units:	3
MLA Density:	921
Height (existing):	32.16' (front), 24.58' (rear)
Automobile Parking:	0
Bicycle Parking:	3
Setbacks (existing):	Front (Grand): 0.00' North (Alley): 0.00' East (Alley): 0.00' North: 0.00'

*A set of plans, including a site plan showing the TSL distances to CTA Rail Station is attached.

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1114 W. GRAND AVE. SITE PLAN	A-12

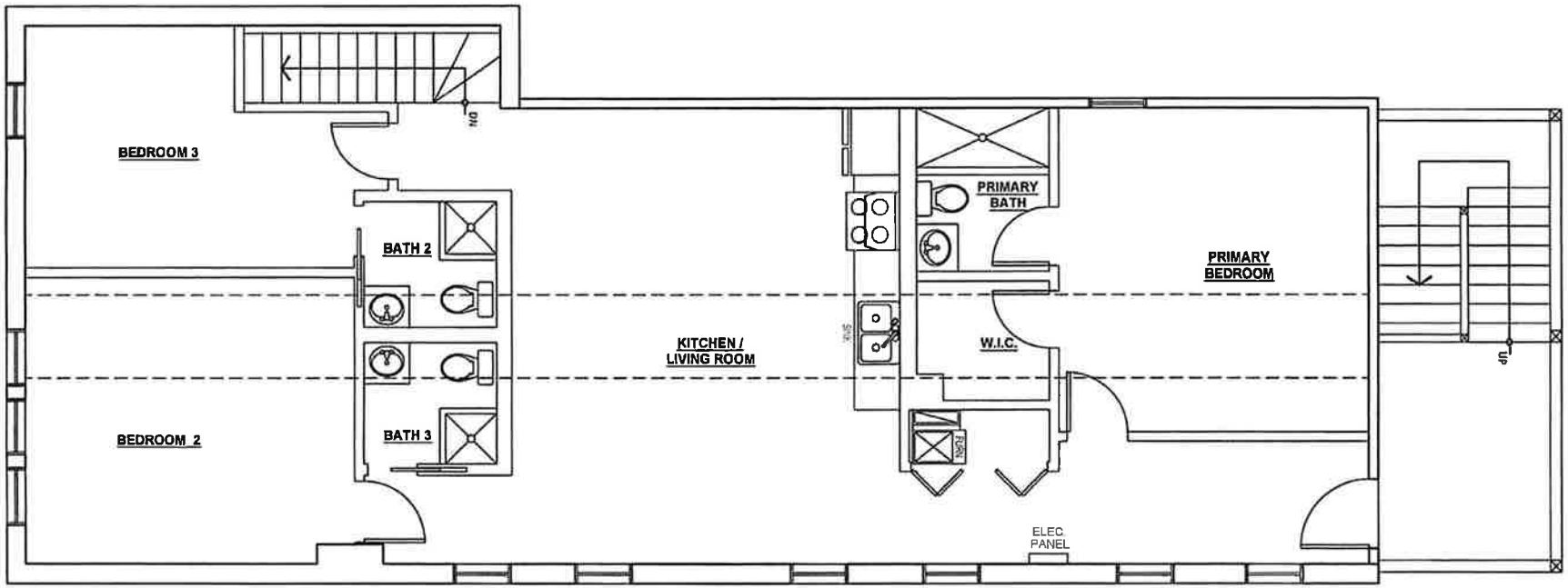
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EXISTING MAIN BUILDING 1ST FL. PLAN

1114 W. GRAND AVE. - FRONT 1ST FLOOR PLAN	A-1

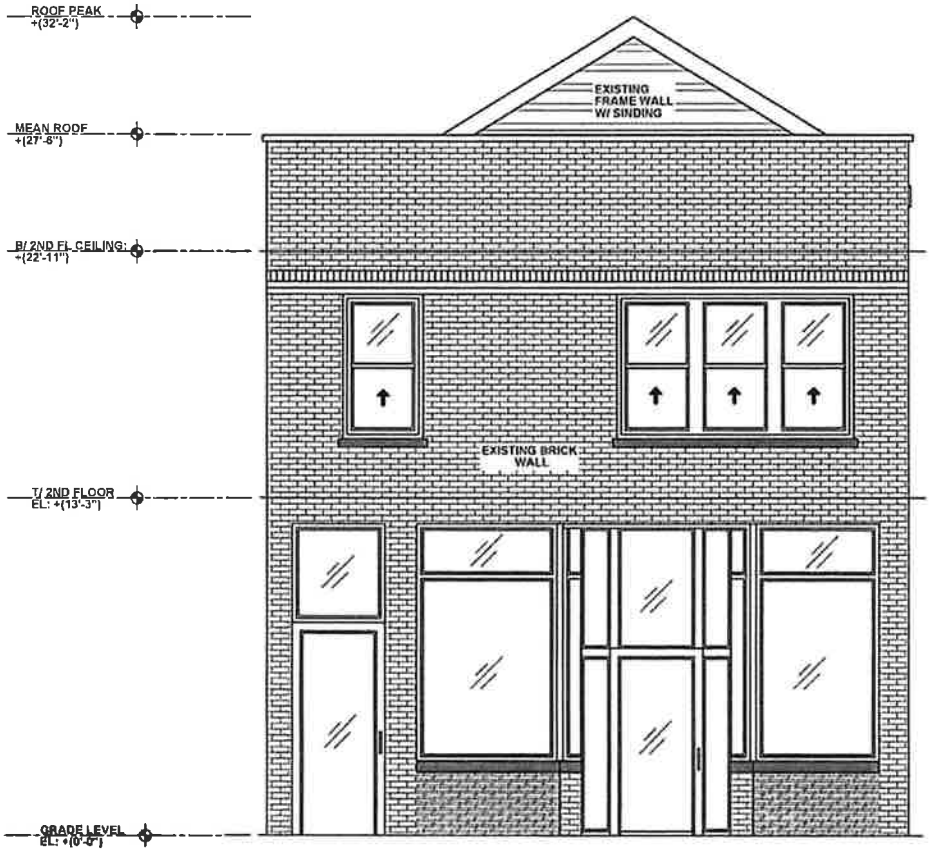
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EXISTING MAIN BUILDING 2ND FL. PLAN

1114 W. GRAND AVE. - FRONT 2ND FLOOR PLAN	A-2

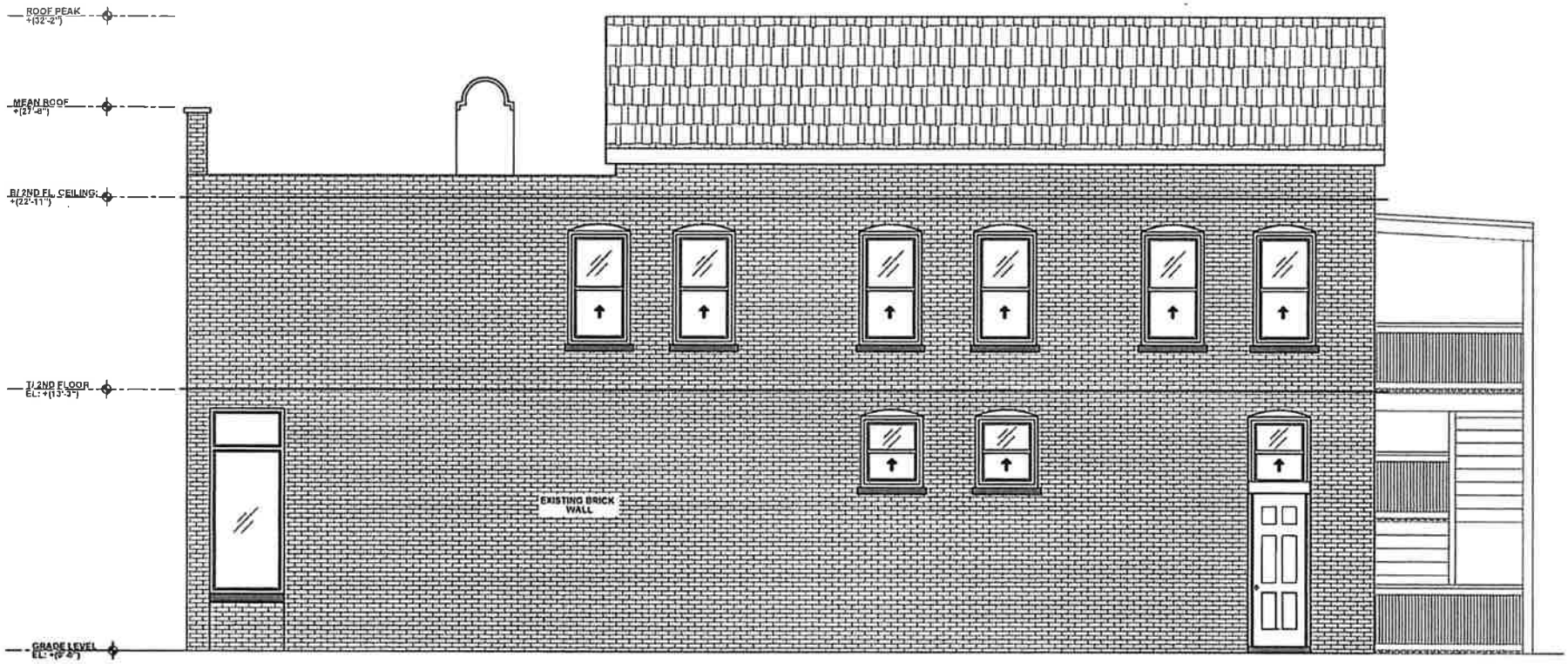
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NORTH ELEVATION - FRONT BUILDING

1114 W. GRAND AVE. - FRONT NORTH T ELEVATION	A-3

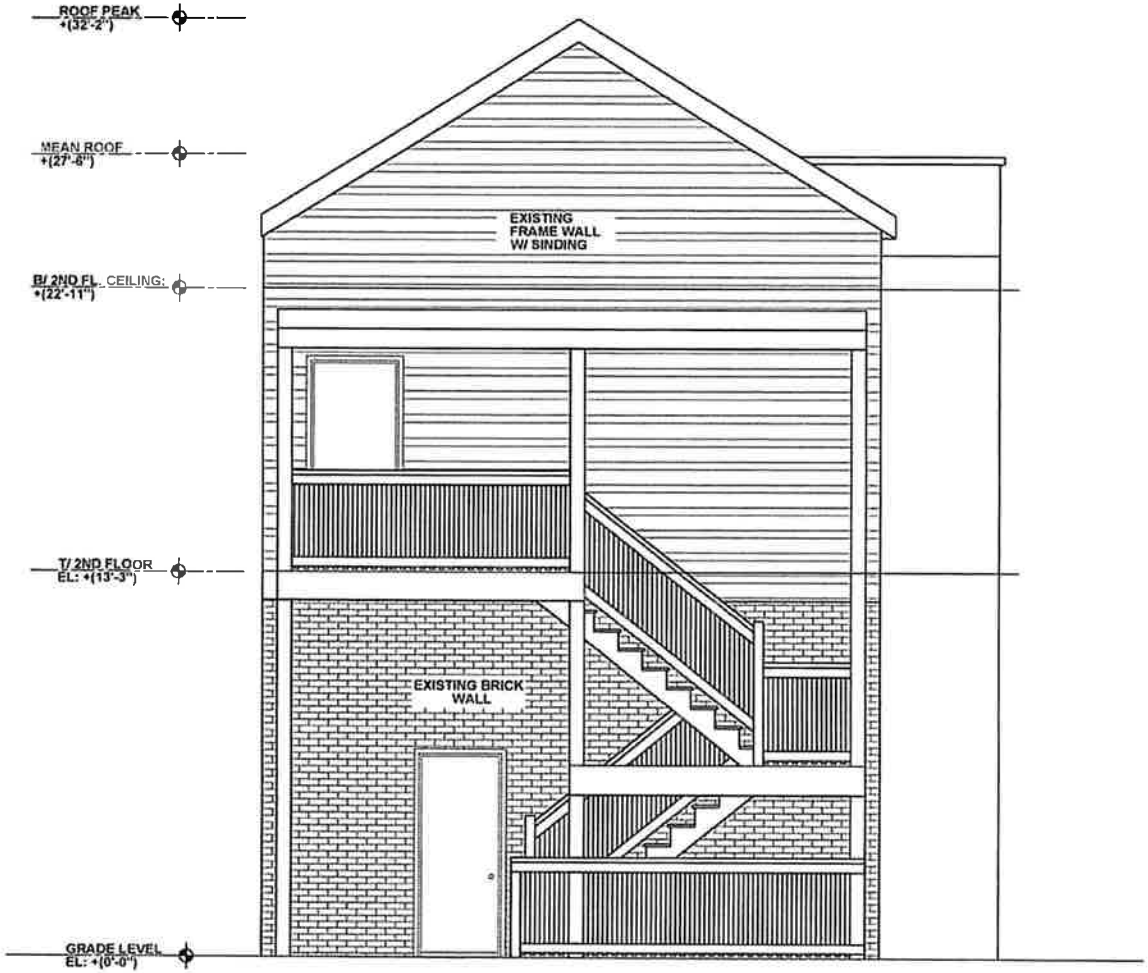
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WEST ELEVATION - FRONT BUILDING

1114 W. GRAND AVE. - FRONT WEST ELEVATION	A-4

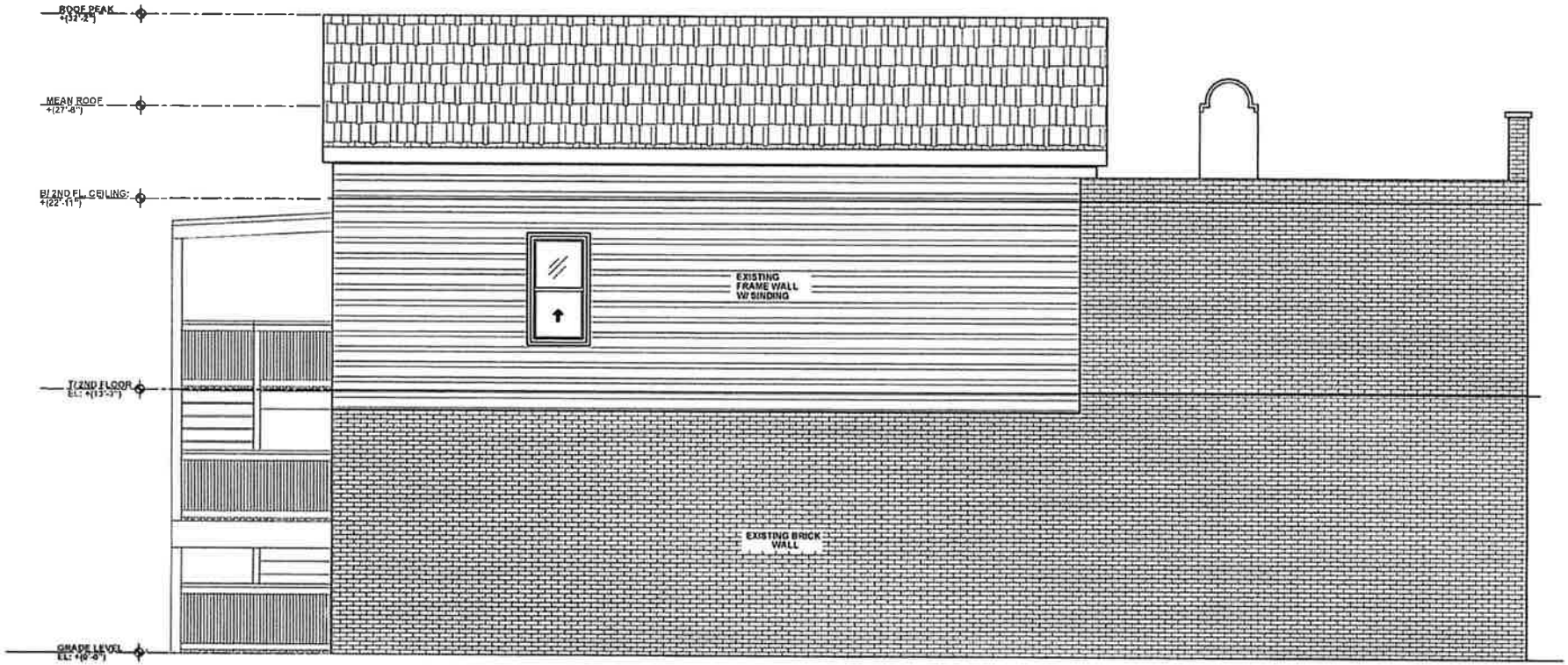
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SOUTH ELEVATION - FRONT BUILDING

1114 W. GRAND AVE. - FRONT SOUTH ELEVATION	A-5

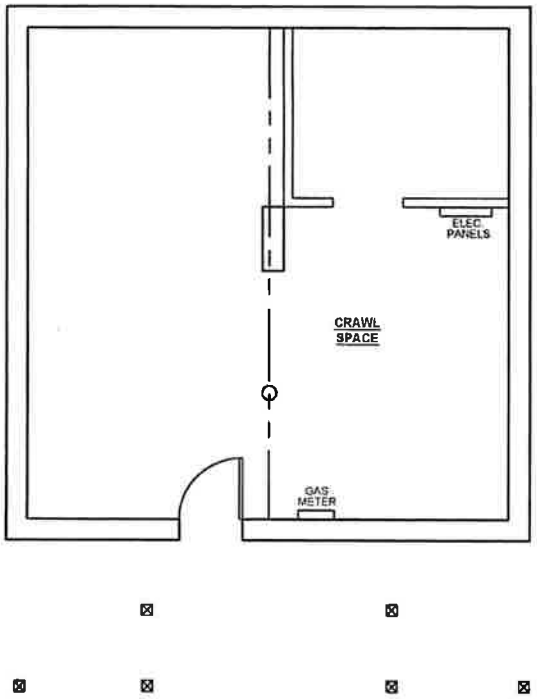
Final Elevation



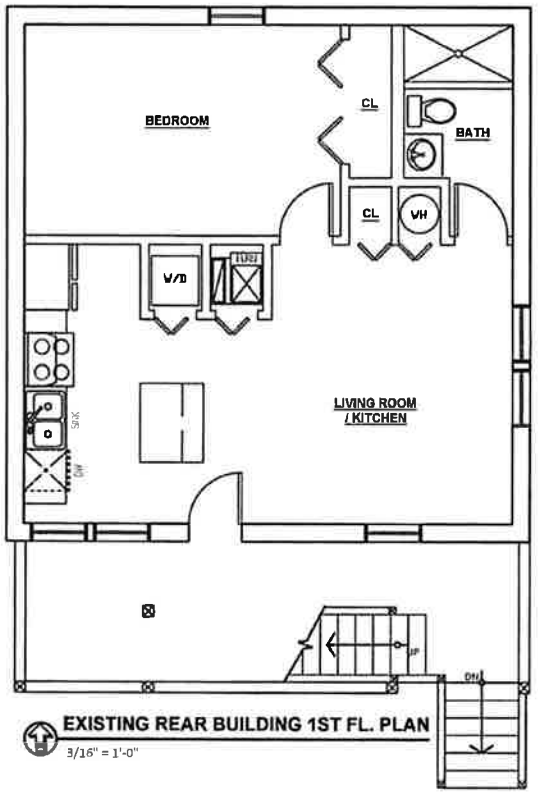
EAST ELEVATION - FRONT BUILDING

1114 W. GRAND AVE. - FRONT EAST ELEVATION	A-6

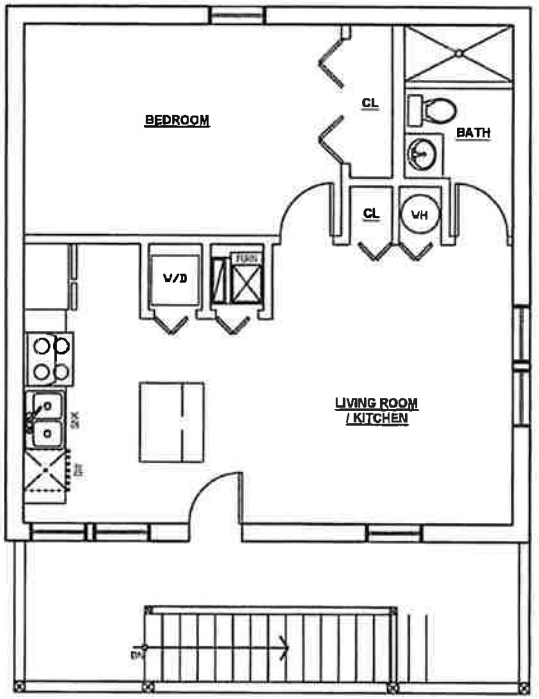
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EXISTING REAR BUILDING CRAWL SPACE PLAN
3/16" = 1'-0"



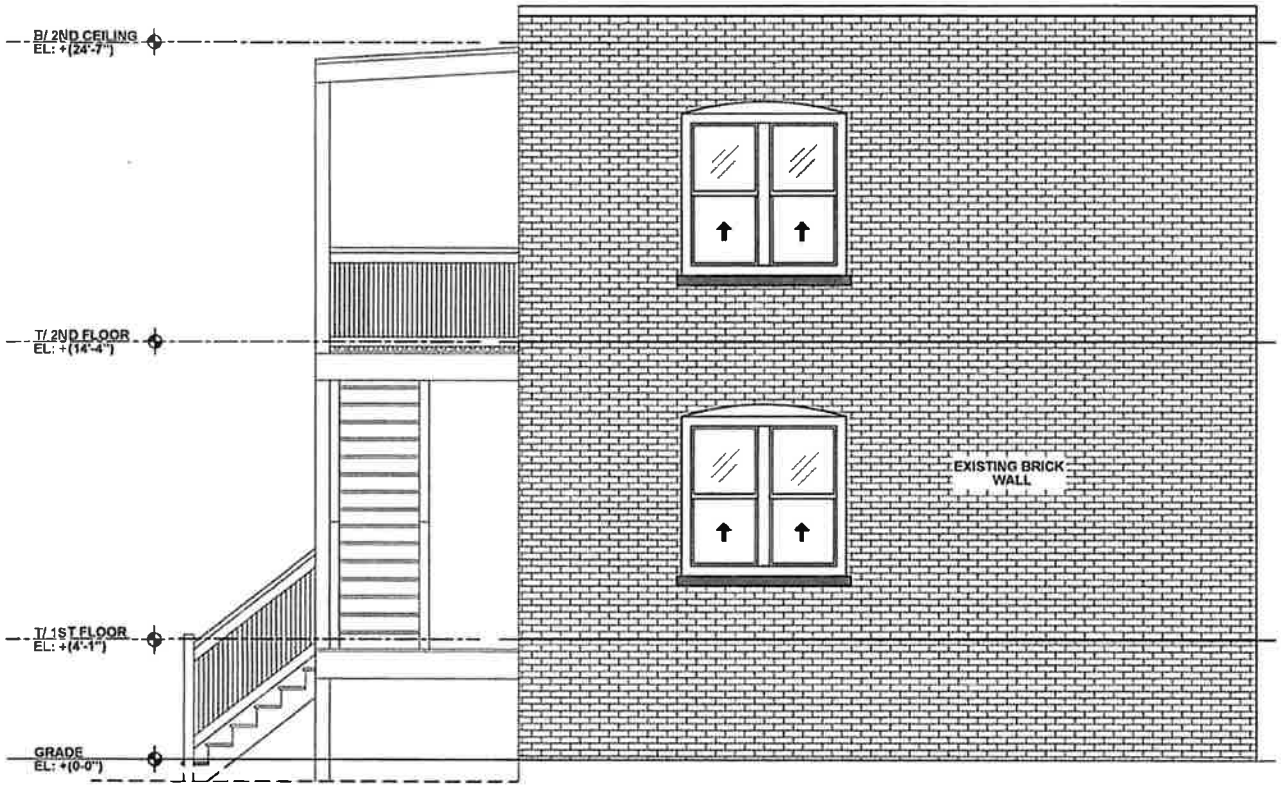
EXISTING REAR BUILDING 1ST FL. PLAN
3/16" = 1'-0"



EXISTING REAR BUILDING 2ND FL. PLAN
3/16" = 1'-0"

1114 W. GRAND AVE. - REAR FLOOR PLANS	A-7

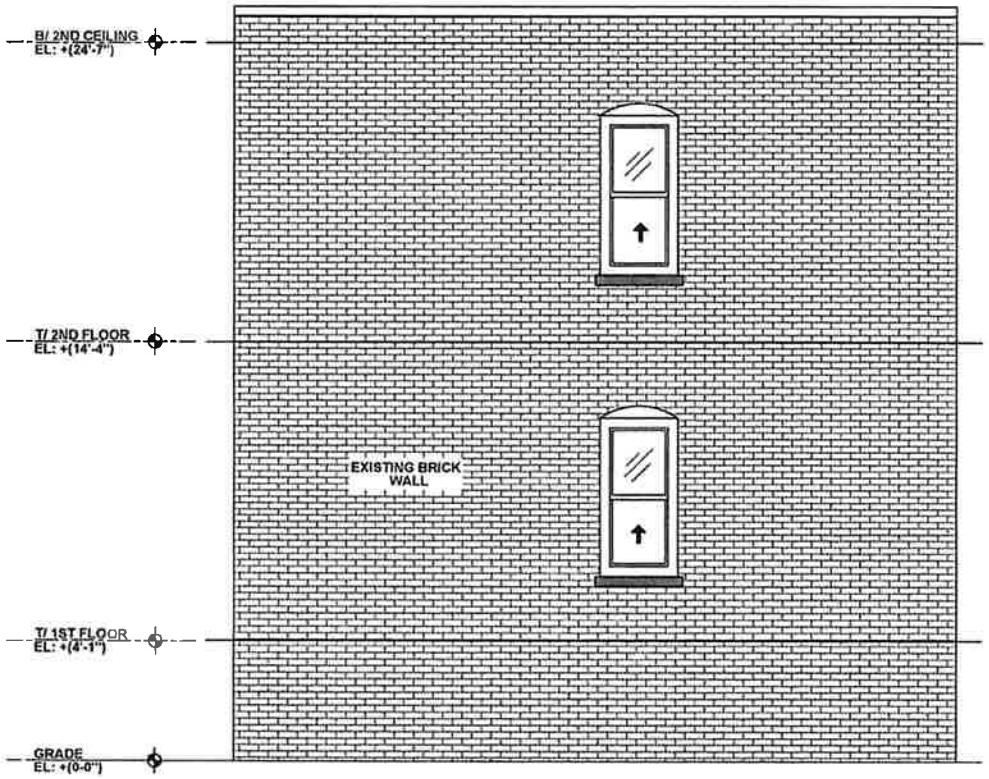
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WEST ELEVATION - REAR BUILDING

1114 W. GRAND AVE. - REAR WEST ELEVATION	A-8

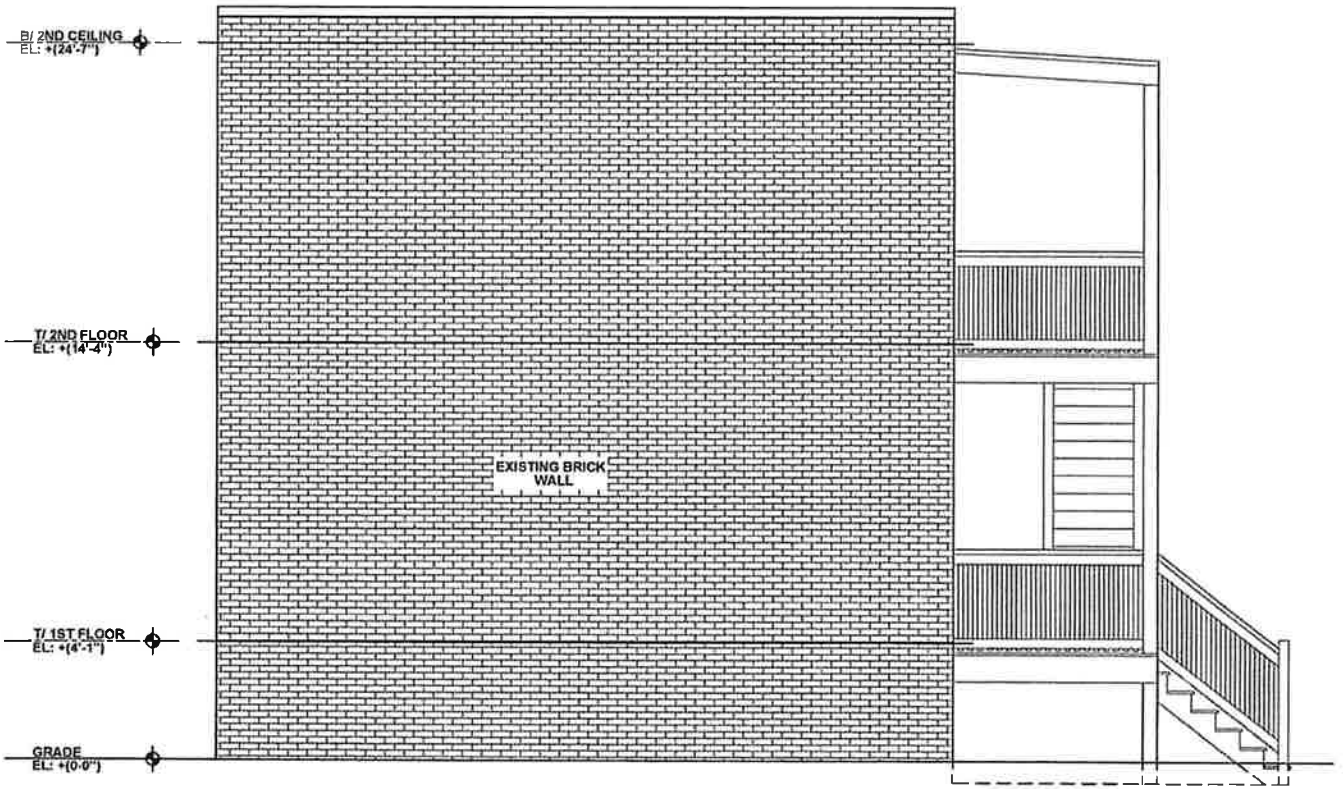
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SOUTH ELEVATION - REAR BUILDING

1114 W. GRAND AVE. - REAR SOUTH ELEVATION	A-9

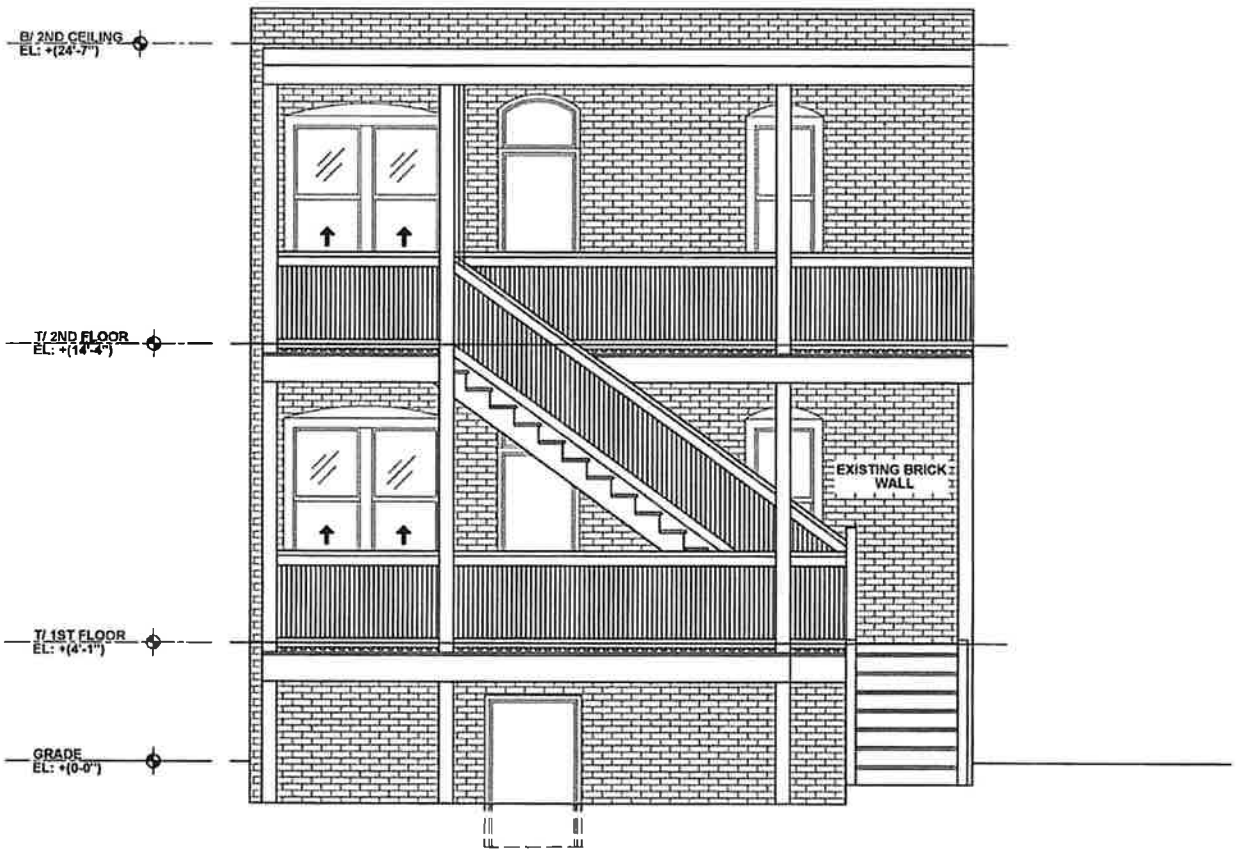
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EAST ELEVATION - REAR BUILDING

1114 W. GRAND AVE. - REAR EAST ELEVATION	A-10

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NORTH ELEVATION - REAR BUILDING

1114 W. GRAND AVE. - REAR NORTH ELEVATION	A-11