NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from M1-2 to B3-2
1858 West Grand Avenue

The Project

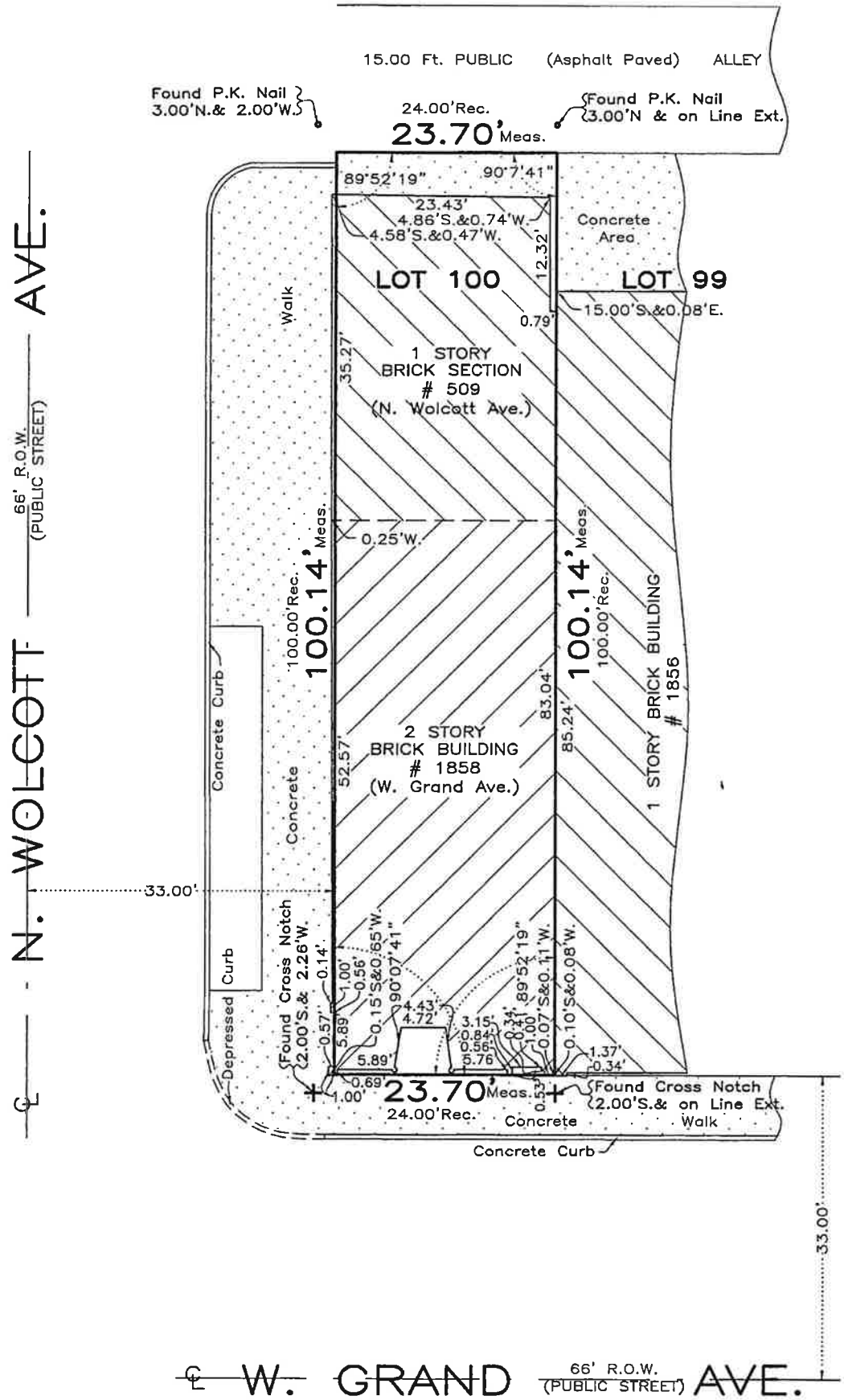
The property is improved with a partial two-story and partial one-story building with a commercial space in the front of the ground floor containing 1,017 square feet and the balance of the building being used for an architectural office. The property has no parking, and none is proposed. The Applicant seeks to rezone the property to allow the existing commercial space in the front of the ground floor to be used for a small venue with a capacity not to exceed 80 individuals. The venue will be used only for private events with no liquor sales, live music, or DJs permitted. The building's height is and will remain at 30.40 feet.

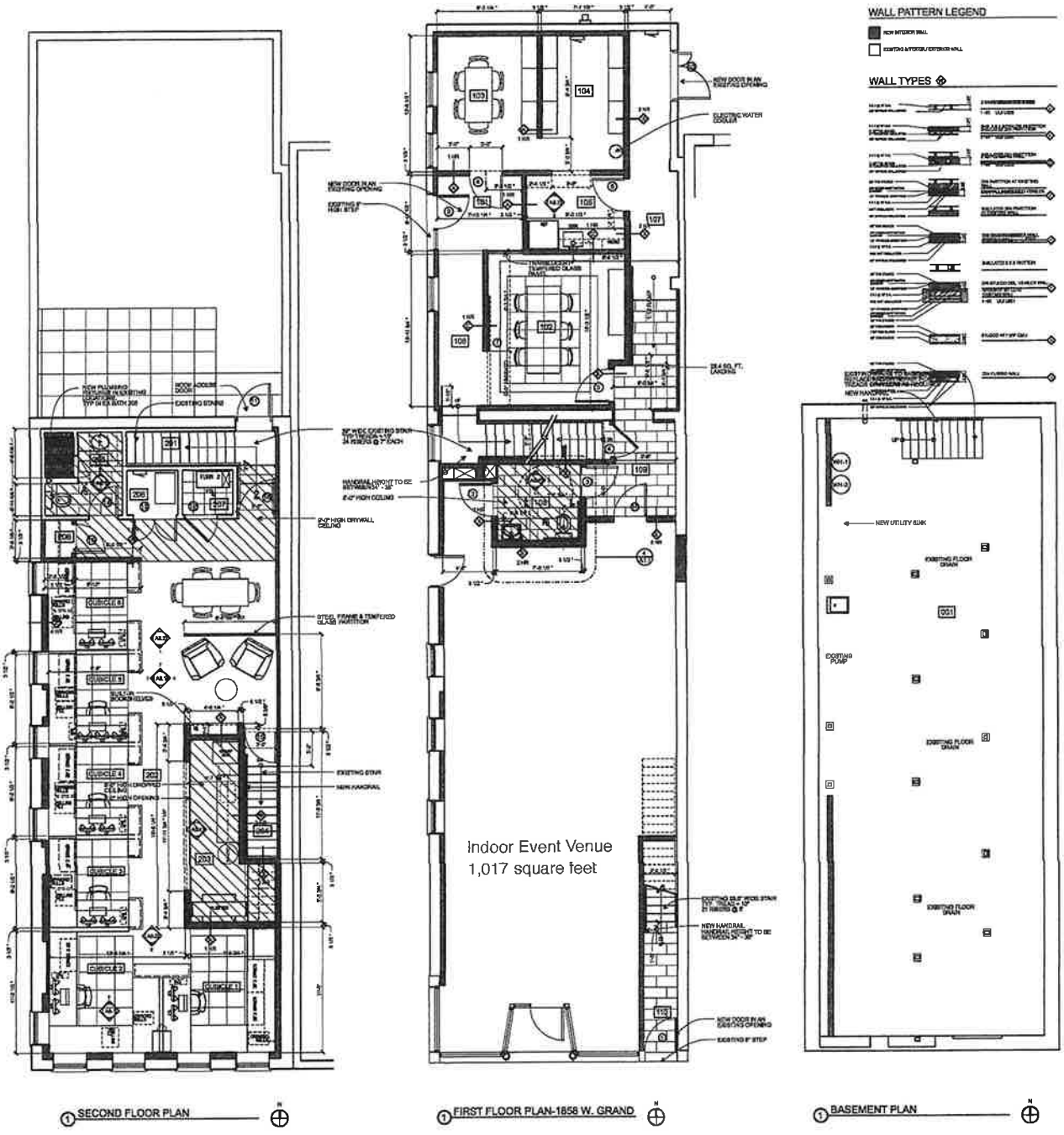
The property is located on the northeast corner of West Grand Avenue and North Wolcott Avenue. The area along Grand Avenue is primarily improved with a variety of buildings ranging from one to four stories and used for single-family and multi-family residential as well as commercial and industrial uses. North of Grand Avenue is an area with primarily residential uses and south of Grand Avenue the area is primarily used for commercial and industrial uses. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current M1-2 to a B3-2 district under a Mandatory Type I Map Amendment. The area has a mix of zoning classifications, including RS-3, RT-4, RM-5, B1-3, B2-2, B2-3, B3-3, C3-2, M1-2, and PMD-4. It is improved with some buildings of similar size, scale, and density to the subject building . The is a TSL location to the CTA Green Line Station at Damen and Lake that is 2,246 feet from the property. The Applicant seeks the B3-2 classification to authorize the proposed Indoor Event Venue as a Special Use and to reduce the required parking from eight spaces to zero.

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

Lot Area:	2,373 square feet	
Floor Area:	3,776.5 square feet	
Maximum FAR:	1.60	
Residential Dwelling Units:	None	
MLA Density:	N/A	
Height:	30.40 feet	
Bicycle Parking:	None	
Automobile Parking:	None**	
Setbacks:	Front (Grand Avenue):	None
	East Side:	None
	West Side (Wolcott Avenue):	None
	Rear (Alley):	4.58 feet

*A set of plans and photographs of the existing building are attached.
** Parking is reduced from eight spaces to none based on the TSL provisions. A map to the nearest CTA train station is attached.


15.00 Ft. PUBLIC (Asphalt Paved) ALLEY
Found P.K. Nail 3.00'N.& 2.00'W.
24.00'Rec.
23.70' Meas.
Found P.K. Nail 3.00'N & on Line Ext.
89°52'19"
90°7'41"
23.43'
4.86'S.&0.74'W.
4.58'S.&0.47'W.
Concrete Area
12.32'
LOT 100
LOT 99
15.00'S.&0.08'E.
0.79'
Walk
35.27'
1 STORY BRICK SECTION # 509 (N. Wolcott Ave.)
0.25'W.
100.00'Rec.
100.14' Meas.
100.14' Meas.
100.00'Rec.
1 STORY BRICK BUILDING # 1856
83.04'
85.24'
52.57'
2 STORY BRICK BUILDING # 1858 (W. Grand Ave.)
Concrete Curb
Concrete
Curb
Depressed
33.00'
Found Cross Notch 2.00'S.& 2.26'W.
0.14'
1.00'
0.56'
0.15'S&0.65'W.
90°07'41"
0.57'
5.89'
4.43'
4.72'
3.15'
0.84'
0.56'
5.76'
0.34'
0.41'
1.00'
89°52'19"
0.07'S&0.11'W.
0.10'S&0.08'W.
1.37'
0.34'
5.89'
0.69'
1.00'
0.53'
23.70' Meas.
24.00'Rec.
Found Cross Notch 2.00'S.& on Line Ext.
Concrete
Walk
Concrete Curb
33.00'
℄ N. WOLCOTT 66' R.O.W. (PUBLIC STREET) AVE.
℄ W. GRAND 66' R.O.W. (PUBLIC STREET) AVE.


WALL PATTERN LEGEND
NEW INTERIOR WALL
EXISTING INTERIOR/EXTERIOR WALL
WALL TYPES
Indoor Event Venue
1,017 square feet
NEW UTILITY SINK
EXISTING FLOOR DRAIN
EXISTING PUMP
SECOND FLOOR PLAN
FIRST FLOOR PLAN-1858 W. GRAND
BASEMENT PLAN



Front and Wolcott Side



Rear and Wolcott Side