



# City of Chicago



O2018-8017

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/31/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-H at 1749 W Chicago Ave - App No. 19830T1
<b>Committee(s) Assignment:</b>	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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map No 1-H in the area bounded by:

West Chicago Avenue; a line 125.0 feet east of and parallel to North Wood Street; the public alley next south of and parallel to West Chicago Avenue; and a line 100.0 feet east of and parallel to North Wood Street.

To those of a B2-3 Neighborhood Mixed-Use District and an accompanying use district is hereby established in the area described above.

SECTION 2. This ordinance takes effect after its passage and due publication.

**Common Address of the Property:** 1749 West Chicago Avenue

**FINAL FOR PUBLICATION**

PROJECT NARRATIVE AND PLANS  
1749 West Chicago Avenue

The Applicant requests a zoning change for the property located at 1749 West Chicago Avenue from the B1-2 Neighborhood Shopping District to the B2-3 Neighborhood Mixed-Use District in order to legalize the fifth unit in an existing five dwelling unit mixed-use building and to establish a sixth residential unit on the ground floor. The proposed development will also have a 1,337 foot commercial/retail space on the ground floor. The existing development has two parking spaces. The proposed development will add one parking space for a total of three parking spaces. The applicant will seek a variation to reduce the required number of parking spaces by one parking space based on the addition of 2 residential units onsite. The applicant will also seek a variation to increase the maximum permitted height of the building from the required 50.0 feet to the proposed 52.0 feet.

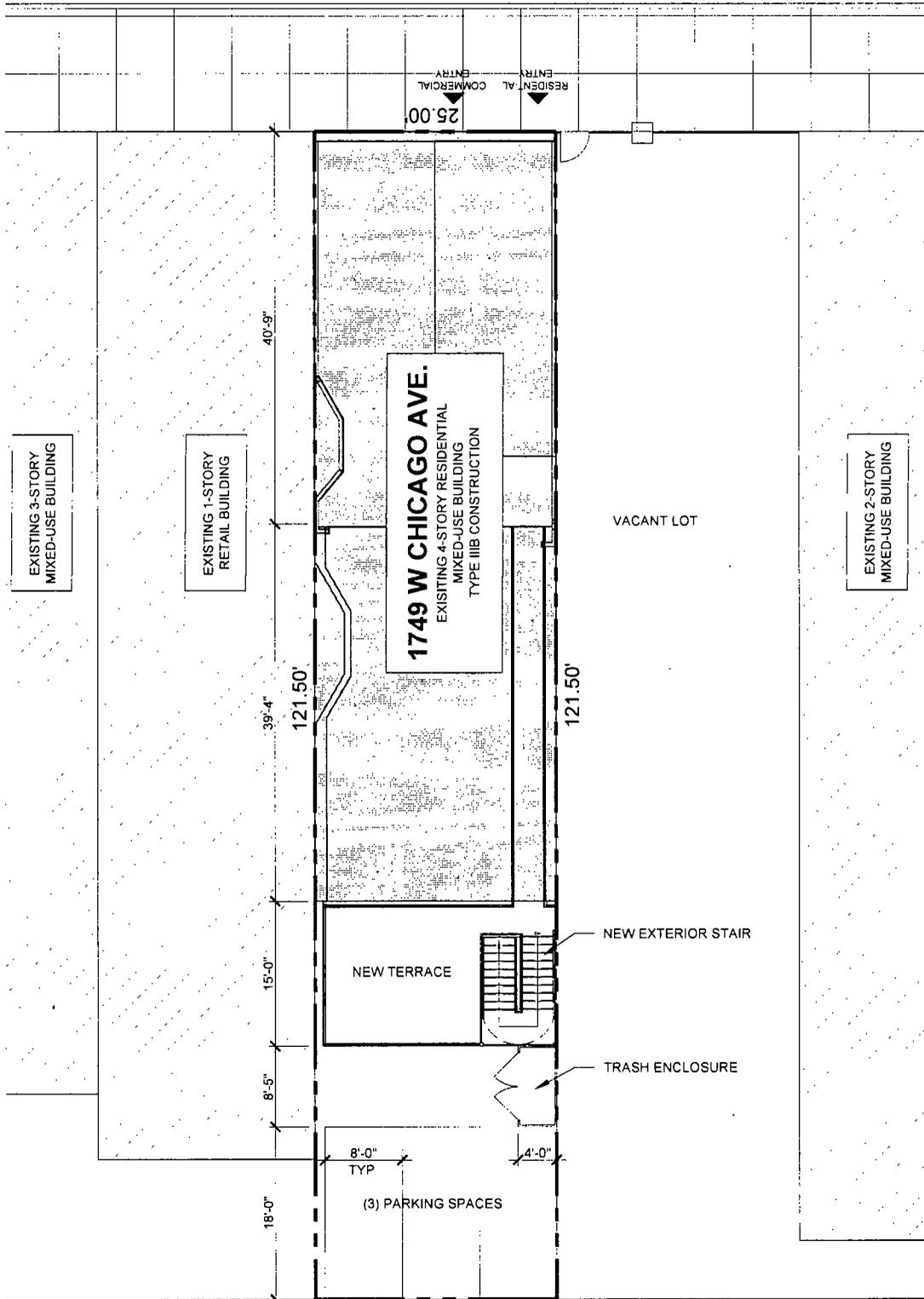
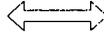
<b>Floor Area Ratio</b>	2.34
<b>Building Square Footage</b>	7052 square feet
<b>Off-Street Parking</b>	3 parking spaces*
<b>Bicycle Parking Spaces</b>	0
<b>Setbacks:</b>	
<b>Front:</b>	0 feet
<b>Side (east)</b>	0 feet
<b>Side (west)</b>	0 feet
<b>Rear</b>	41 feet, 5 inches
<b>Building Height</b>	52 feet*
<b>Lot Size</b>	3012.5 square feet

\*Applicant will seek a variation as to these items as necessary

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W CHICAGO AVE

TWO-WAY TRAFFIC



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SITE PLAN



STOCKING URBAN, LLC  
DEVELOPER

AUGUST 30, 2018

1749 W CHICAGO AVE.  
CHICAGO, IL 60622

SULLIVAN  
GOULETTE  
& WILSON  
ARCHITECTS  
CORPORATE 2018 SULLIVAN GOULETTE & WILSON, LLC

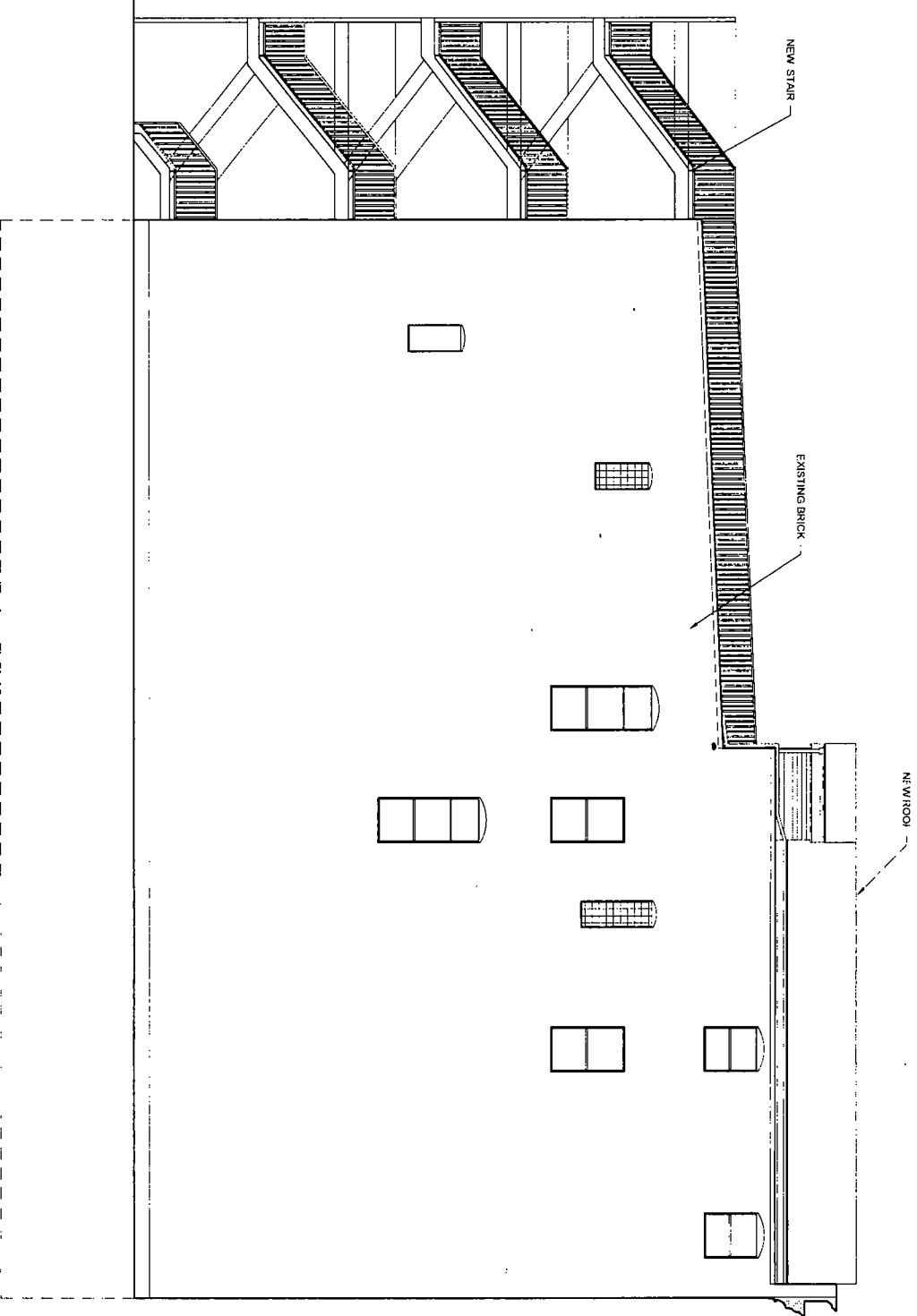
MEDIAN ROOF LEVEL  
EL. 52'-0"

4TH FLOOR  
EL. 40'-11" V.I.F

3RD FLOOR  
EL. 28'-7" V.I.F

2ND FLOOR  
EL. 15'-10" V.I.F

GROUND FLOOR  
EL. 0'-0"



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STOCKING URBAN, LLC  
DEVELOPER/OWNER  
AUGUST 30, 2018

1749 W CHICAGO AVE.  
CHICAGO, IL 60622



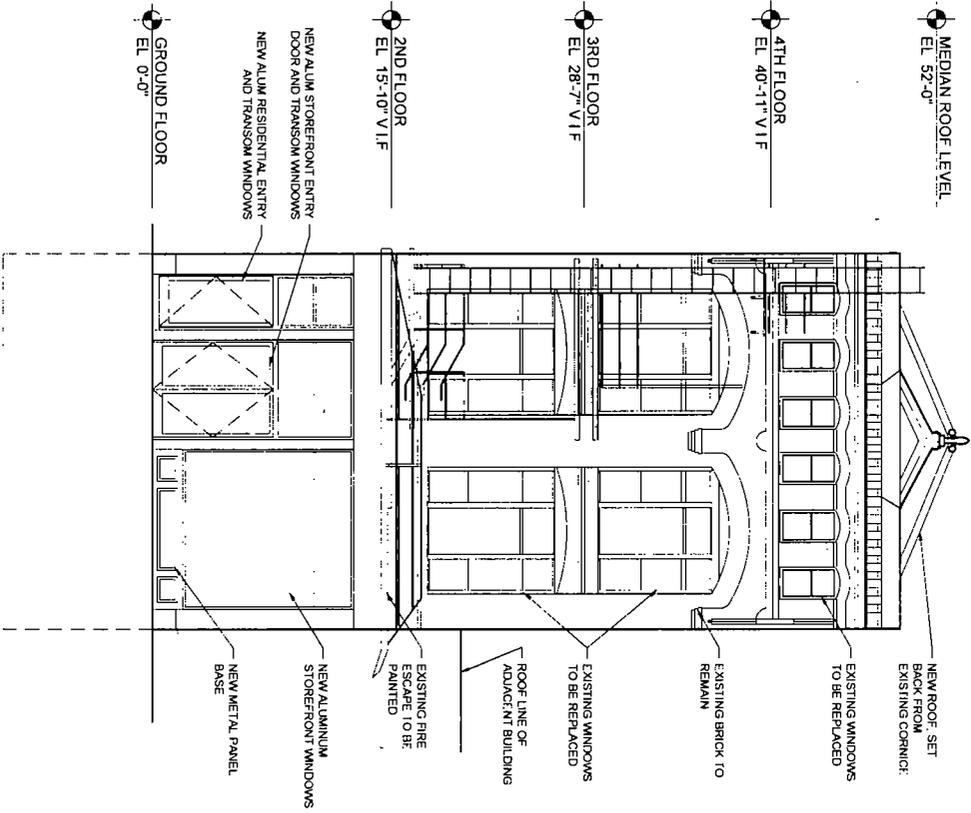
SULLIVAN  
 GOULLETTE  
 & WILSON  
 ARCHITECTS  
 100 N. LAUREL STREET, SUITE 1000  
 CHICAGO, IL 60610

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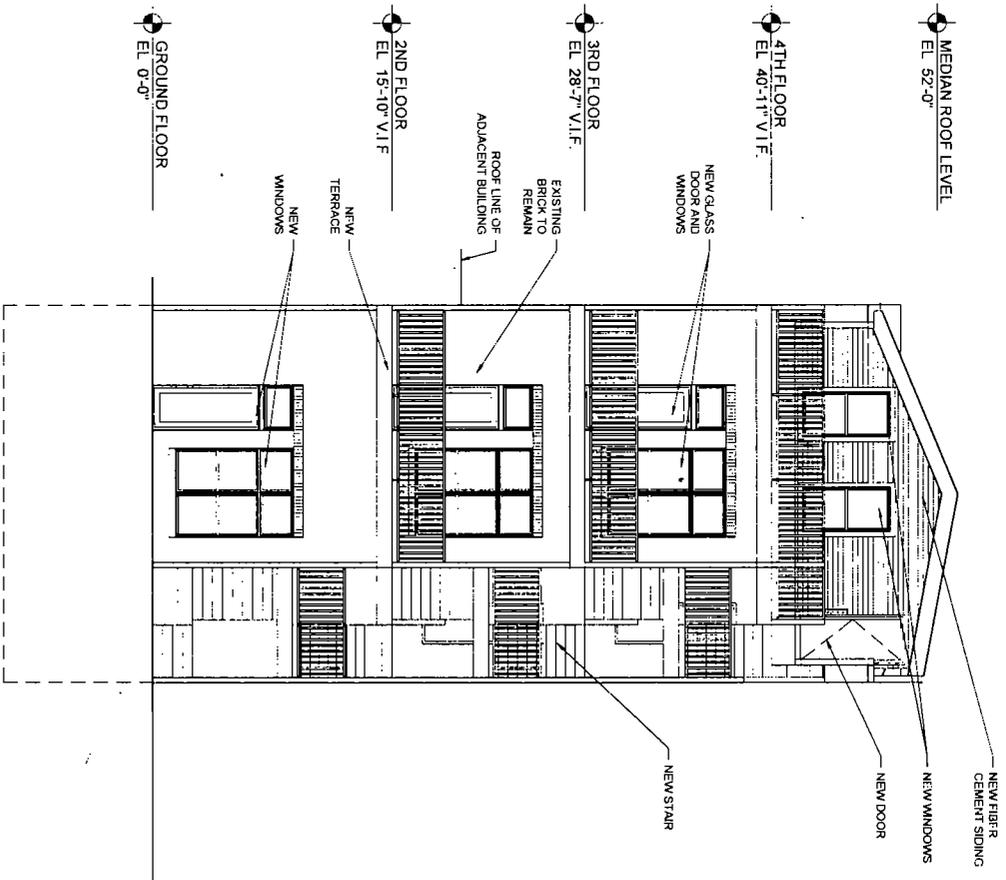
**1749 W CHICAGO AVE.**  
 CHICAGO, IL 60622



NORTH ELEVATION



SOUTH ELEVATION



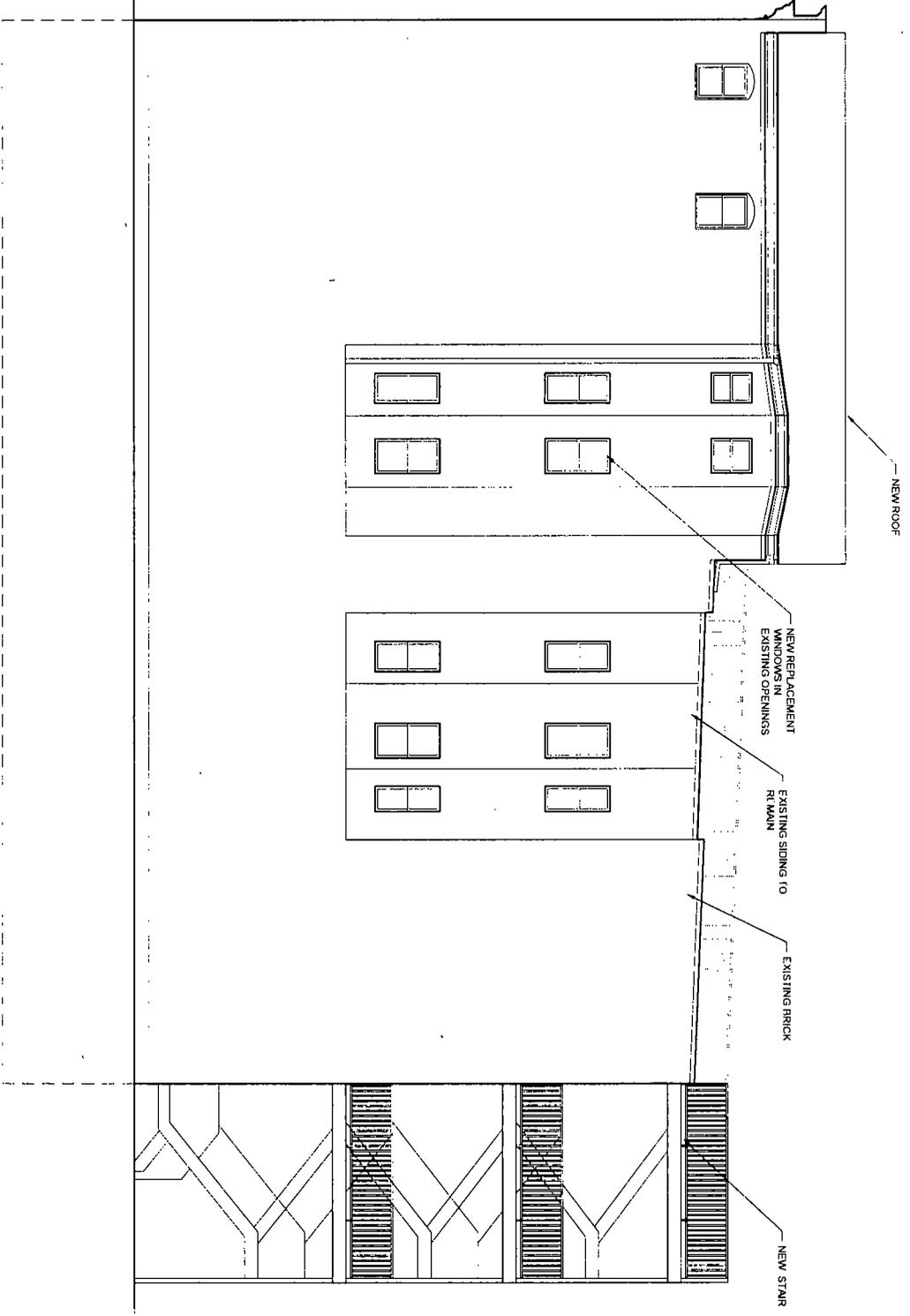
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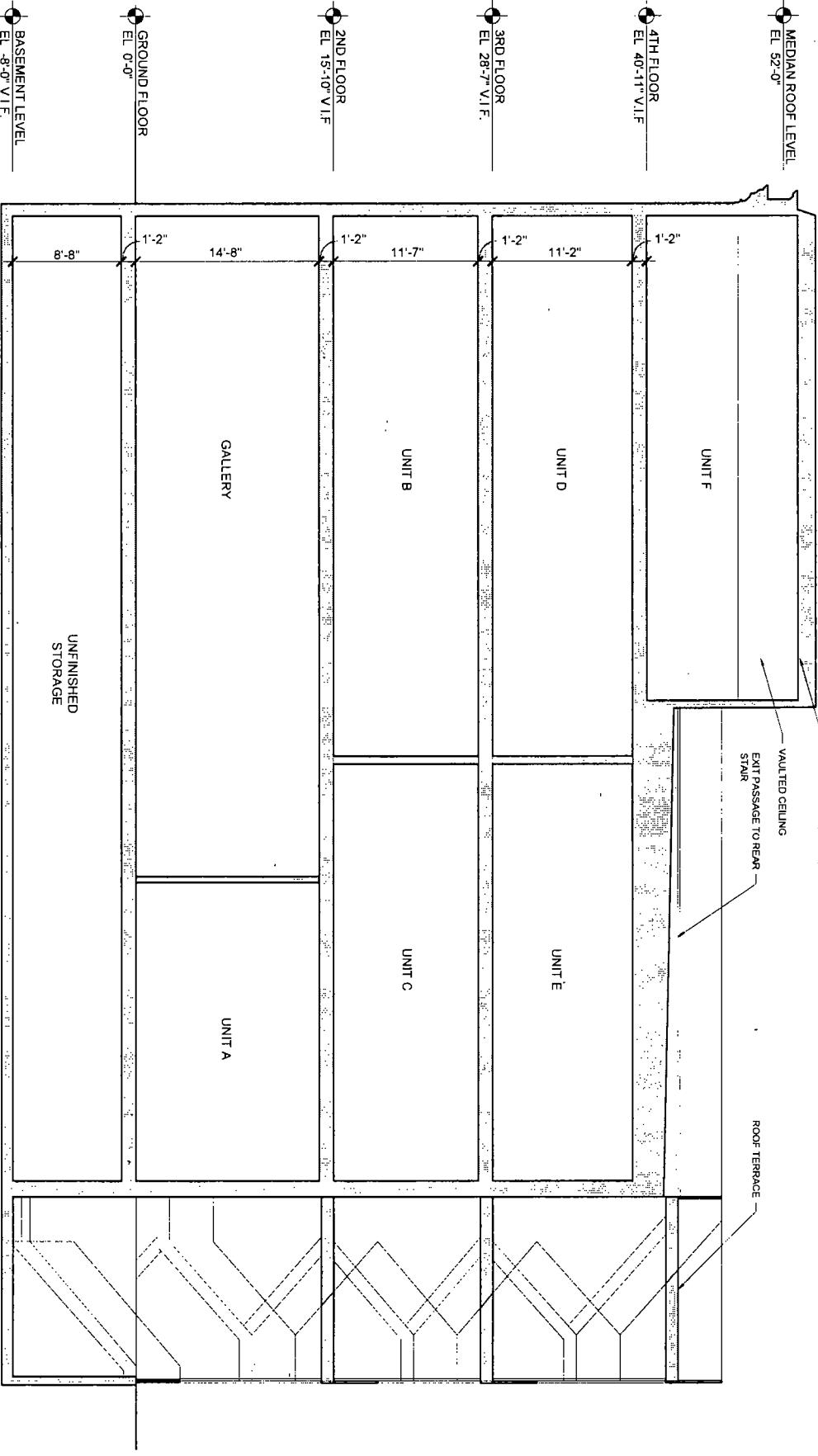


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STOCKING URBAN, LLC  
DEVELOPER/OWNER  
AUGUST 30, 2018

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