



City of Chicago



SO2016-6345

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1542-1550 W Chicago Ave - App No. 18950T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18950 T1
SUB. JUST TO A TYPE1 INTRO DATE:
9-14-16

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 the B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 1-H in the area bounded by

the alley next north of and parallel to West Chicago Avenue; a line 142.91 feet east of and parallel to North Ashland Avenue; West Chicago Avenue; a line 51.97 feet east of and parallel to North Ashland Avenue; a line 117.40 feet north of and parallel to West Chicago Avenue; and the alley next east of and parallel to North Ashland Avenue,

to those of a B1-3 Neighborhood Shopping District and a corresponding uses 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.

Common address of property: 1542-1550 West Chicago Avenue

17-13-0303-C (1) Narrative Zoning Analysis – 1542-1550 W. Chicago Ave.

Narrative and Plans

Zoning: B1-3

Lot Area: 10,676.36 square feet

Use: The Applicant is proposing to develop the subject property with a new four-story mixed-use building containing a 2,250 square foot retail unit at grade and twenty-four (24) residential units above. The proposed building will be masonry construction. The proposed building will be 48 feet 3 inches in height. Onsite parking for twenty-one (21) cars will be provided at the rear of the subject lot.

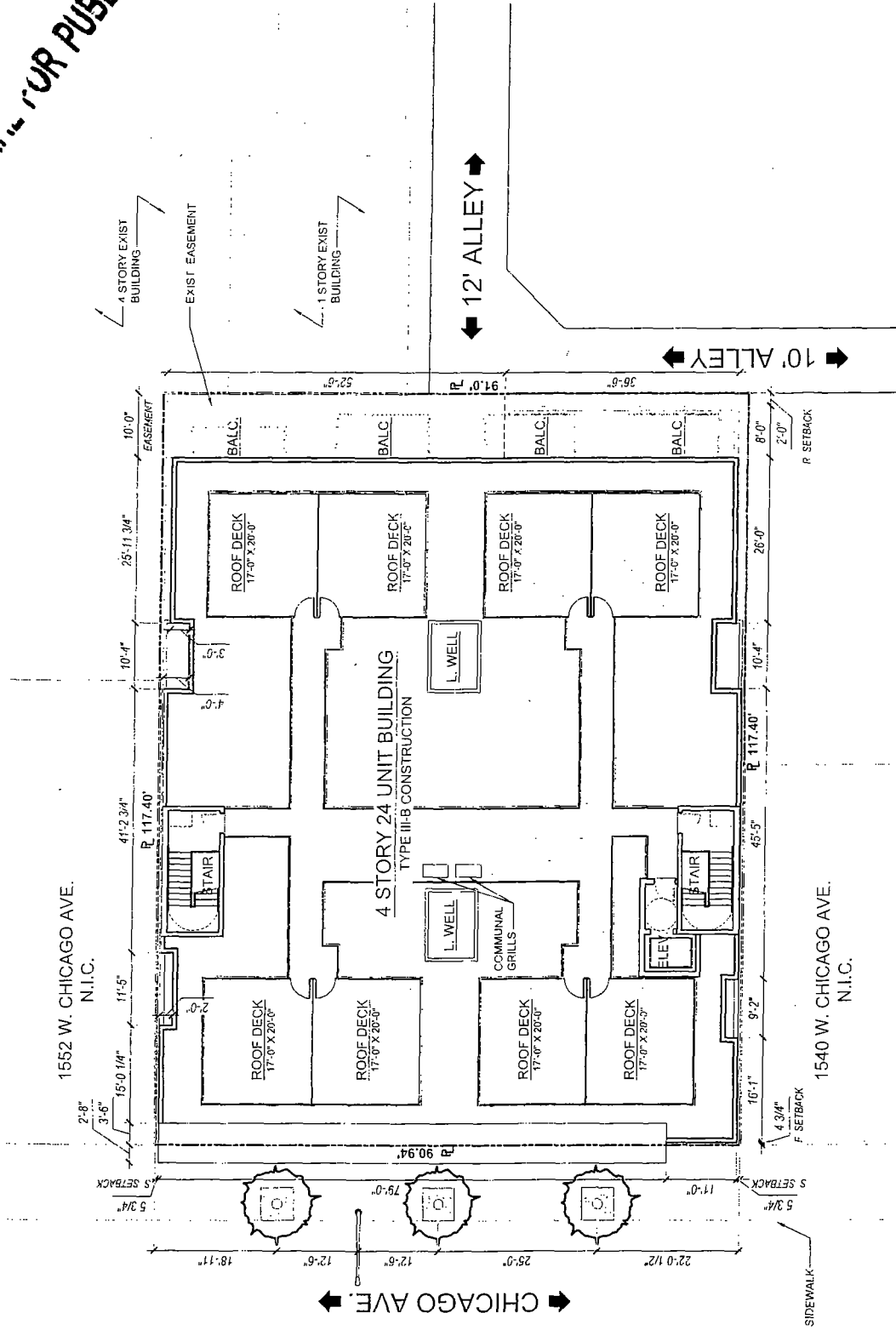
- (A) The Project's floor area ratio: 2.9
- (B) The project's density (Lot Area Per Dwelling Unit): 445 square feet per unit
- (C) The amount of off-street parking: 21 parking spaces (Variation required)
- (D) Setbacks:
 - 1. Front Setback: 0 feet
 - 2. Rear Setback: 2 feet (Variation required)
 - 3. Side Setbacks: 5 $\frac{3}{4}$ inches East side setback / 5 $\frac{3}{4}$ inches West side setback
- (E) Building Height: 48 feet 3 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

NOT FOR PUBLICATION

FOR PUBLICATION

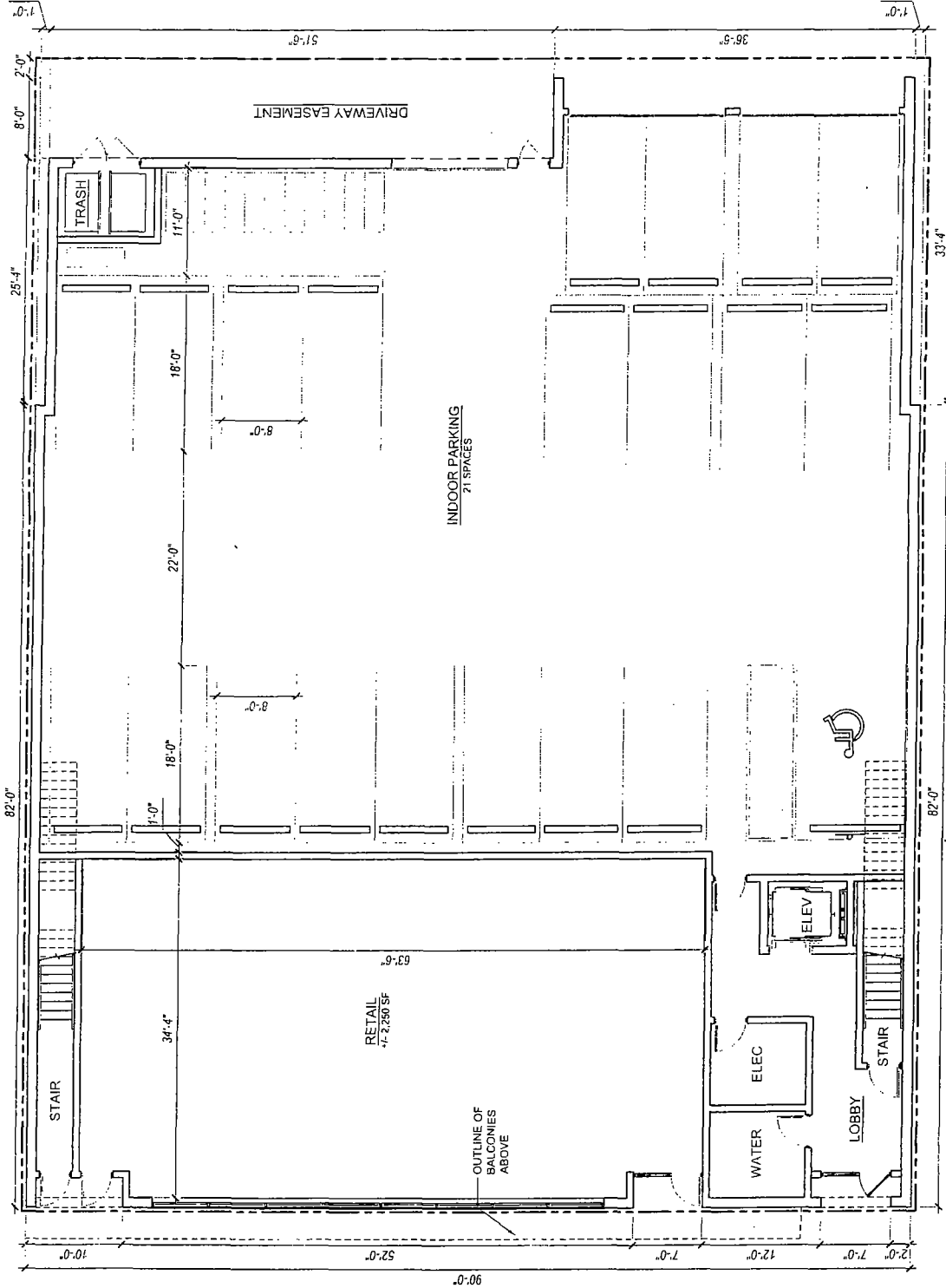


1 SITE PLAN
 SCALE: 1/16" = 1'-0"

1550 W. CHICAGO
 15/2-50 W. CHICAGO AVE.
 CHICAGO, ILLINOIS 60642

SPACE ARCHITECTS - PLANNERS
 ARCHITECTS - PLANNERS
 150 N. LAUREL ST. CHICAGO, IL 60610
 VERSION A1.1

FOR PUBLICATION



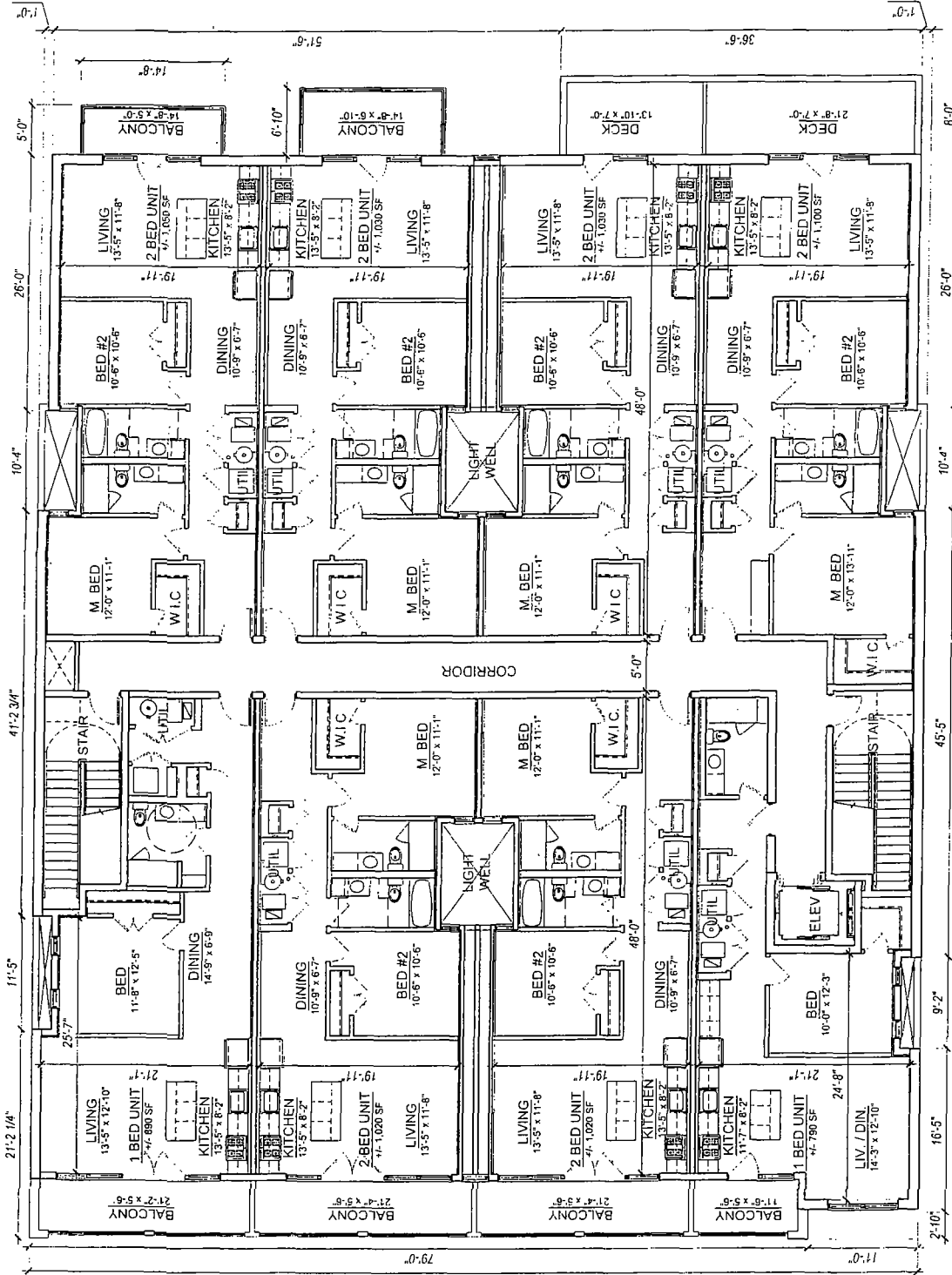
1 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

1550 W. CHICAGO
1542-50 W. CHICAGO AVE.
CHICAGO, ILLINOIS 60642

SPACE ARCHITECTS - PLANNERS
114 WEST WASHINGTON
CHICAGO, ILLINOIS 60604

VERSION A1.2

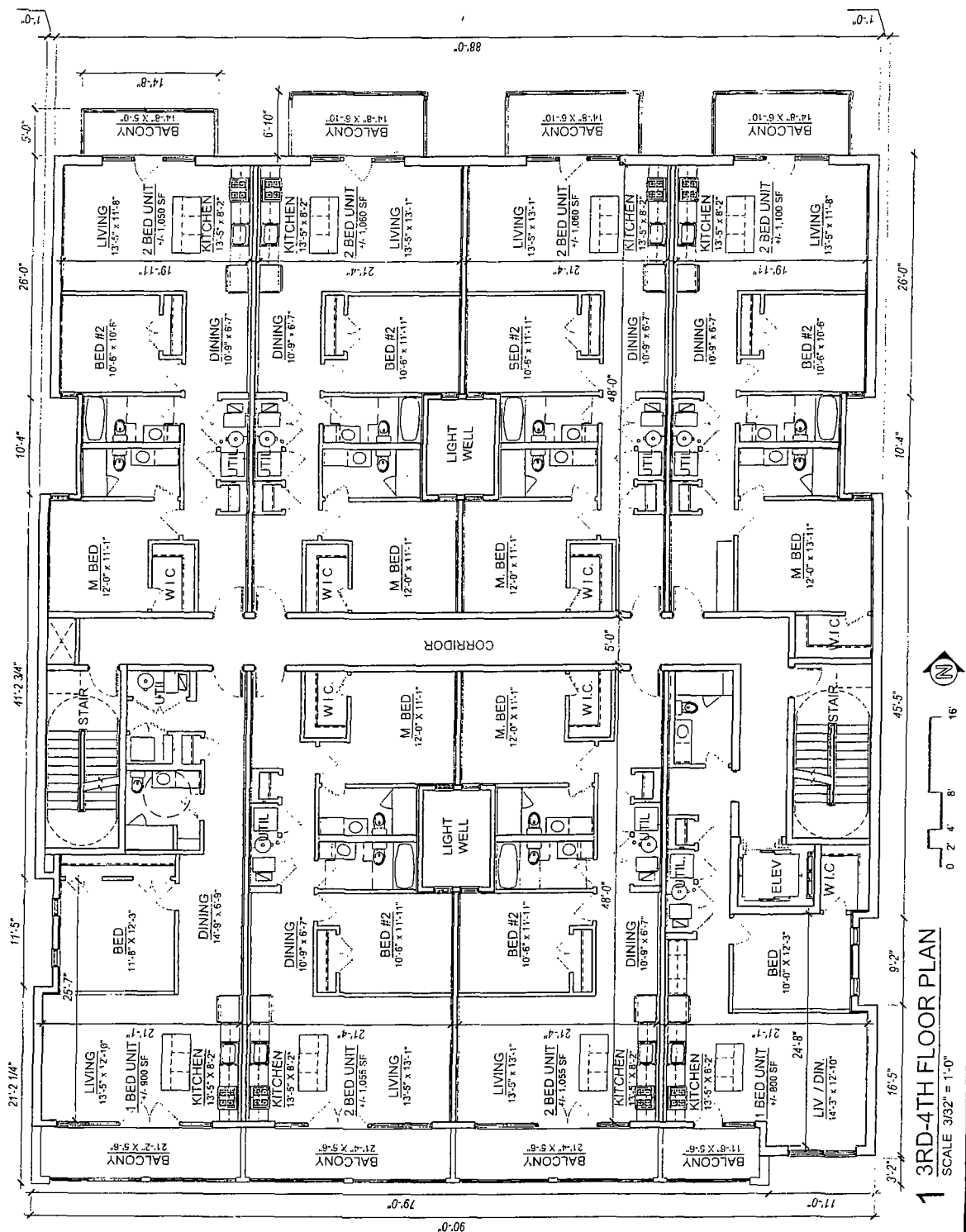
NOT FOR PUBLICATION



1 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

1550 W. CHICAGO
1542-50 W. CHICAGO AVE
CHICAGO, ILLINOIS 60642
OWNER: HYDRO-RECYCLE, LLP

FOR PUBLICATION



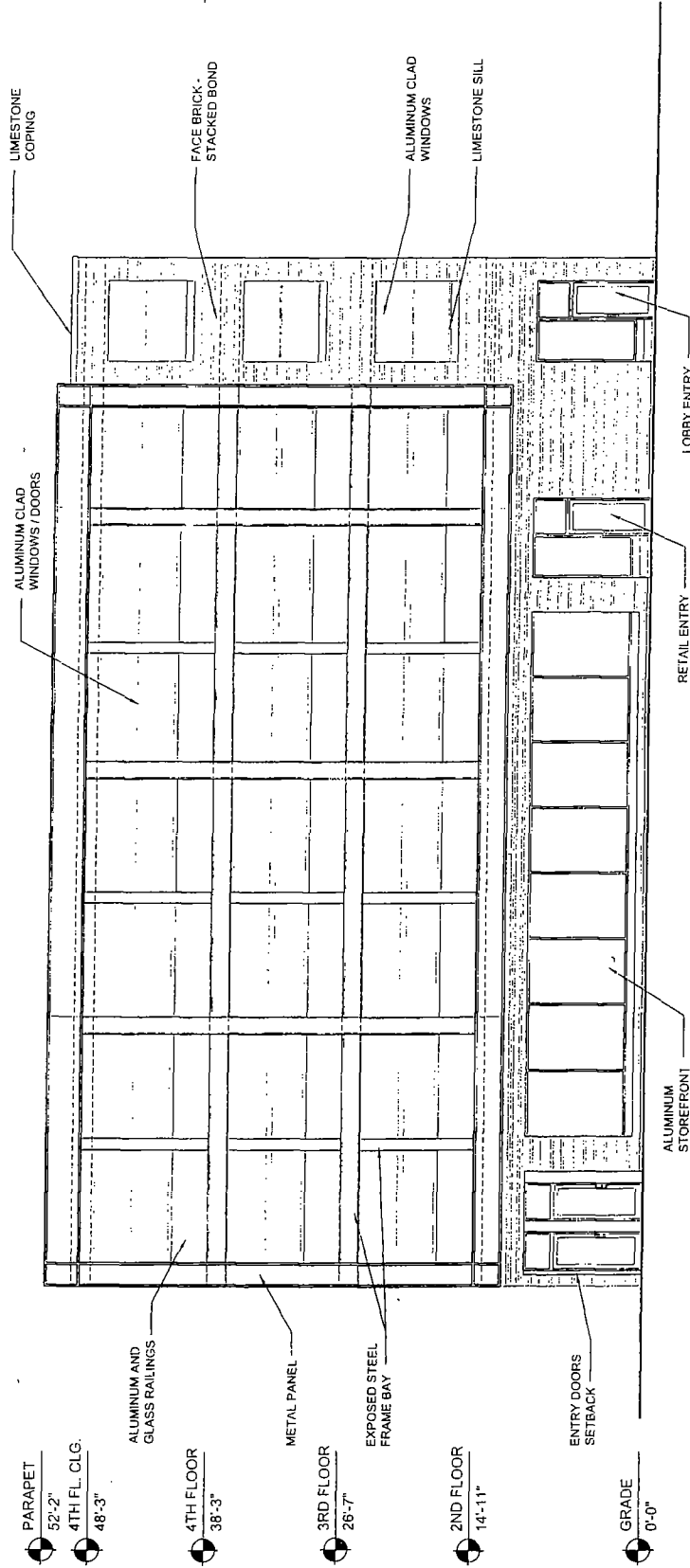
1 3RD-4TH FLOOR PLAN
SCALE 3/32" = 1'-0"



1550 W. CHICAGO
1542-50 W. CHICAGO AVE.
CHICAGO, ILLINOIS 60642

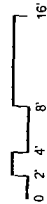
SPACE VERSION
ARCHITECTS - PLANNERS
A1.4

FOR PUBLICATION



1 SOUTH ELEVATION

SCALE: 1" = 10'-0"

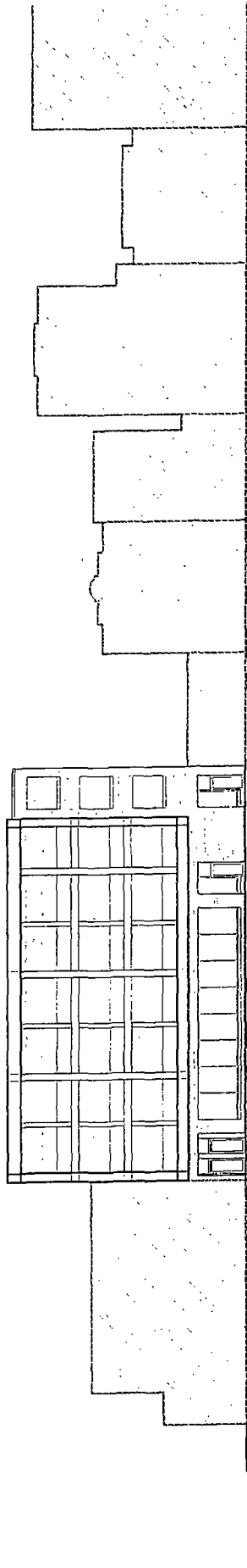


1550 W. CHICAGO
 1542-50 W. CHICAGO AVE.
 CHICAGO, ILLINOIS 60642

Professional Seals

SPACE ARCHITECTS - PLANNERS
 1542-50 W. CHICAGO AVE.
 CHICAGO, ILLINOIS 60642
 VERSION A2.0

FOR THE PUBLICATION



1552 W CHICAGO 1540 W CHICAGO 1538 W CHICAGO 1536 W CHICAGO 1532 W CHICAGO 1530 W CHICAGO 1528 W CHICAGO

1542-1550 W CHICAGO
(SUBJECT SITE)

ASHLAND AVE

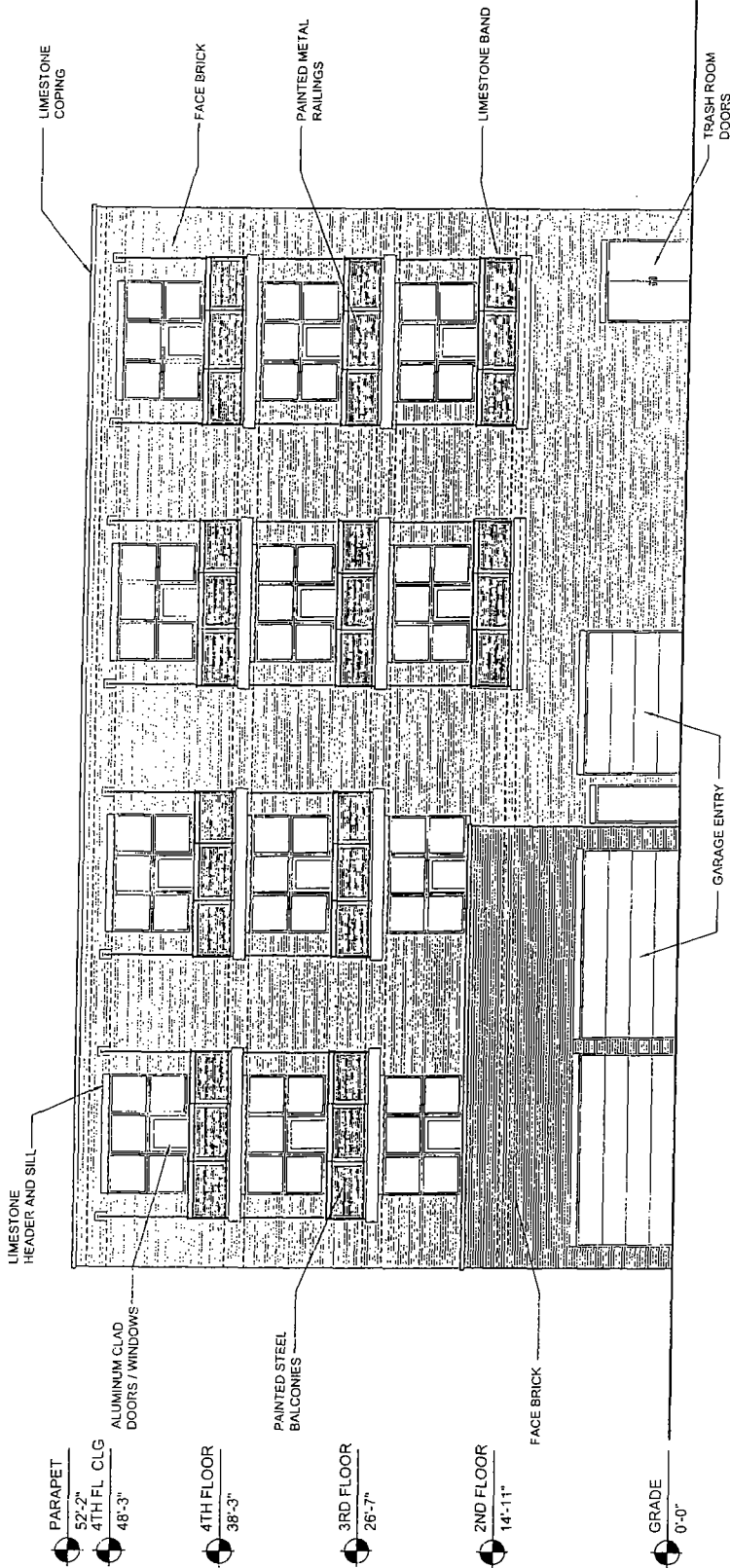
1 W. CHICAGO AVE. STREETSCAPE
NTS.

1550 W. CHICAGO
1542-50 W. CHICAGO AVE.
CHICAGO, ILLINOIS 60642

SPACE ARCHITECTS - PLANNERS
1500 N. LAKE SHORE DRIVE
EAST WHEELING, ILLINOIS 60018

VERSION
A2.1

FOR PUBLICATION



2 NORTH ELEVATION

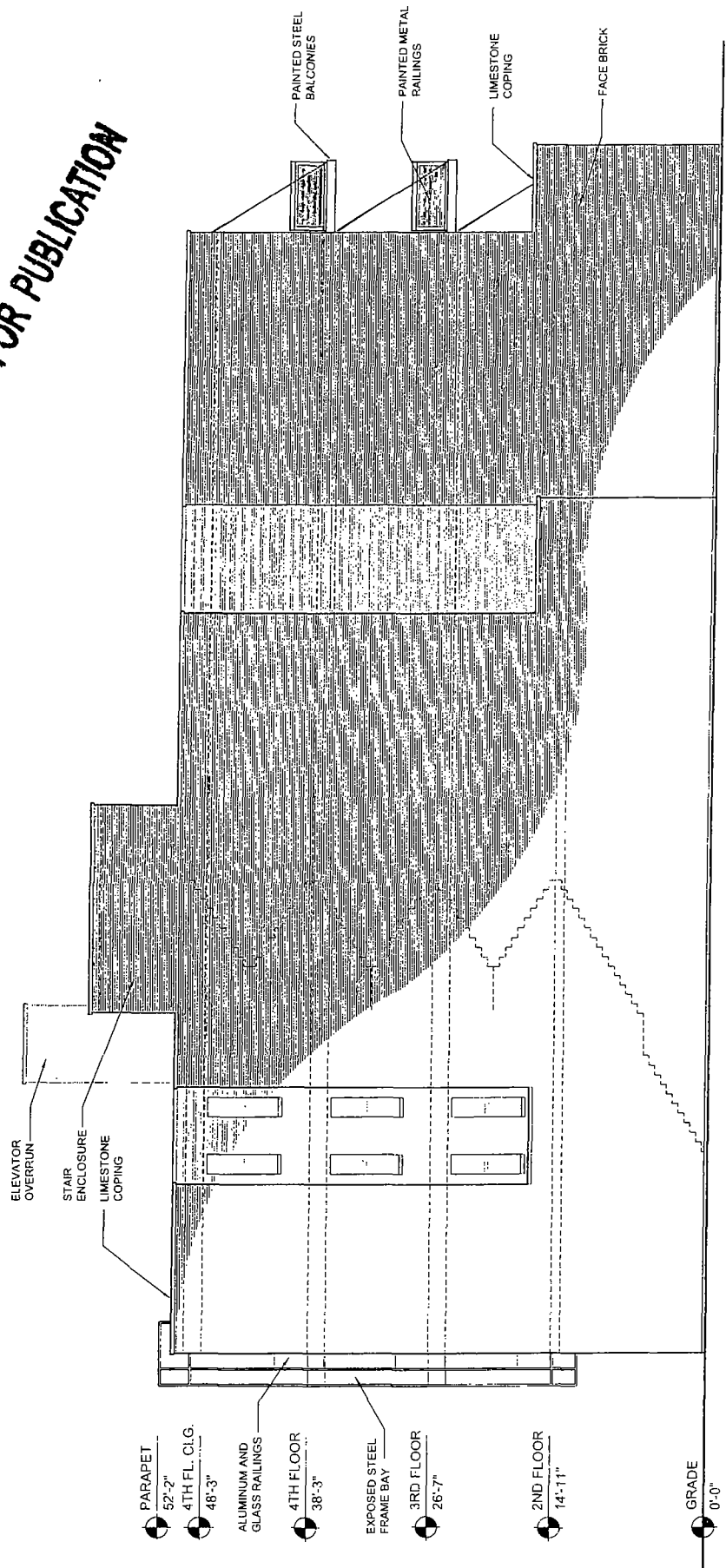
SCALE 1" = 10'-0"



1550 W. CHICAGO
 1542-50 W. CHICAGO AVE.
 CHICAGO, ILLINOIS 60642

SPACE ARCHITECTS - PLANNERS
 ARCHITECTS - PLANNERS
 VERSION A2.2

FOR PUBLICATION



1 EAST ELEVATION

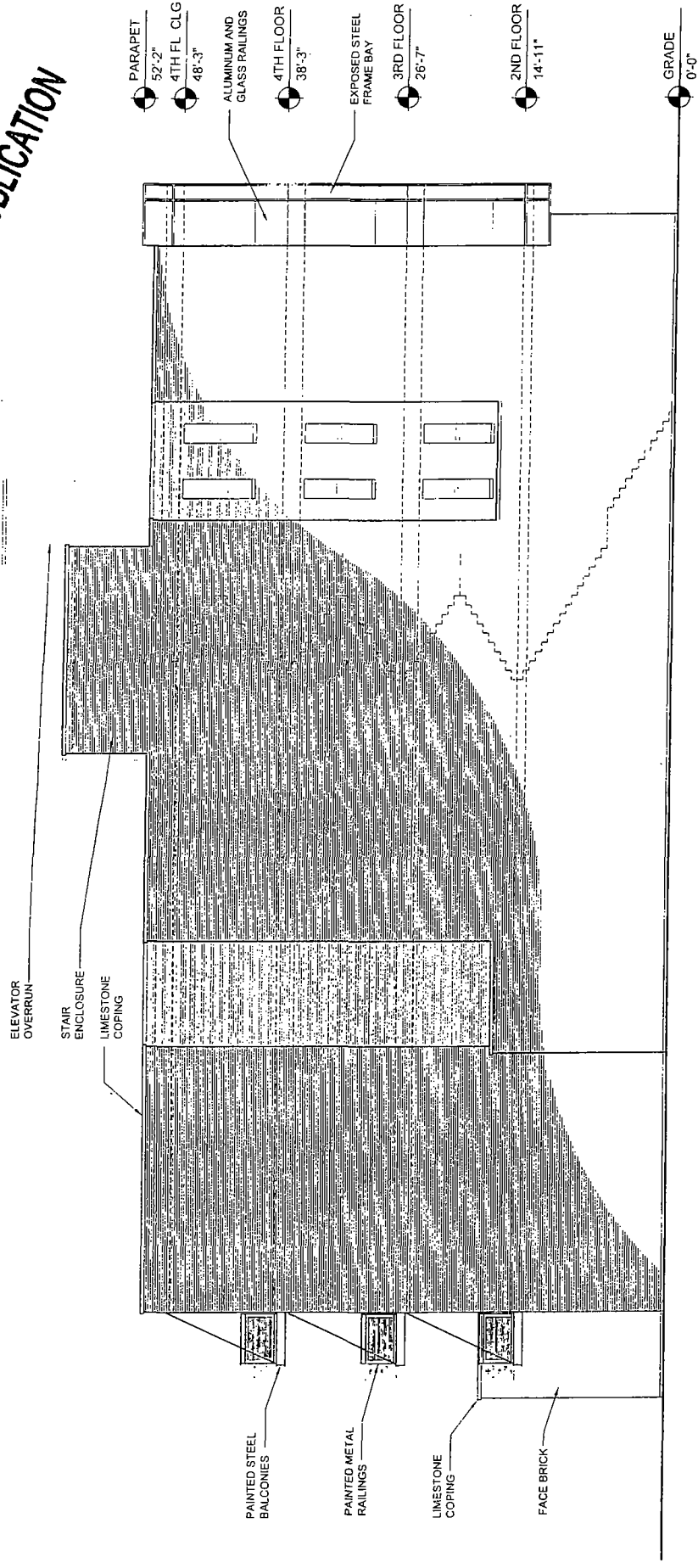
SCALE: 1" = 10'-0"



1550 W. CHICAGO
 1542-50 W. CHICAGO AVE.
 CHICAGO, ILLINOIS 60642

SPACE ARCHITECTS - PLANNERS
 1100 N. LAUREL STREET, SUITE 200
 CHICAGO, IL 60610
 VERSION A2.3

FOR PUBLICATION



1 WEST ELEVATION
SCALE: 1" = 10'-0"



1550 W. CHICAGO
1542-50 W. CHICAGO AVE
CHICAGO, ILLINOIS 60642

SPACE ARCHITECTS - PLANNERS
VERSION A2.4