



# City of Chicago



SO2021-3930

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-H at 1744 to 1754 W Addison St and 3601 to 3613 N Ravenswood Ave - App No. 20815T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## 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 RS-3 Residential Single-Unit (Detached House) District and C1-2, Neighborhood Commercial District symbols and indications as shown on Map No. 9-H in the area bounded by

The alley next north of and parallel to West Addison Street; a line 124.50 feet east of and parallel to North Ravenswood Avenue; West Addison Street; and North Ravenswood Avenue

to those of a B3-3 Community Shopping District.

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

Address: 1744 to 1754 West Addison Street; 3601 to 3613 North Ravenswood Avenue, Chicago, Illinois

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

SUBJECT PROPERTY: 1744 TO 1754 WEST ADDISON STREET; 3601 TO 3613 NORTH RAVENSWOOD AVENUE, CHICAGO, ILLINOIS

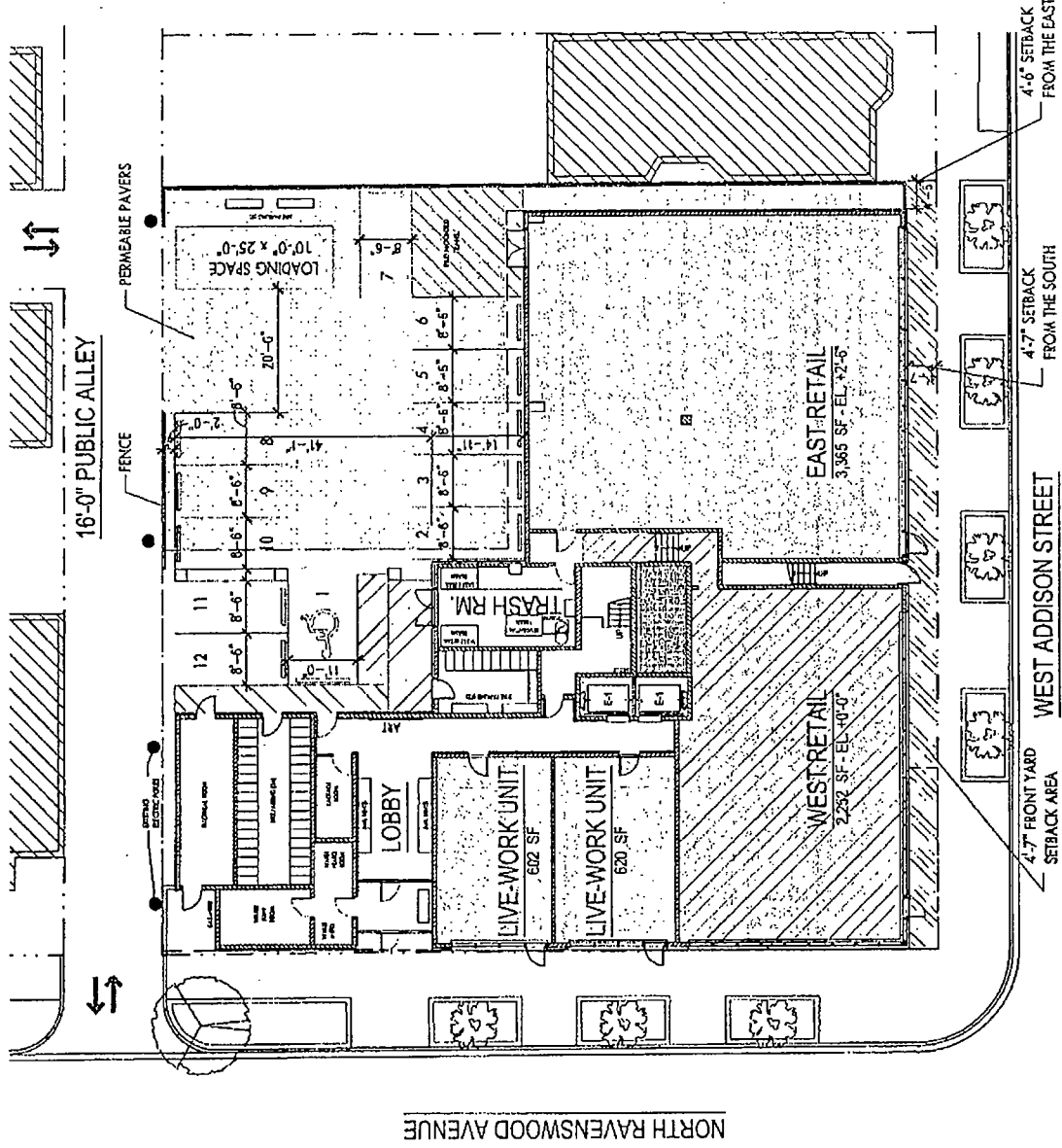
ZONING: B3-3 COMMUNITY SHOPPING DISTRICT, TYPE 1.

LOT AREA: 15,562.5 SQ. FT.

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH TWO MULTI—UNIT RESIDENTIAL BUILDINGS AND A SINGLE STORY COMMERCIAL/RETAIL BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP THE PROPERTY TO DEVELOP A 70' TALL, MIXED-USE, TRANSIT ORIENTED DEVELOPMENT WITH 52 DWELLING UNITS (INCLUDING TWO BUSINESS LIVE WORK UNITS WITH APPROXIMATELY 400 TOTAL SQUARE FEET OF WORK SPACE ON THE GROUND FLOOR WHICH REQUIRES A SPECIAL USE PURSUANT TO 17-3-0207-TT AND 17-13-0900 OF THE CHICAGO ZONING ORDINANCE), APPROXIMATELY 5,800 SQUARE FEET OF GROUND FLOOR COMMERCIAL/RETAIL SPACE AND 12 OFF-STREET PARKING SPACES.

- (A) FLOOR AREA RATIO: 3.65 (3.0 BASE FAR PLUS 0.65 FAR PURSUANT TO SECTION 17-3-0403-C). TOTAL FLOOR AREA IS 56,803 SQUARE FEET
- (B) MINIMUM LOT AREA: 6 EFFICIENCIES UNITS X 200 SQUARE FEET (1,200 SQUARE FEET) AND 46 STANDARD UNITS X 300 SQUARE FEET (13,800) FOR 15,000 SQUARE FEET OF MLA UTILIZED ALL PURSUANT TO SECTION 17-3-0402-B
- (C) THE AMOUNT OF OFF-STREET PARKING: 12. APPLICANT IS SEEKING A PARKING REDUCTION BASED ON ITS STANDING AS A TRANSIT SERVED LOCATION
- (D) SETBACKS:
  - A. FRONT SETBACK: 0 FEET, 0 INCHES. VARIATION REQUIRED PURSUANT TO SECTION 17-13-1101
  - B. REAR SETBACK: 0 FEET, 0 INCHES. VARIATION REQUIRED PURSUANT TO SECTION 17-13-1101
  - C. SIDE SETBACKS: 0 FEET, 0 INCHES (WEST) AND 4 FEET, 6 INCHES (EAST)
  - D. BUILDING HEIGHT: 70 FEET
  - E. NUMBER OF OFF-STREET LOADING BERTHS: 1 10' X 25'

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\* FLOOR CONFIGURATION  
SUBJECT TO CHANGE

Level 1 Floor Plan

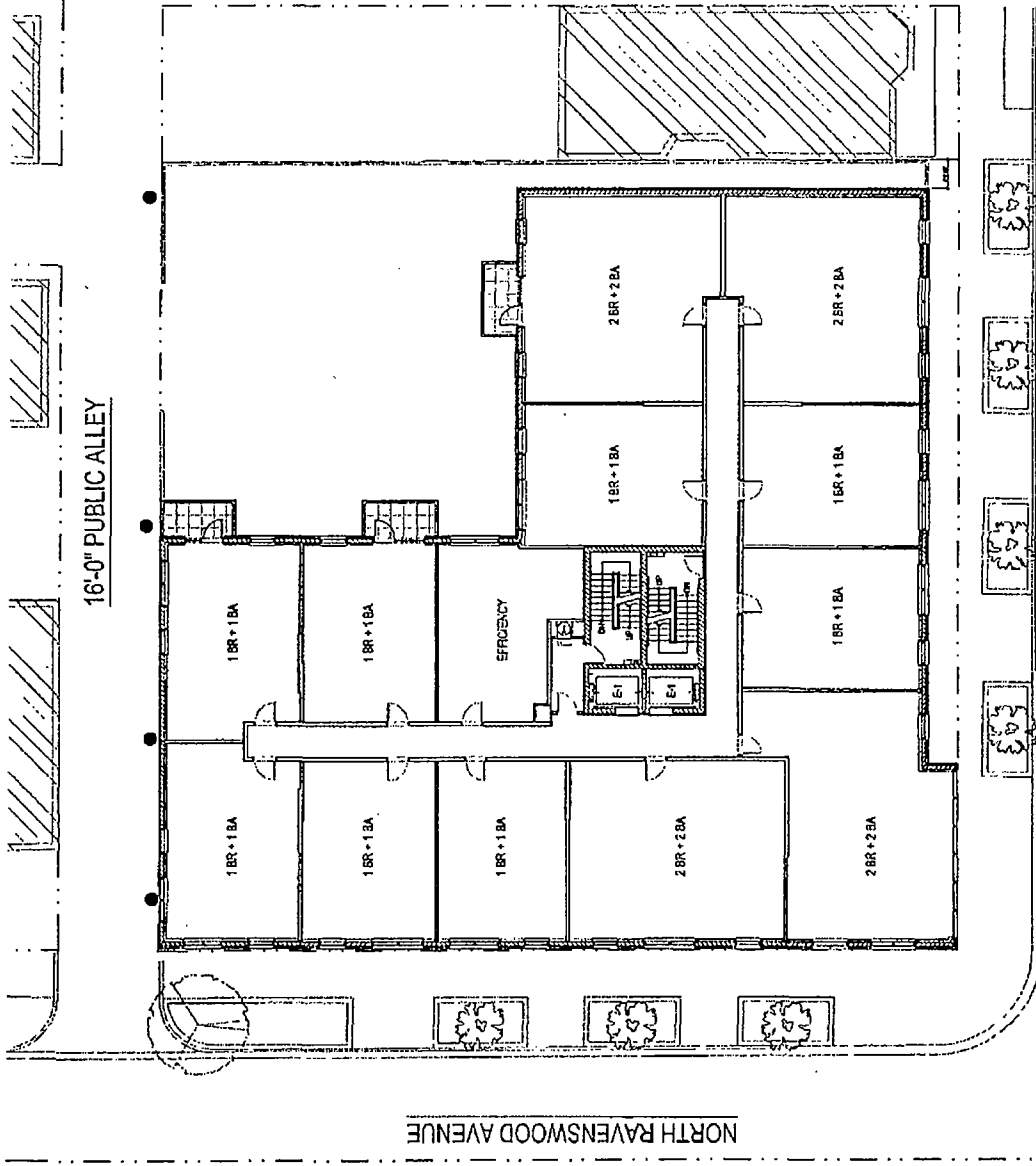


AS PERMITTED

**Hirsch|MPG**  
ARCHITECTURE + PLANNING

**STOCKING URBAN**  
CONSTRUCTION

1111 North Ravenswood Street  
Chicago, Illinois 60642  
Addison and Ravenswood  
Chicago, Illinois 60641



\* FLOOR CONFIGURATION SUBJECT TO CHANGE

Level: 2-4 Floor Plan

WEST ADDISON STREET

16'-0" PUBLIC ALLEY

NORTH RAVENSWOOD AVENUE



SCHEMATIC

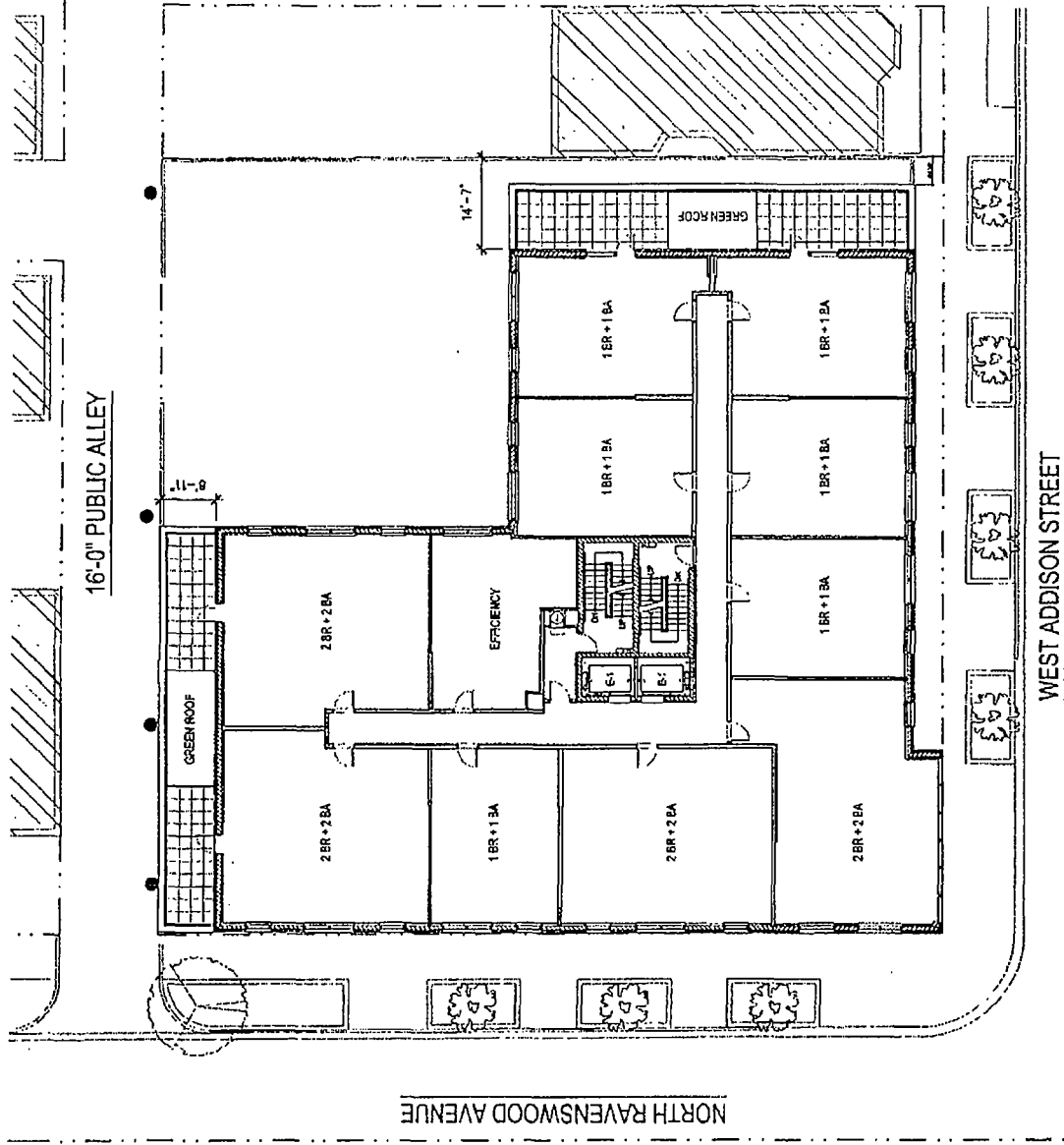
CONSTRUCTION STOCKING URBAN

ADDISON DISTRICT  
Addison and Ravenswood  
Chicago, IL

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\* FLOOR CONFIGURATION SUBJECT TO CHANGE

Level 5 Floor Plan



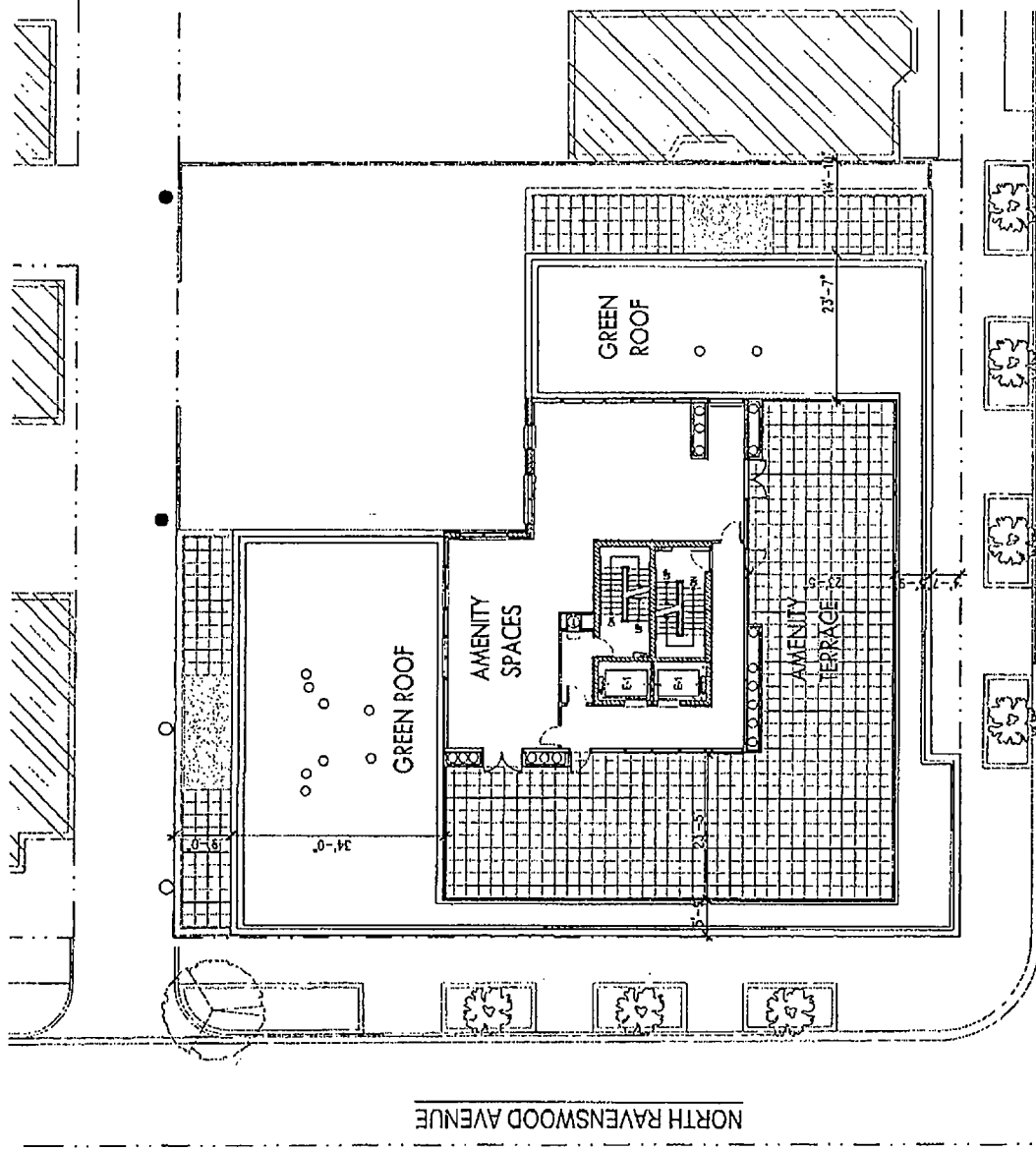
SCIENCE

STOCKING URBAN  
CONSTRUCTION

1600 N. RAVENSWOOD AVE  
CHICAGO, ILL 60642  
312.261.1100  
www.stockingurban.com

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\* FLOOR CONFIGURATION SUBJECT TO CHANGE

Roof Level Floor Plan

WEST ADDISON STREET

NORTH RAVENSWOOD AVENUE



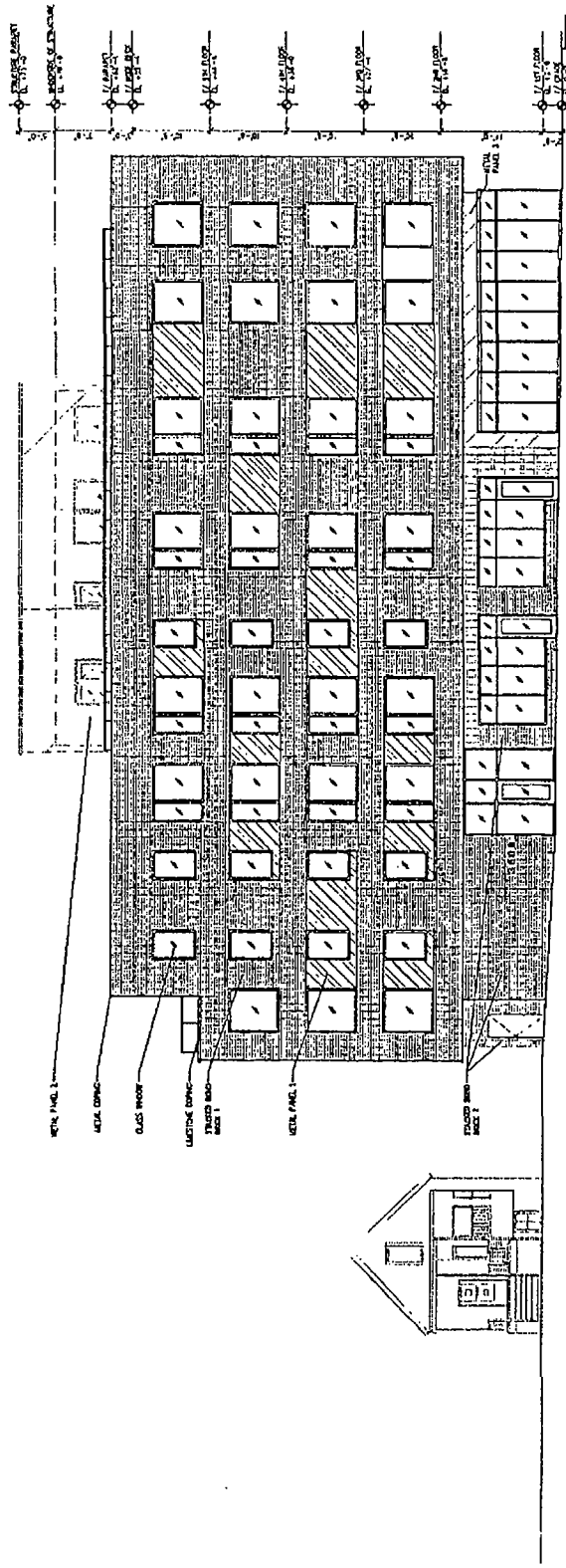
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CONSTRUCTION  
Addison and Ravenswood  
Chicago, Illinois

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West Elevation

Scale: 1/16" = 1'-0"

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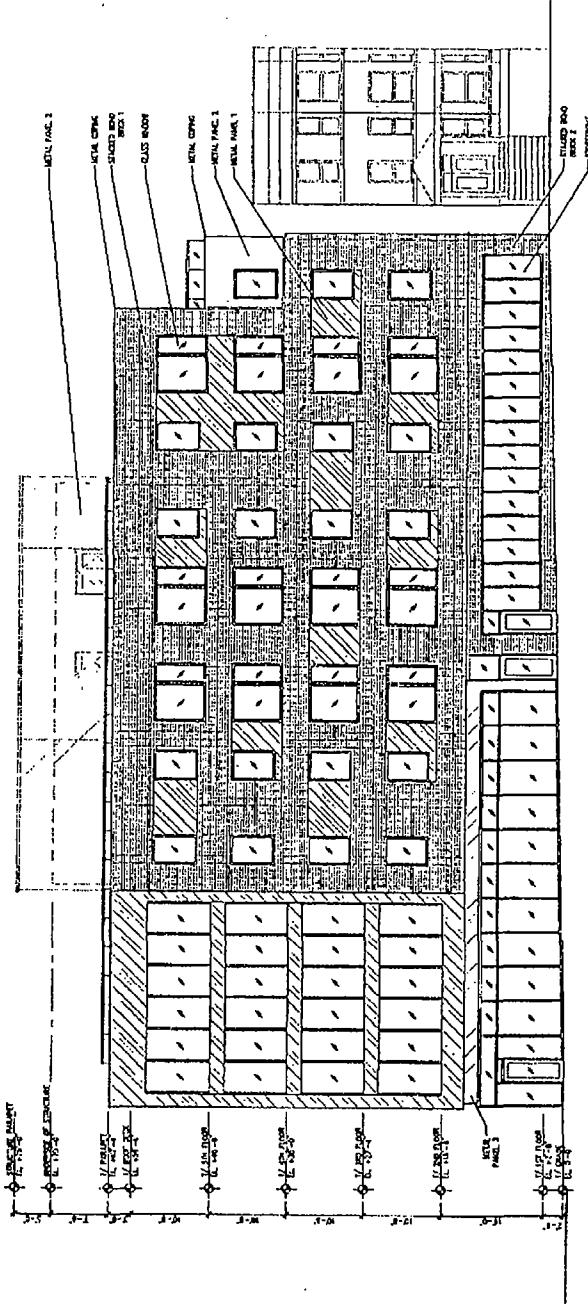
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ADDISON AND PINEWOOD  
CITY OF LOS ANGELES

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South Elevation

Scale: 1/16" = 1'-0"

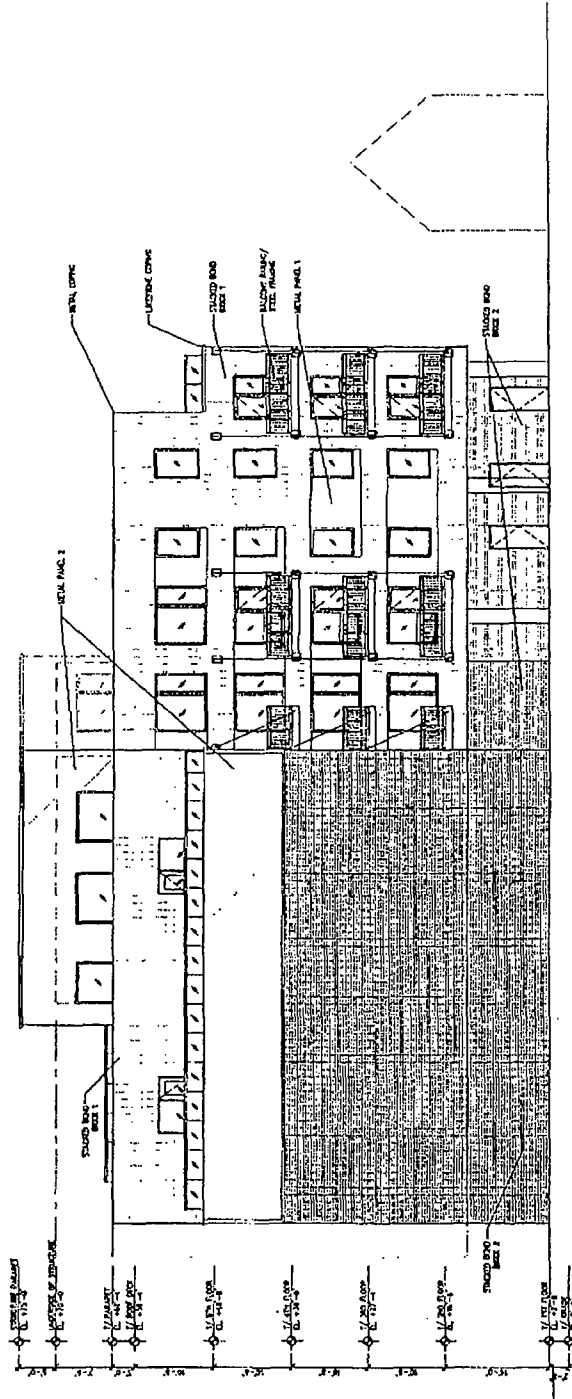
**WILSON CONSTRUCTION** | **STOCKING URBAN**

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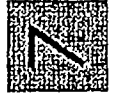
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Scale: 1/16" = 1'-0"



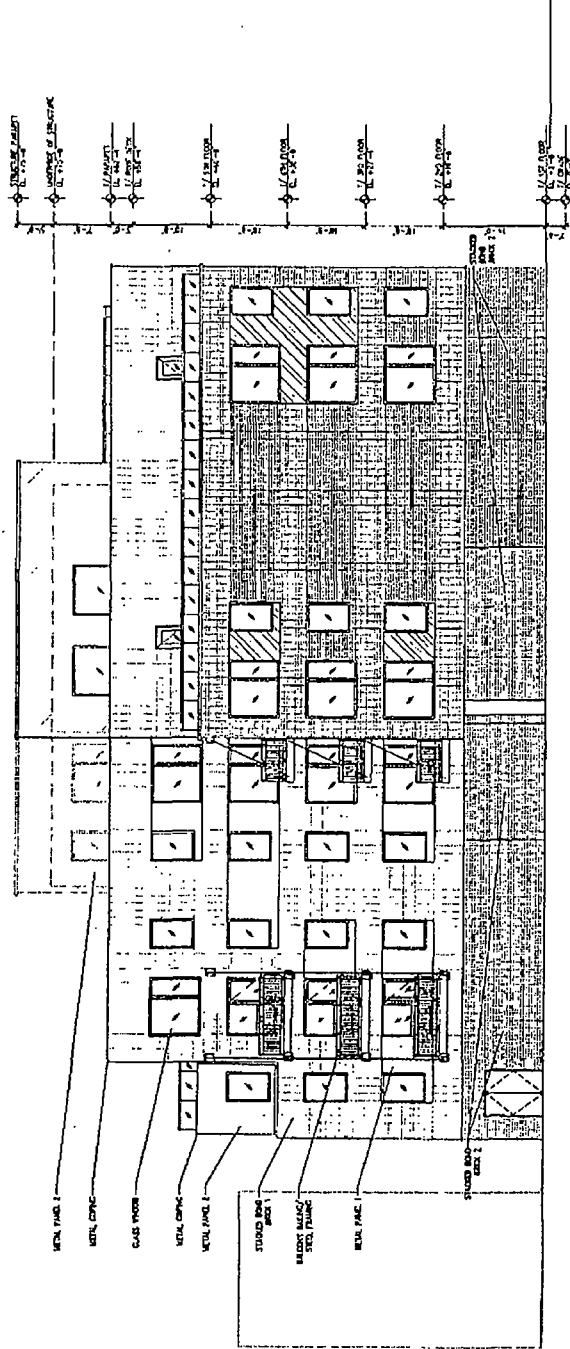
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STOCKING URBAN  
CONCEPT DESIGN  
ADDITIONAL ROYERSWOOD

East Elevation

CONSTRUCTION  
STOCKING URBAN  
CONCEPT DESIGN  
ADDITIONAL ROYERSWOOD

Final for Publication



North Elevation

Scale: 1/8" = 1'-0"

**STOCKING URBAN**  
CONSTRUCTION

CONSTRUCTION DISTRICT 200A  
Arlington Park Blvd  
Arlington, VA

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