NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1855 West Grand Avenue
From M1-2 to B2-3

The Property

The subject property is a mixed-use building with ground floor commercial space and upper floor residential. The surrounding area is comprised of varying zoning districts, including B1-3, B2-3, B3-3, RS-3, RT-4, RM-5, RM-5, M1-2, and a large Planned Development. The area is improved with buildings of various ranging from 1 to 5 stories that contain multi-family residential, commercial, and industrial uses. The property is also a Transit Served Location per the Transit Oriented Provisions of Chicago Zoning Ordinance (Section 17-10-0102-B (1)) as it is within 2,310 feet of the CTA Danen Avenue Green Line train station entrance.

The Project

The Applicant proposes to demolish existing improvements and construct a four-story residential building with 4 dwelling units, 2-car attached garage, and 4 bicycle parking spaces. No commercial space is proposed. The zoning height of the building will be 50.83 feet. To allow the proposed development, the Applicant seeks a zoning change for the subject property from an M1-2 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans, including: 1) a variation under section 17-13-1101-B to reduce the rear yard setback from the required 30 feet to 0 feet; 2) a variation under sections 17-13-1101-A and 17-13-1003-R to allow for a side building entrance; and 3) a variation under sections 17-13-1101-A and 17-13-1003-L to increase the maximum building height by 1.7% from 50 feet to 50.83 feet.

17-3-0308 Specific Criteria for Transit Served Locations Requirements

1. The project complies with the applicable standards of Section 17-10-0102-B:
   RESPONSE: The project complies with Section 17-10-0102-B as the property is a Transit Served Location per the Transit Oriented Provisions of Chicago Zoning Ordinance (Section 17-10-0102-B (1)) as it is within 2,310 feet of the CTA Danen Avenue Green Line train entrance. The proposed development does not include more than 50% of the otherwise required parking.

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a *pedestrian street* and except paragraph C if the land use is designated in a non-commercial use group, pertaining to *pedestrian streets* and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a pedestrian retail street:
   RESPONSE: The project is not along a pedestrian street, and except for requested variations, complies with Section 17-3-0504 because:
   - *Building Location:* The design complies with sections (1) and (2)(a)-(c), as the building's setbacks are no more than 5 feet, and the entrance size is within the required parameters;
   - *Doors and Entrances*: While a variation is requested to allow for a side building entrance, the building's front doors will be set back no more than 3 feet;
   - *Off-Street Parking*: 2 on-site automobile parking spaces will be provided;
   - *Parking Location*: On-site parking will be enclosed in the rear of the lot; and
   - *Driveways and Vehicle Access:* The Applicant will provide access to the parking garage to the rear from a non-pedestrian street.

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission:
   RESPONSE: The property is near a station which has not been identified under the Transit Friendly Guide station topography. However, the stop nearest east, the Ashland Green Line Station, is defined as a Manufacturing Employment District, which provides that there is residential development potential—which is the aim of the proposed project.

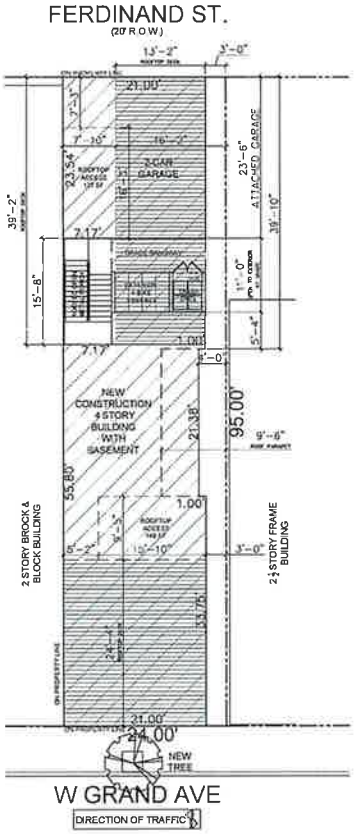
4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE; and
   RESPONSE: The project does not have parking in excess of 50% as only 2 spaces are proposed.

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.
   RESPONSE: The project will comply with applicable Travel Demand Study and Management Plan rules promulgated by the Chicago Department of Transportation.

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

Lot Area:	2,280 sq. ft.
Floor Area:	6,840 sq. ft.
FAR:	3
Residential Dwelling Units:	4
MLA Density:	570.00 sq. ft.
Height:	50.83 ft.
Automobile Parking:	2
Bicycle Parking:	4
Setbacks:	
Front (W. Grand)	0'
Side (East)	0'
Side (West)	3'
Rear (Ferdinand)	0'

NEW CONSTRUCTION SPRINKLERED 4DU 4 STORY BRICK AND MASONRY BUILDING WITH BASEMENT
AS PER PLANS AT
1855 W GRAND AVE.



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

DRAWINGS LIST

T-1	TITLE SHEET, SITE PLAN & CODE MATRIX
T-2	TRANSIT SERVED LOCATION MAP
A-1	ARCHITECTURAL FLOOR PLANS
A-2	ARCHITECTURAL FLOOR PLANS
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS
A-5	BUILDING RENDERINGS
A-6	BUILDING RENDERINGS
A-7	BUILDING RENDERINGS



BUILDING MAIN FACADE RENDERING



BLOCK STREETSCAPE

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ARCHITECT
DANA NERGHELEORI

GENERAL NOTES

1855 W GRAND AVE
CHICAGO, IL 60622

TITLE SHEET
SITE PLAN AND NOTES

DATE: 8.2.2025

DRAWING NUMBER

T-1

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DISTANCE CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THE DISTANCE MEASURED FROM THE ENTRANCE OF THE METRA STATION TO THE NEAREST PROPERTY LINE OF THE PROJECT LOT HAS BEEN DONE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE CITY OF CHICAGO ZONING CODE.

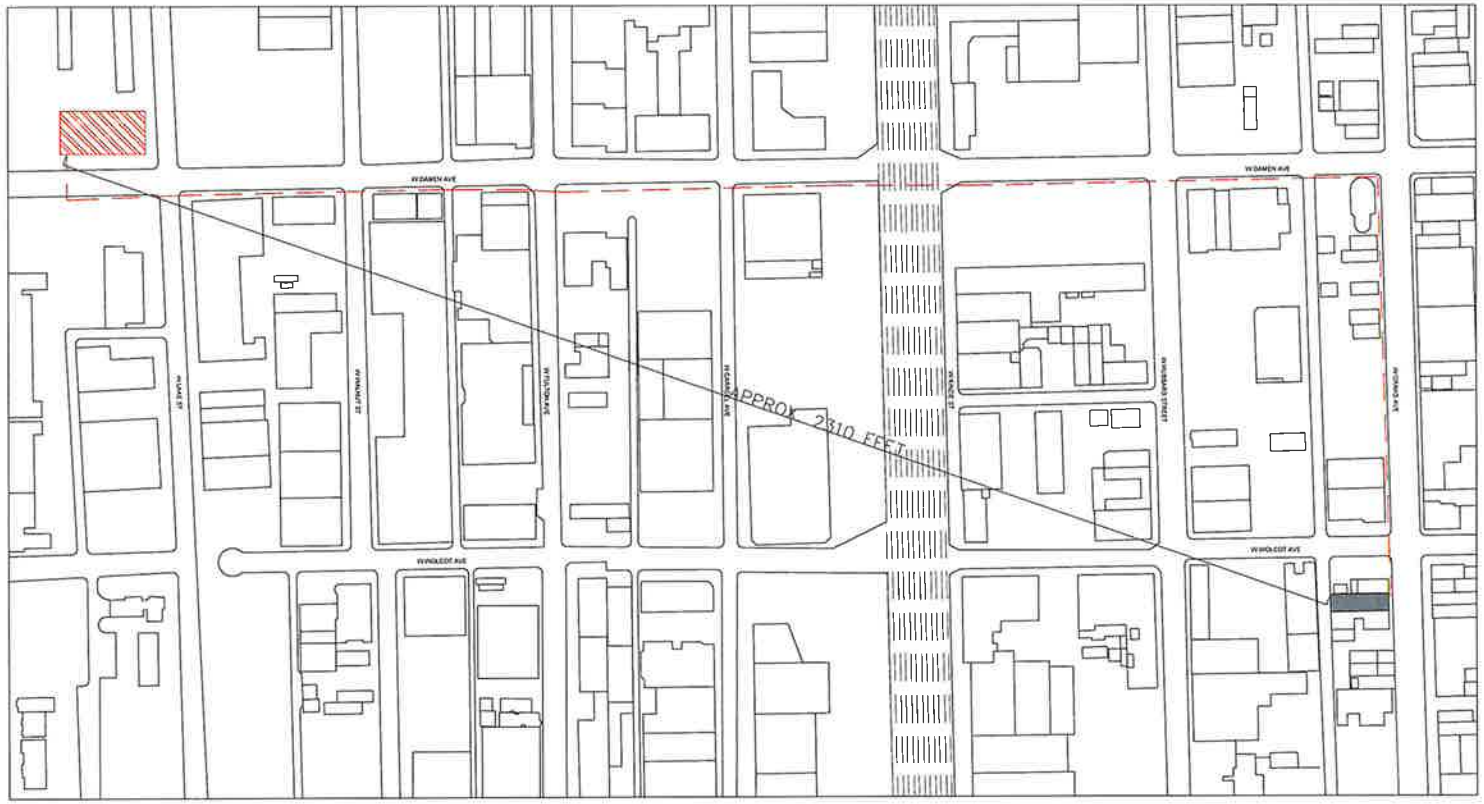
SIGNED: DATE: 9.3.2025

DANA MERCHEDESH
Illinois License Number: 001.025958 Exp 11/2025

SHAPED PLLC
Illinois License Number: 184.008845-0001 Exp 11/2025

DAMEN STATION ENTRANCE

DISTANCE TO DAMEN GREEN LINE STATION : APPROX. 2,310' FEET



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GENERAL NOTES

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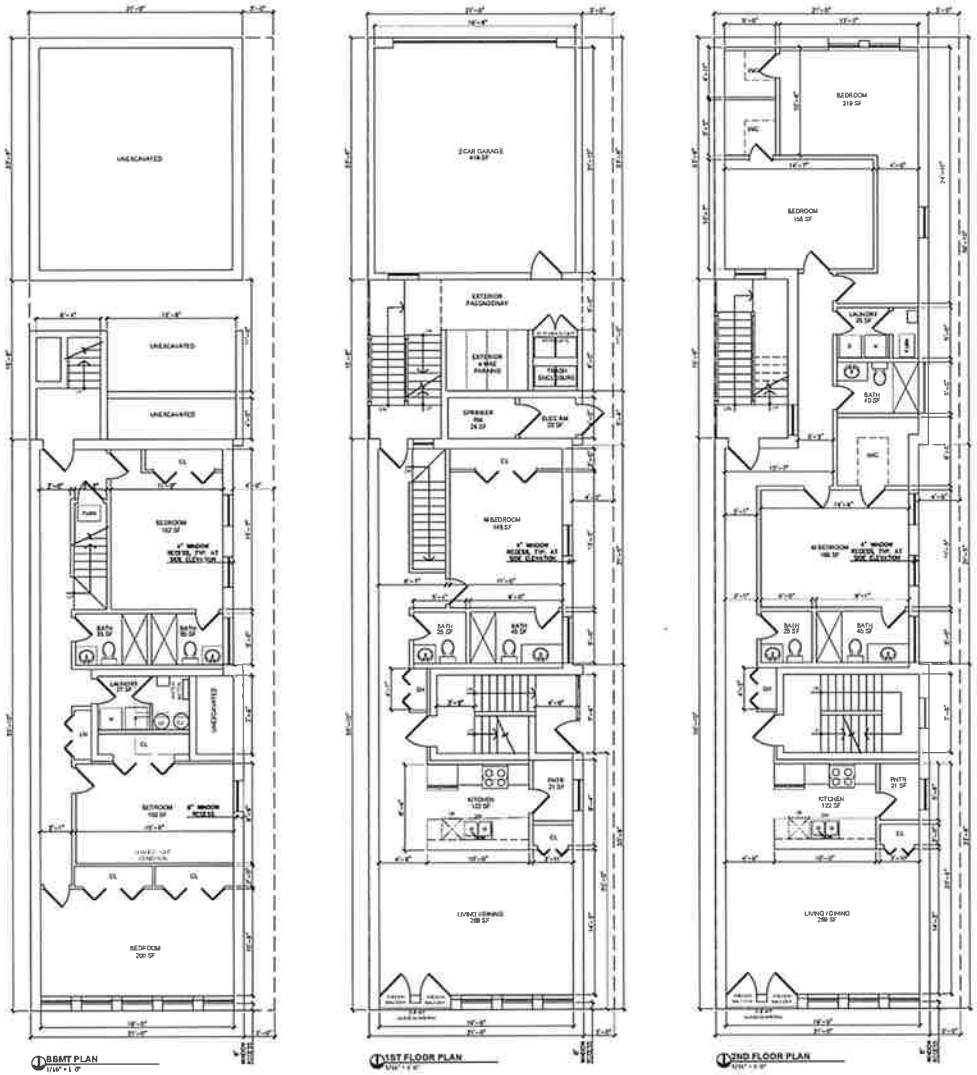
TSL MAP

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T-2

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BBMT PLAN

1ST FLOOR PLAN

2ND FLOOR PLAN

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ARCHITECT

GENERAL NOTES

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ARCHITECTURAL
FLOOR PLANS

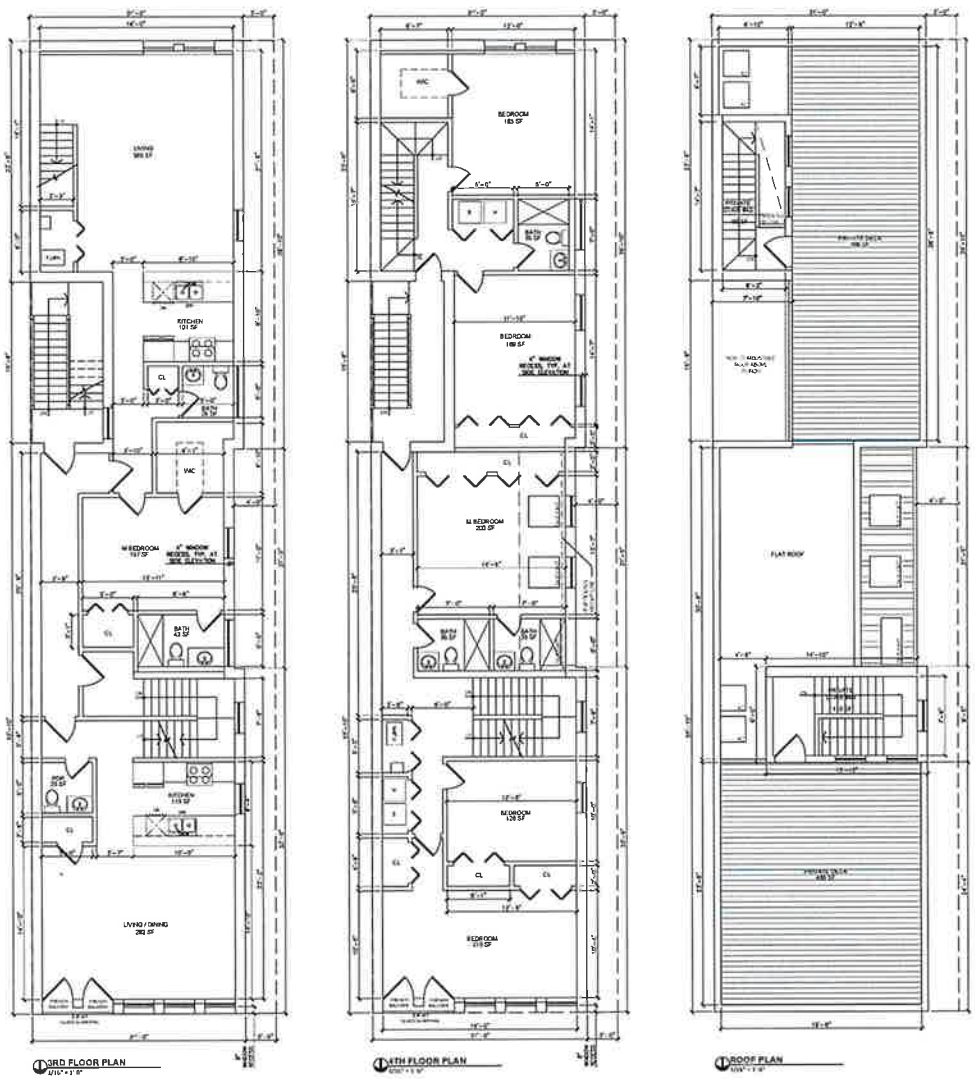
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3RD FLOOR PLAN

4TH FLOOR PLAN

ROOF PLAN

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ARCHITECT
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GENERAL NOTES

1656 W GRAND AVE
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ARCHITECTURAL
FLOOR PLANS

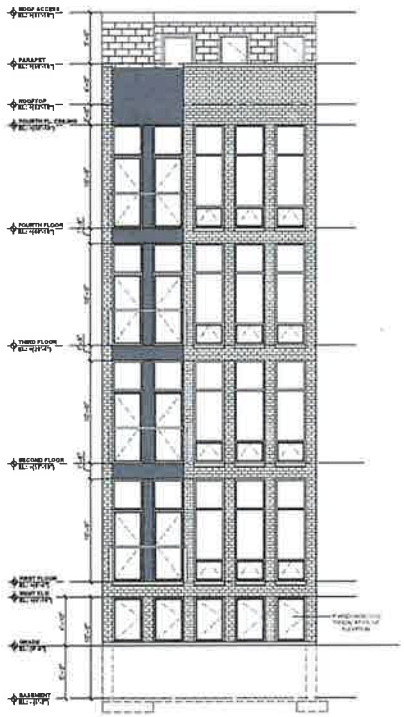
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CHECKED BY: D.H.

DRAWING NUMBER

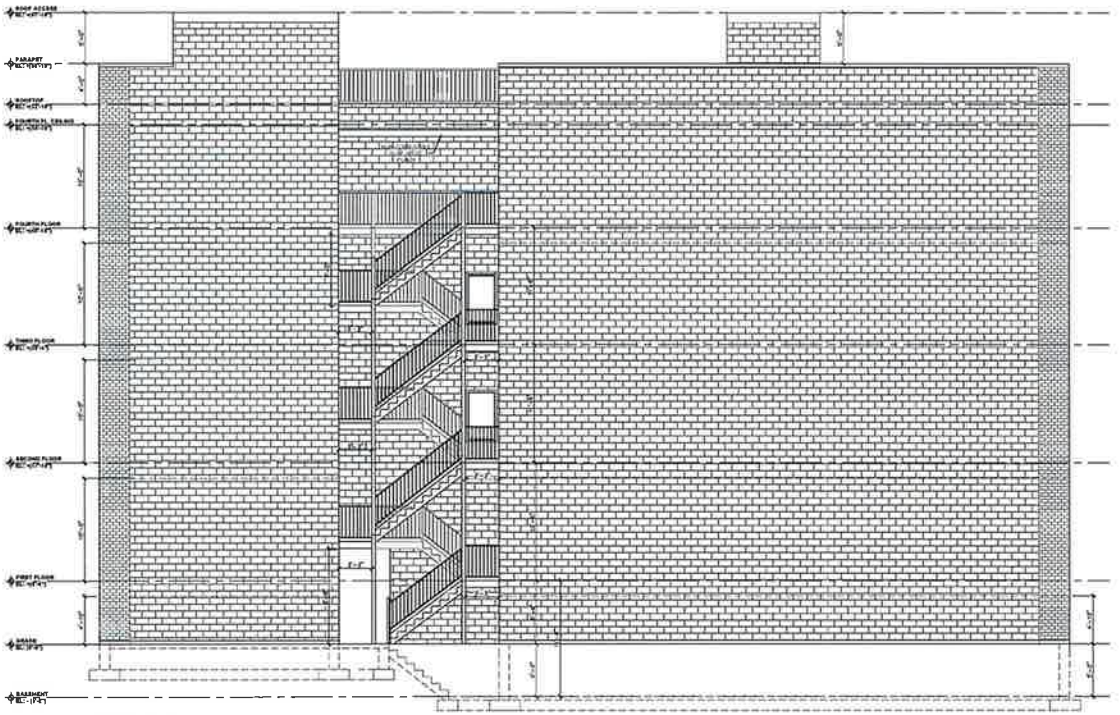
A-2

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NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

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ARCHITECTURAL
BUILDING ELEVATIONS

1.0
2.0
3.0

DATE 4.2.2026

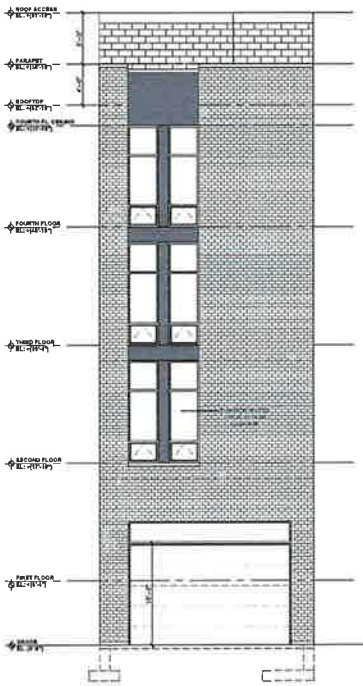
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SOUTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

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ARCHITECTURAL
BUILDING ELEVATIONS

1A
2A
3A

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A-4

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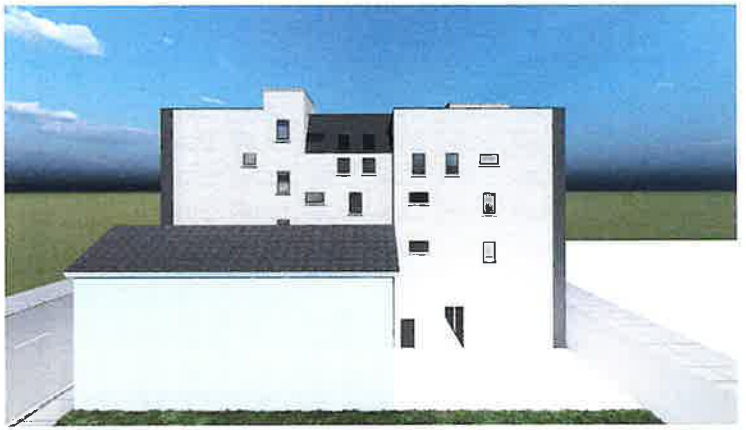
FRONT VIEW



FRONT WEST CORNER VIEW



WEST SIDE PROPOSED BUILDING VIEW ONLY



WEST SIDE VIEW

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ARCHITECT

GENERAL NOTES

1855 W GRAND AVE
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ARCHITECTURAL
3D VIEWS BUILDING

1A
2A
3A

DATE: 9.2.2025
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CHECKED BY: O.H.

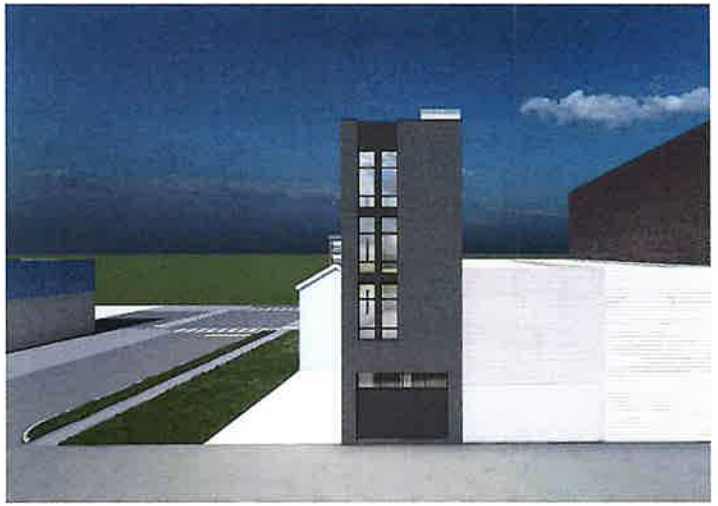
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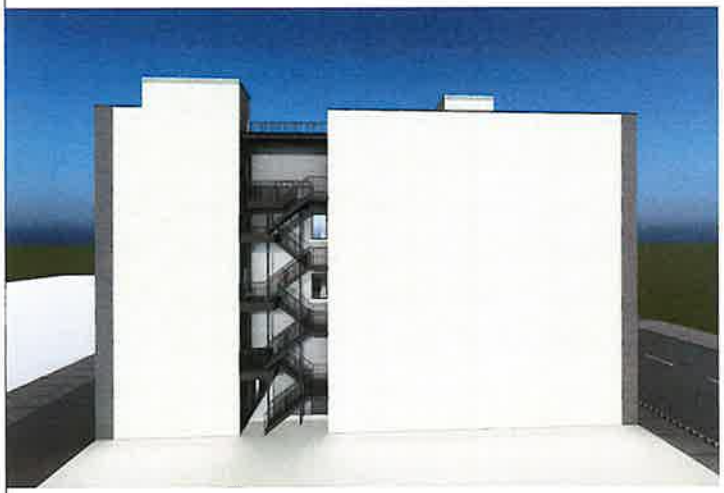
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REAR WEST CORNER VIEW



REAR VIEW



EAST SIDE PROPOSED BUILDING VIEW ONLY



FRONT EAST CORNER VIEW

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GENERAL NOTES

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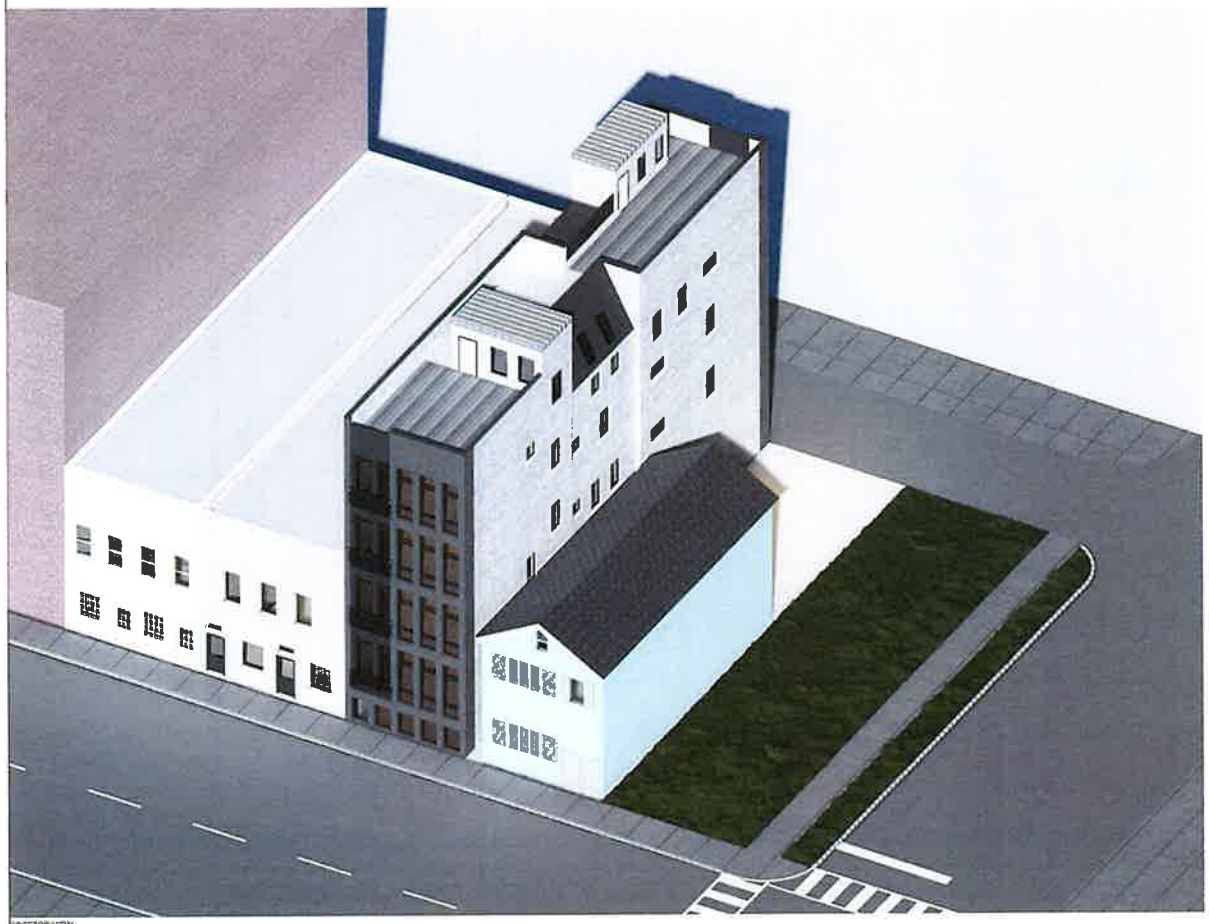
ARCHITECTURAL
3D VIEWS

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DATE 9.7.2025
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ROOFTOP VIEW

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ARCHITECT
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GENERAL NOTES

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ARCHITECTURAL
ROOF VIEW

1A
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3A
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