



City of Chicago



O2023-78

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/18/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1856 to 1858 W Chicago Ave - App No. 22083T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by

the alley next north of West Chicago Avenue; a line 50.00 feet east of and parallel to North Wolcott Avenue; West Chicago Avenue; and North Wolcott Avenue

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Address: 1856 to 1858 West Chicago Avenue, Chicago, Illinois

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 1856 TO 1858 WEST CHICAGO AVENUE, CHICAGO, ILLINOIS

ZONING: B3-3 COMMUNITY SHOPPING DISTRICT TYPE 1.

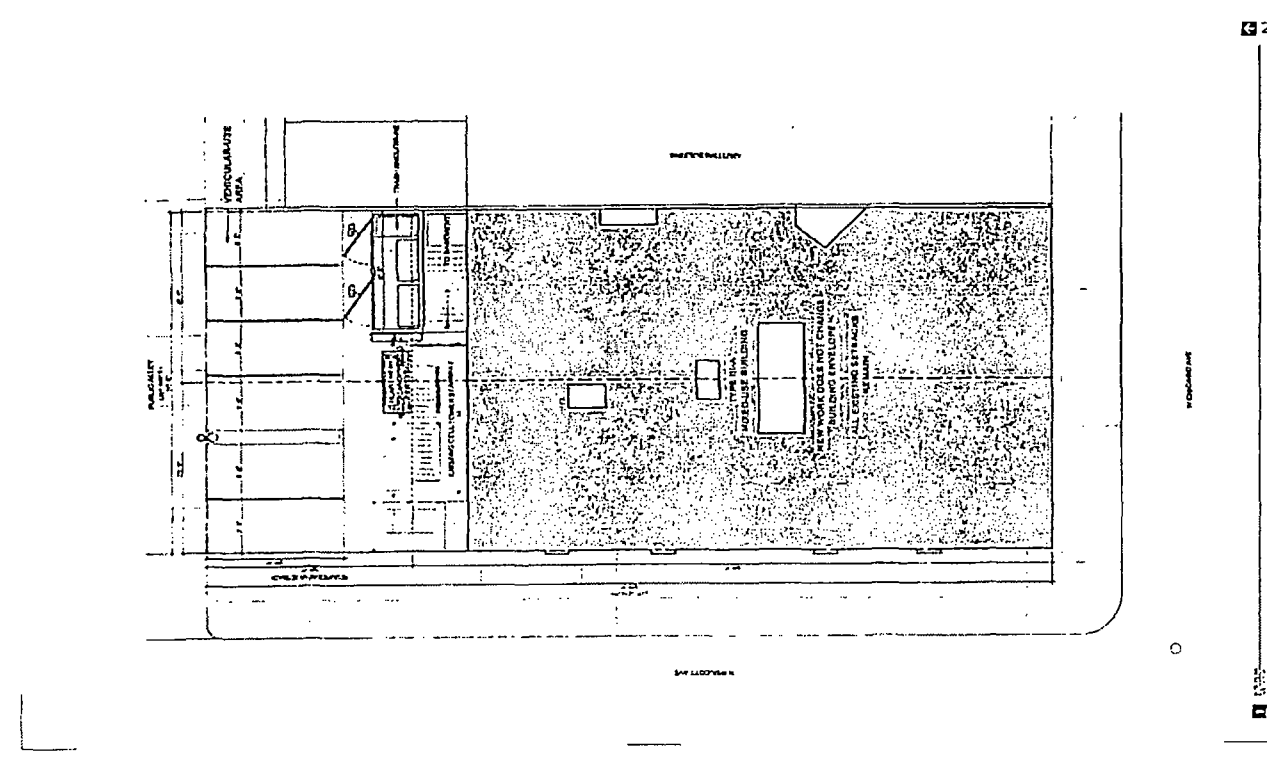
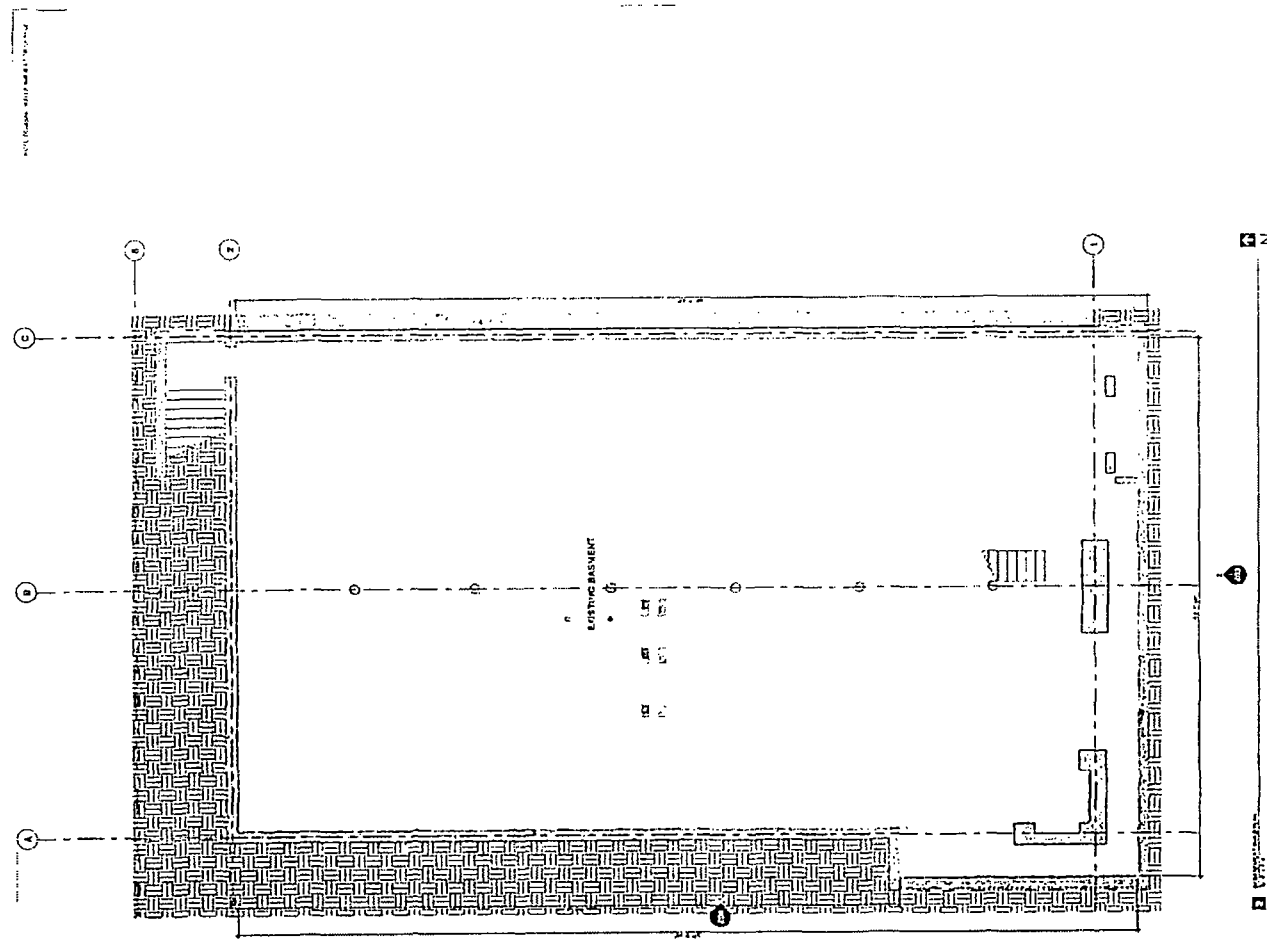
LOT AREA: 5,880 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A FOUR-STORY, MIXED BUILDING WITH TWO COMMERCIAL SPACES AND TWELVE RESIDENTIAL UNITS, TEN OF WHICH ARE LEGAL. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO BRING THE BUILDING SIZE AND UNIT CONFIGURATION INTO COMPLIANCE BY LEGALIZING THE TWO NON-CONFORMING RESIDENTIAL UNITS. NO CHANGES TO THE ENVELOPE OF THE BUILDING ARE PLANNED.

- (A) FLOOR AREA RATIO: 2.89. TOTAL FLOOR AREA IS 16,964 SQUARE FEET
- (B) MINIMUM LOT AREA: 490 SQUARE FEET PER DWELLING UNIT
- (C) THE AMOUNT OF OFF-STREET PARKING: 6. APPLICANT IS SEEKING A PARKING REDUCTION BASED ON ITS STANDING AS A TRANSIT SERVED LOCATION
- (D) SETBACKS:
 - 1. FRONT SETBACK: 0 FEET, 0 INCHES (EXISTING)
 - 2. REAR SETBACK: 38 FEET, 1 INCH (EXISTING)
 - 3. SIDE SETBACKS: 0 FEET, 0 INCHES (SOUTH) AND 0 FEET, 0 INCHES (NORTH) (EXISTING).
- D. BUILDING HEIGHT: 49 FEET, 3 INCHES (EXISTING)
- E. THE NUMBER OF OFF-STREET LOADING BERTHS: 0.

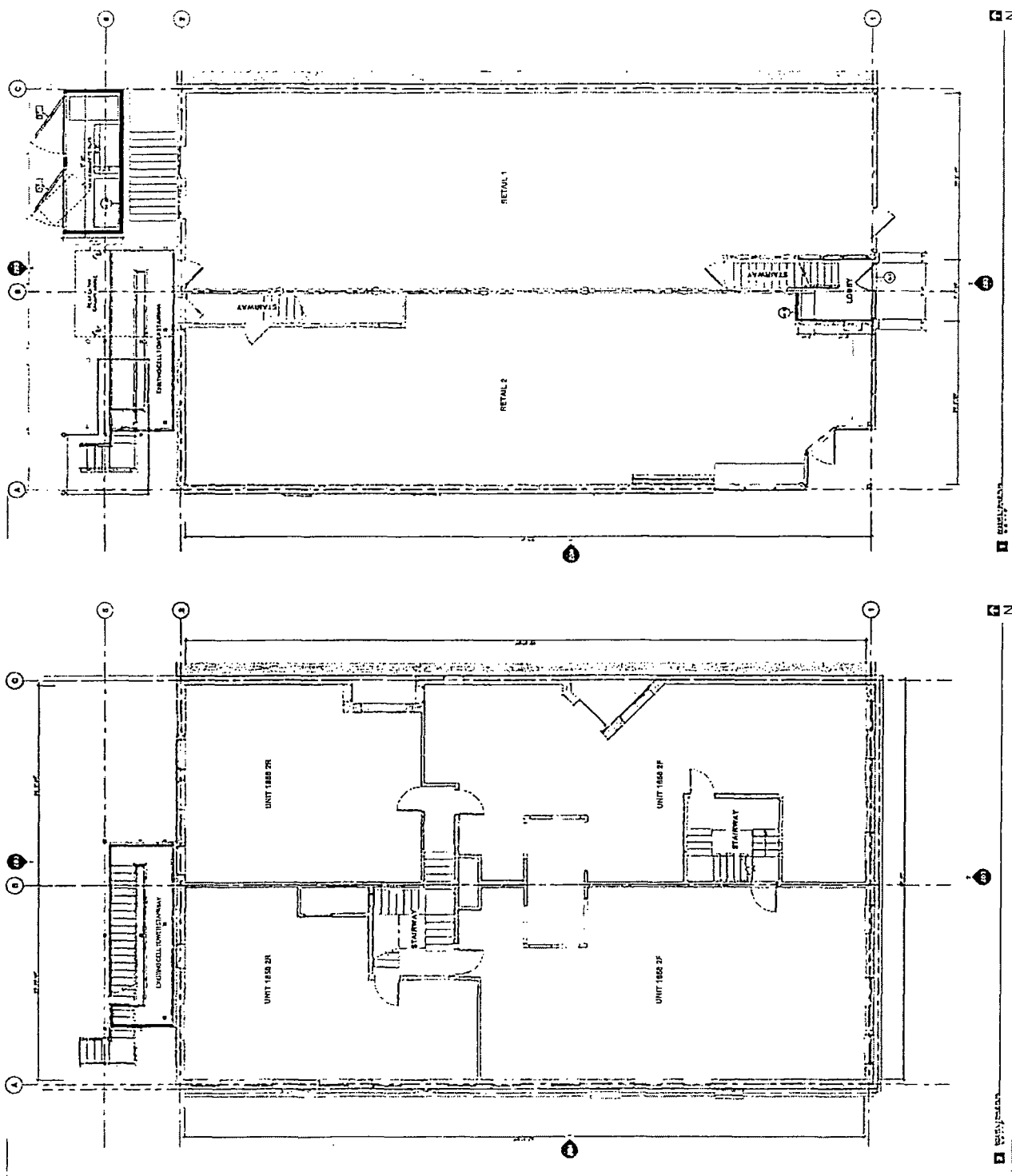
1866-68 W CHICAGO AVE
 PROJECT NO. 1866-68 W CHICAGO AVE
 ARCHITECT: [Faded]
 DATE: [Faded]
 SCALE: [Faded]

SITE PLAN - BASEMENT PLAN



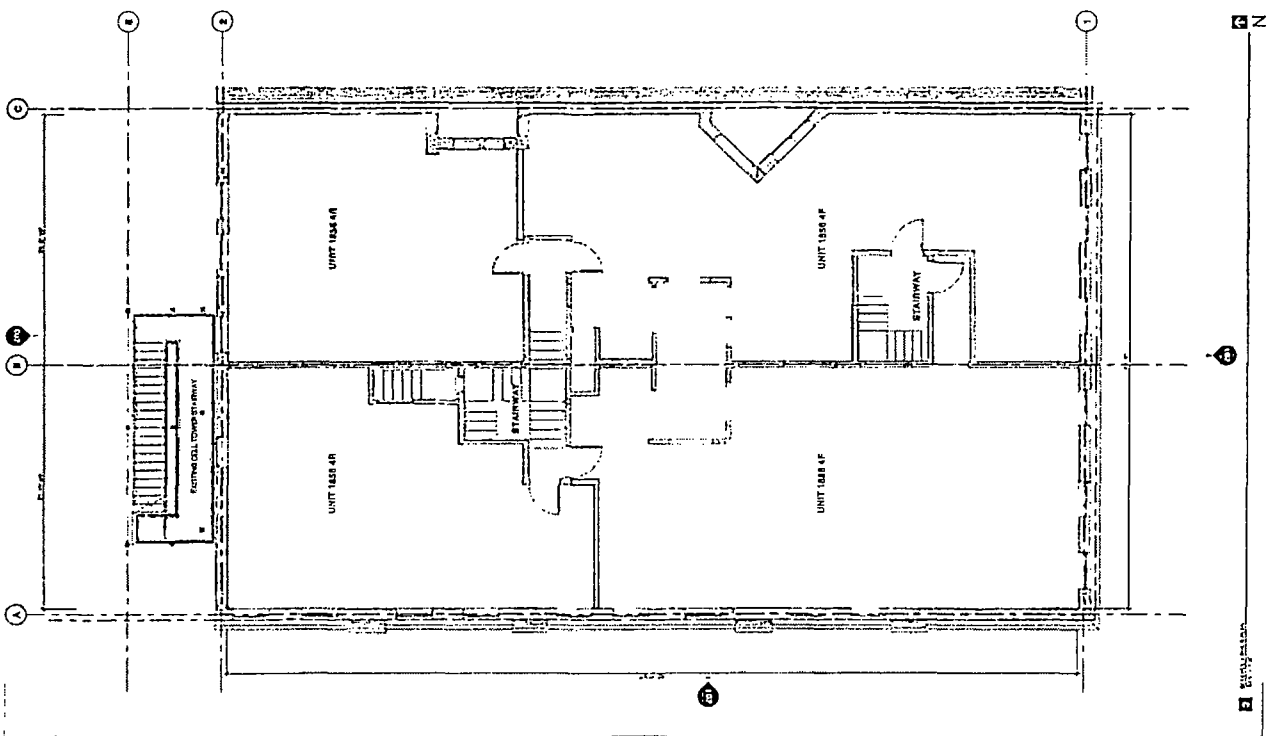
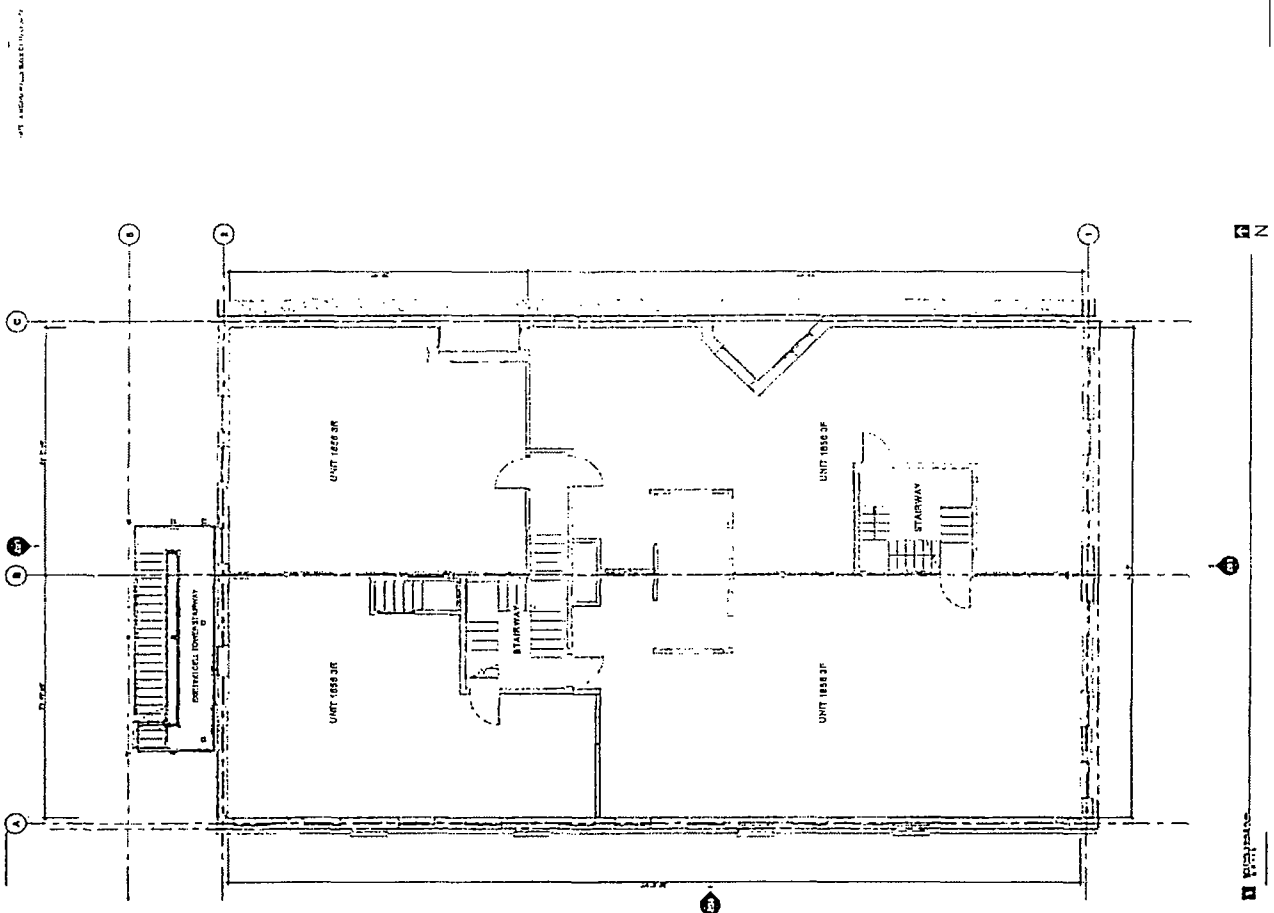
1866-68 W CHICAGO AVE
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 ARCHITECT: [Faded]
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SITE PLAN - BASEMENT PLAN



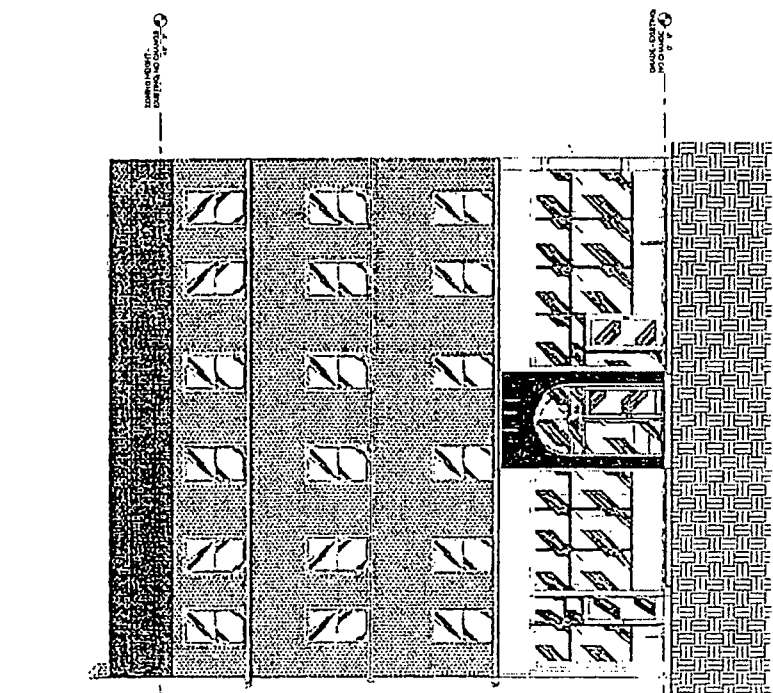
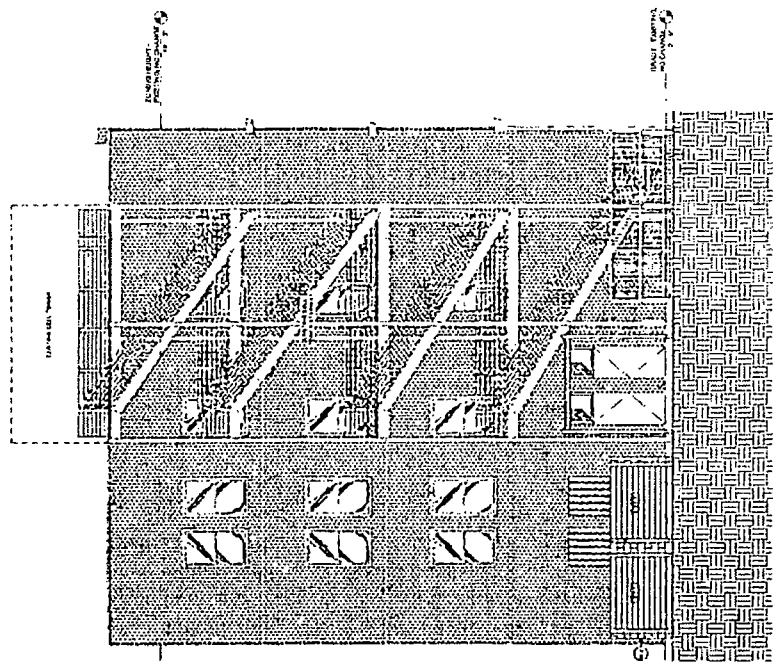
1856-58 W CHICAGO AVE
 PROJECT NO. 1856-58 W CHICAGO AVE
 DATE: 10/15/11
 ARCHITECT: [Faded]
 LEVEL 1 & 2 PLAN

1856-508 W CHICAGO AVE
PROJECT NUMBER
DATE
DRAWN BY
CHECKED BY
SCALE
LEVEL 3 & 4 PLAN



NO. 1000

NO. 1000



1886 S. W. CHICAGO AVE.



1886 S. W. CHICAGO AVE.

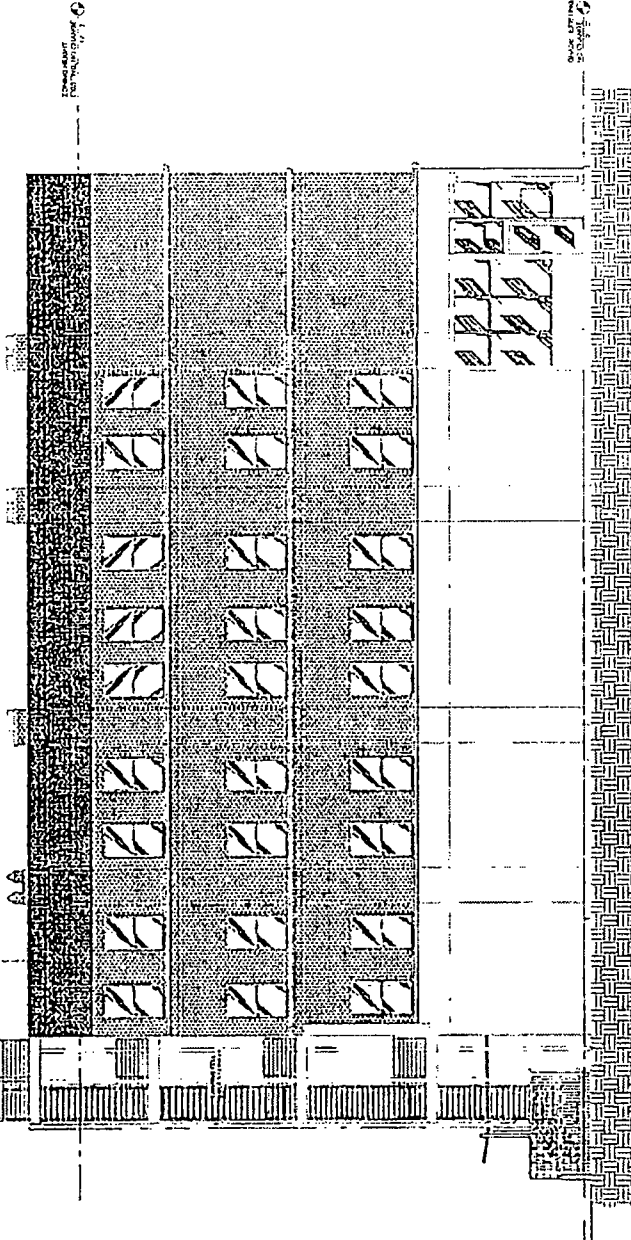
1886 S. W. CHICAGO AVE.

EXTERIOR NORTH ELEVATION SOUTH

PROJECT INFORMATION SHEET

DATE: 10/15/2014

PROJECT NO. 14-001



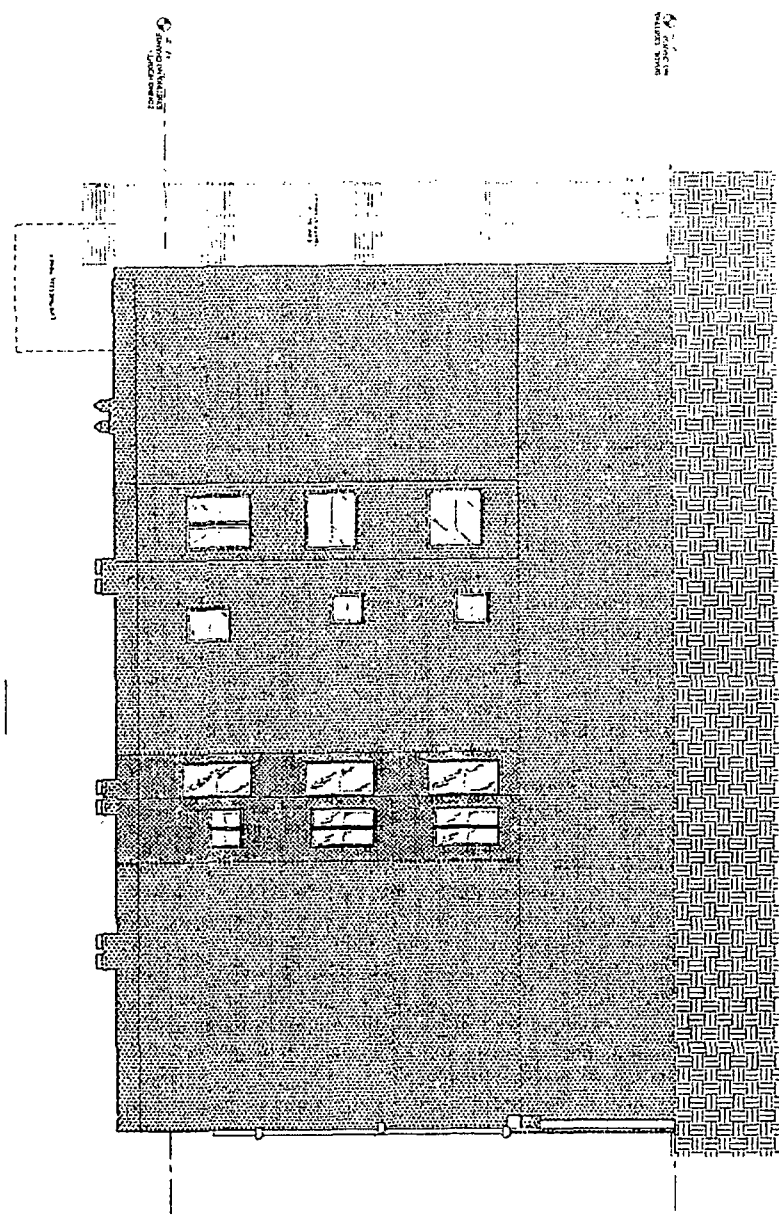
10/15/2014

EXTERIOR
ELEVATION - WEST

1856-58 W CHICAGO
AVE

Z04

1000 W. WASHINGTON ST.



1000 W. WASHINGTON ST.

1000 W. WASHINGTON ST.

1000 W. WASHINGTON ST.

1855-98 W CHICAGO AVE

EXTERIOR ELEVATION: EAST

Z05