



City of Chicago



SO2015-6417

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/24/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 739 N Ada St - App No. 18524T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1852471
INTRO DATED
Sept 24, 2015

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 RS3 Residential Single-Unit (Detached House)

District symbols and indications as shown on Map No.1-G in the area bounded by

West Chicago Avenue; a line 117.09 feet east of and parallel to
North Ada Street; the alley next south of and parallel to West
Chicago Avenue; the alley next east of and parallel to North Ada
Street; a line 317.97 feet south of and parallel to West Chicago
Avenue; and North Ada Street,

to those of a B2-3 Neighborhood Mixed-Use 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: 739 North Ada Street

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OFFICE

17-13-0303-C (1) Narrative Zoning Analysis – SUBSTITUTE NARRATIVE & PLANS
739 North Ada Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 33,888 sq. ft. (Total Lot Area)

Proposed Land Use: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into an all residential building and to permit the construction of a new four-story mixed-use building - for a total of two buildings, at the subject site.

There will be no physical expansion to the footprint of the existing school building. However, the plan does call for certain interior renovations, in order to convert the existing class rooms into (residential) dwelling units. Upon completion of such renovations, the building will contain a total of thirty-four (34) dwelling units – between the 1st thru 4th Floors. There will also be a total of thirteen (13) parking spaces, located onsite – which will be solely designated for use with the existing building. The existing (school) building is masonry in construction and measures approximately 63'-4" in height.

As part of the plan, the Applicant also intends to erect a new five-story, mixed-use building, at the north end of the site - which is currently vacant. The proposed new building will contain commercial-retail space - at grade level, and twenty-four (24) dwelling units – between the 2nd thru 5th Floors. The new building will also contain interior parking for seventeen (17) vehicles, at grade level, in addition to seven (7) outdoor parking spaces, located at rear of the building – for a total of twenty-four (24) onsite parking spaces, designated to and for the new building. The proposed new building will be masonry in construction and measure 57'-10" in height.

- (a) The Project's Floor Area Ratio:
100,115 square feet (2.95 FAR) – Entire Site

Conversion of Existing Building: 55,745 square feet

Proposed New Building: 44,370 square feet

- (b) The Project's Density (Lot Area Per Dwelling Unit):
58 Dwelling Units – Entire Site

Conversion of Existing Building: 34 Dwelling Units

Proposed New Building: 24 Dwelling Units

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- (c) The amount of off-street parking:
37 Parking Spaces – Entire Site

Conversion of Existing Building: 13 Parking Spaces

~~***No parking is required for the conversion of the existing building because it is a historical building.~~

Proposed New Building: 24 Parking Spaces

- (d) Setbacks – Entire Site:

- a. Front Setback: 0'-0"
- b. Rear Setback: 3'-0"
- c. Side Setbacks:
 - North: 40'-1"
 - South: 0'-0"

Setbacks - Conversion of Existing Building:

- a. Front Setback: 0'-0"
- b. Rear Setback: 8'-1"
- c. Side Setbacks:
 - North: 0'-0"
 - South: 0'-0"

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Setbacks - Conversion of Existing Building:

- a. Front Setback: 0'-0"
- b. Rear Setback: 3'-0"
- c. Side Setbacks:
 - North: 0'-0"
 - South: 40'-1"

****The Applicant will be seeking Variations with the Zoning Board of Appeals to bring the existing and proposed setbacks into compliance under the Zoning Code.*

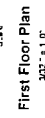
(e) Building Height:

Conversion of Existing Building: 63'-4"

Proposed New Building: 47'-10"

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Illinois

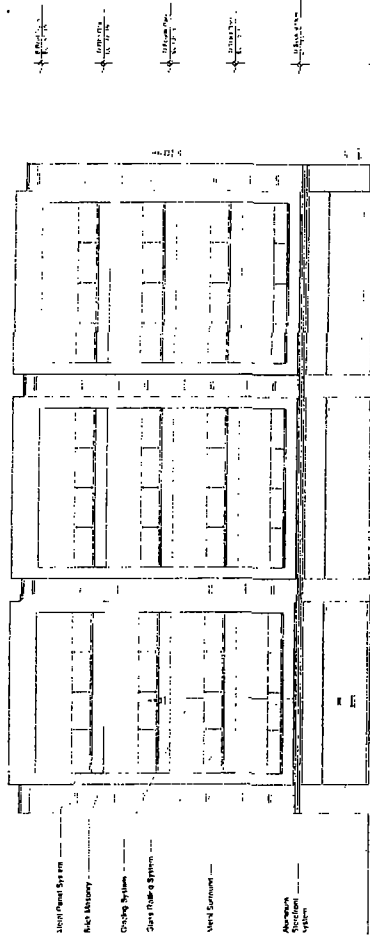


AYIUS ARCHITECTS AND CONSULTANTS

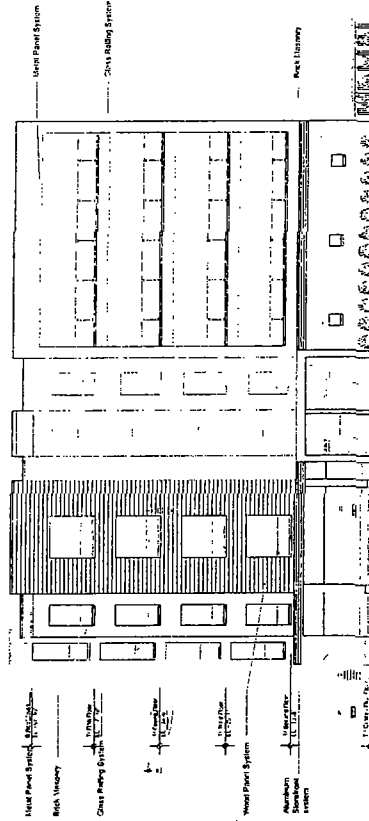
755 N. Ada / 1337 W. Chicago Ave.

Chicago

Illinois



North Elevation
Scale 1/8" = 1'-0"



West Elevation
Scale 1/8" = 1'-0"



A Y I O S ARCHITECTS AND CONSULTANTS

100 N. LAUREL ST., SUITE 200
CHICAGO, ILL. 60610
TEL. 312.334.1111

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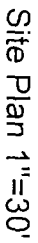
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Site Plan

SITE DATA TOTALS

Site Area Total 33,388 SF
(755 & 739 Site Totals)

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SCALE 1" = 30'

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Svilgo Development Inc

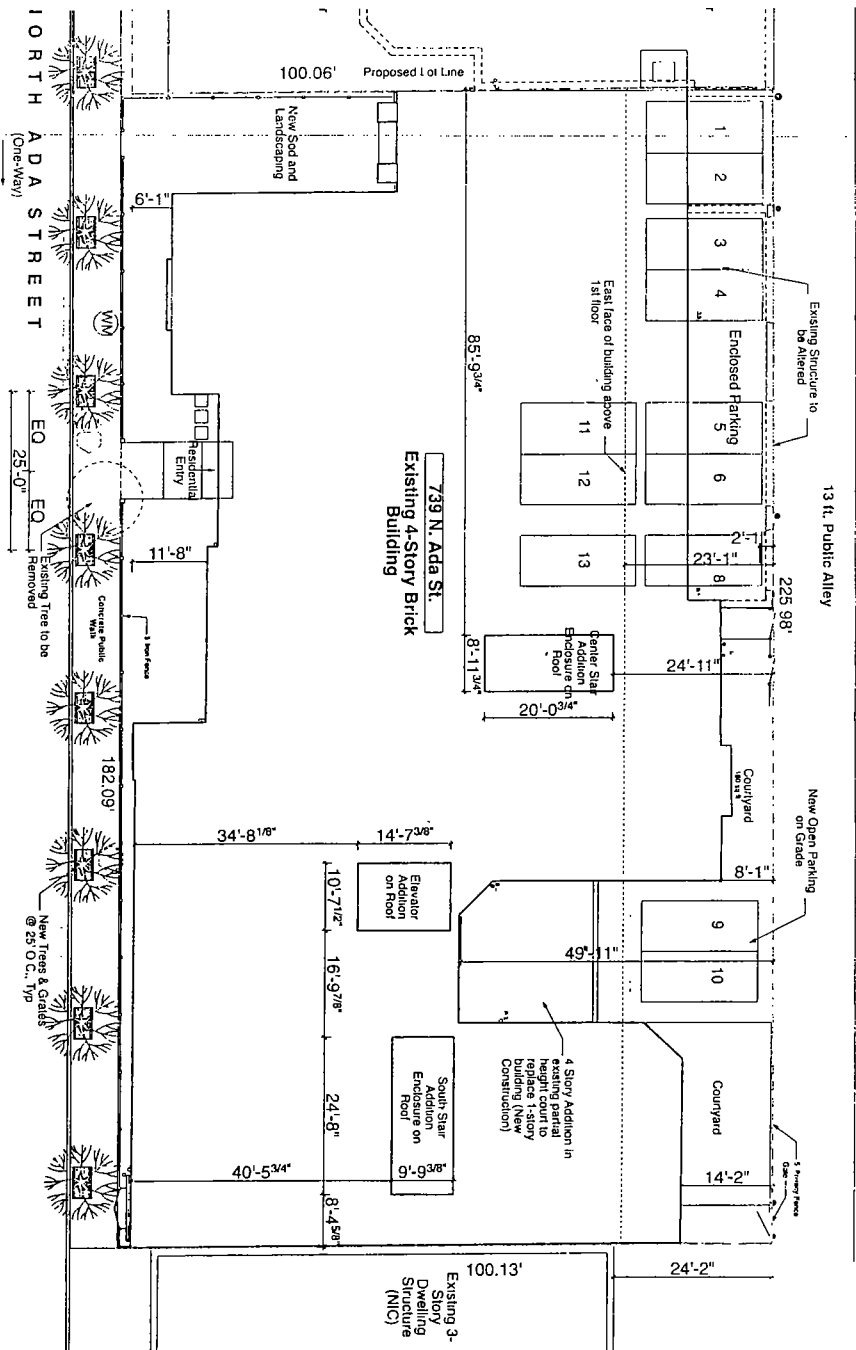
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739 Site Site Plan

739 N. Ada DATA

739 Site Area. 18,226 SF

Gross Bldg Area = 59,122 SF

FAR Bldg Area = 55,745 SF

34 Dwelling Units in Existing Building

8 Enclosed Pkg Spaces
4 Non-Enclosed Pkg Spaces

739 S. Ada Site Plan

SCALE. 1/16" = 1'-0"

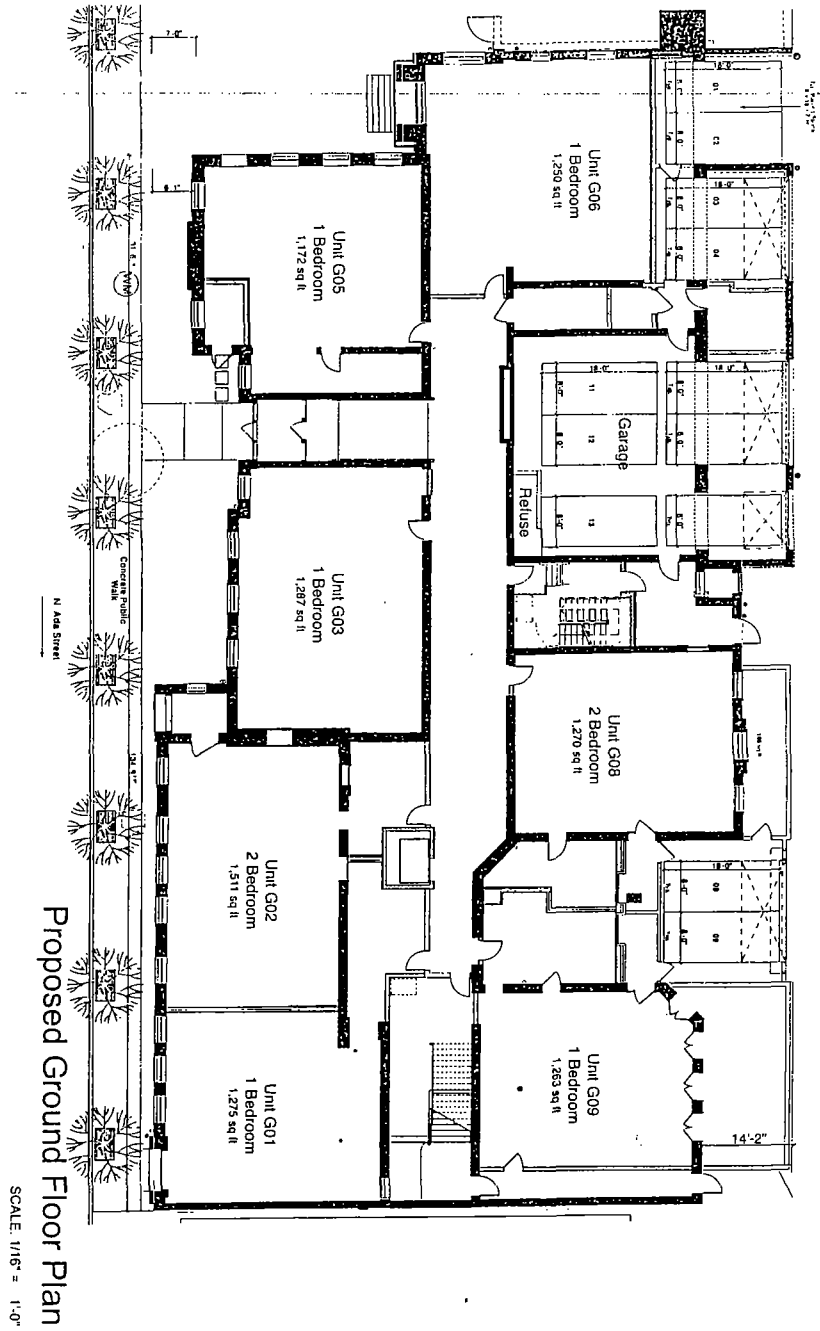
739 Ada LLC
Surgas Development, Inc

**PAPPAGEORGE
HAYMES**

paraphysoglyphus parvulus

6/13/16
P/H # 152351

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739 N. Ada St.
Chicago, IL

Proposed Ground Floor Plan
Scale 1/16" = 1'-0"



739 Ada LLC
Sylvia Davidson, architect



PAPERBORG HAYES
architects
www.paperborghayes.com

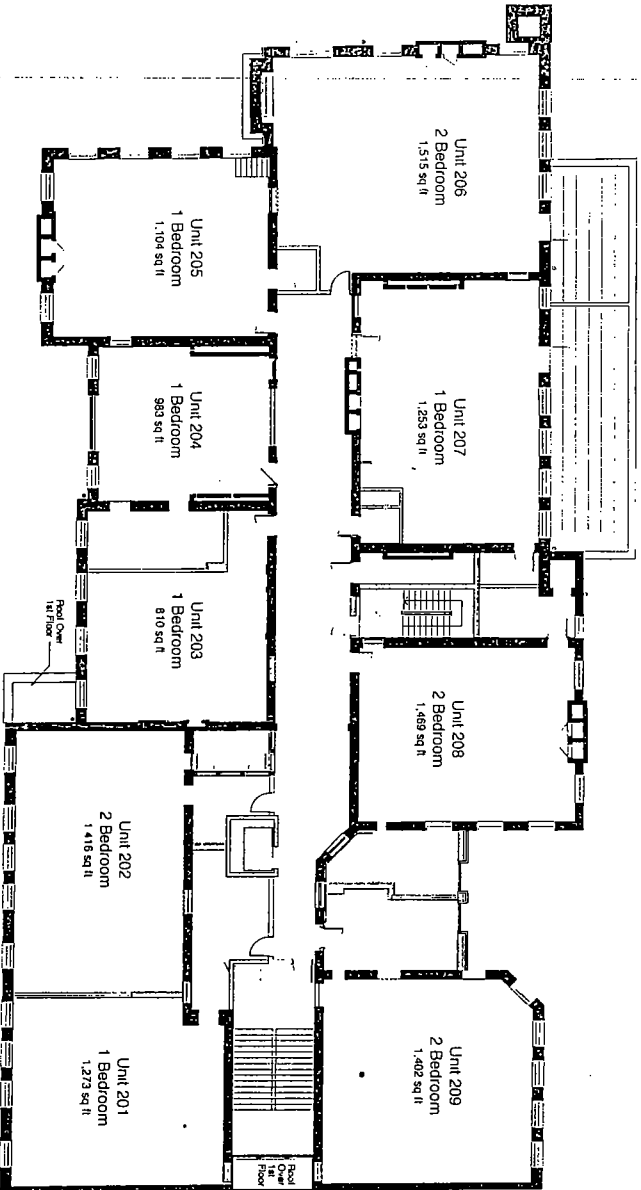
6/12/16
PH: 8162351

739 N Ada St

Chicago, IL

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Proposed 2nd Floor Plan
Scale: 1/8" = 1'-0"



Proposed 2nd Floor Plan

SCALE 1/16" = 1'-0"

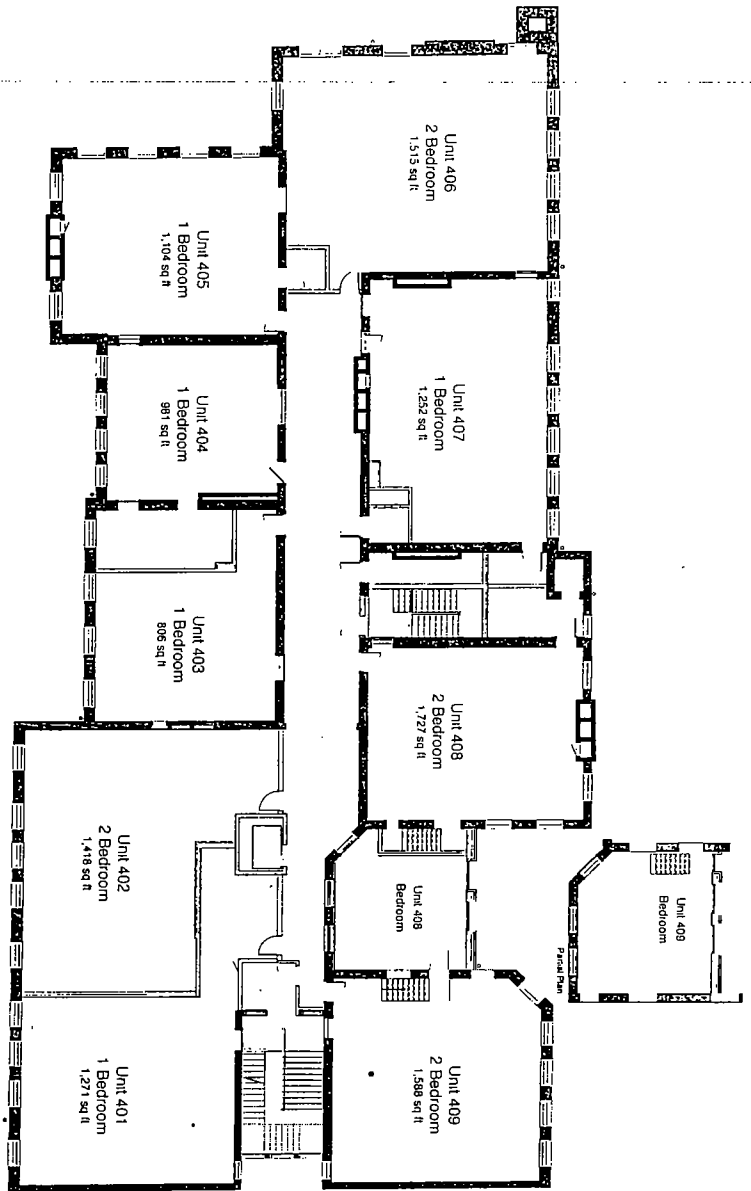
739 Ada LLC
Chicago, IL 60610
PAPAGEORGIO & ASSOCIATES
ARCHITECTS
PAPAGEORGIO & ASSOCIATES
CHICAGO, IL 60610
www.papageorgio.com

5/12/16
P14 # 192351

739 N Ada St
Chicago, IL

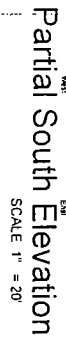
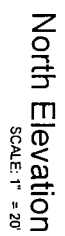
Proposed 4th Floor Plan
Scale: 1/16" = 1'-0"

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Proposed 4th Floor Plan
SCALE 1/16" = 1'-0"

Chicago, IL

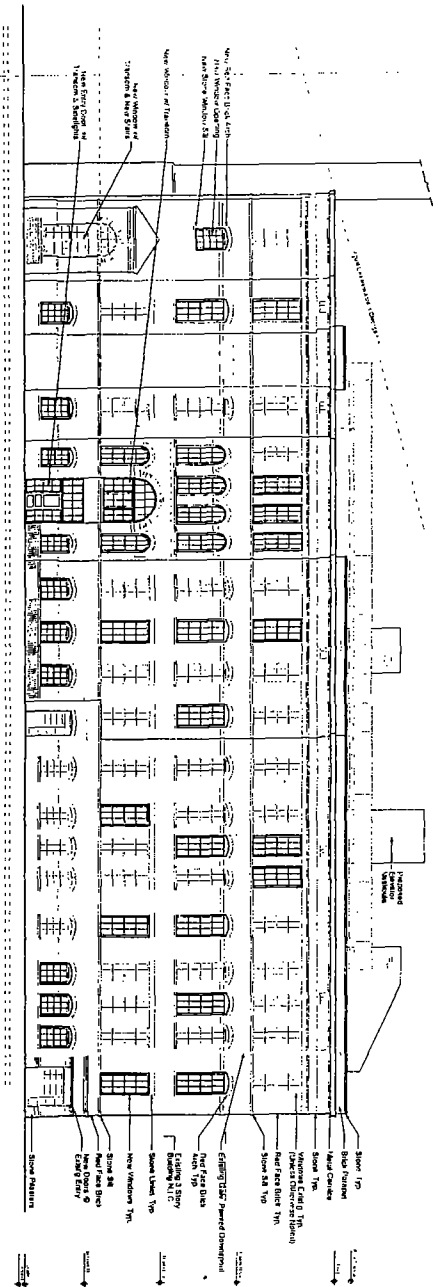


739 A&A LLC
Sungus Development Pro
davalpades

6/13/15
P/H 15235

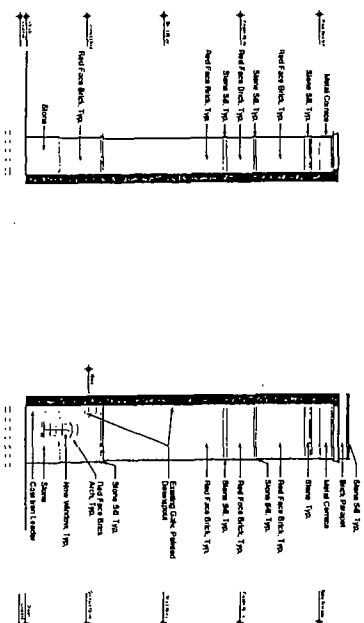
Chicago, IL

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West Elevation
SCALE 1" = 20'

SCALE 1" = 20'



Partial West Elevation

SCALE 1" = 20'

SCALE 1" = 20'

739 Ada LLC
Surgos Development Inc
Developer

Develop

PAPAGEORGE
HAYMES

poppageorgehaymes partners

8/13/15
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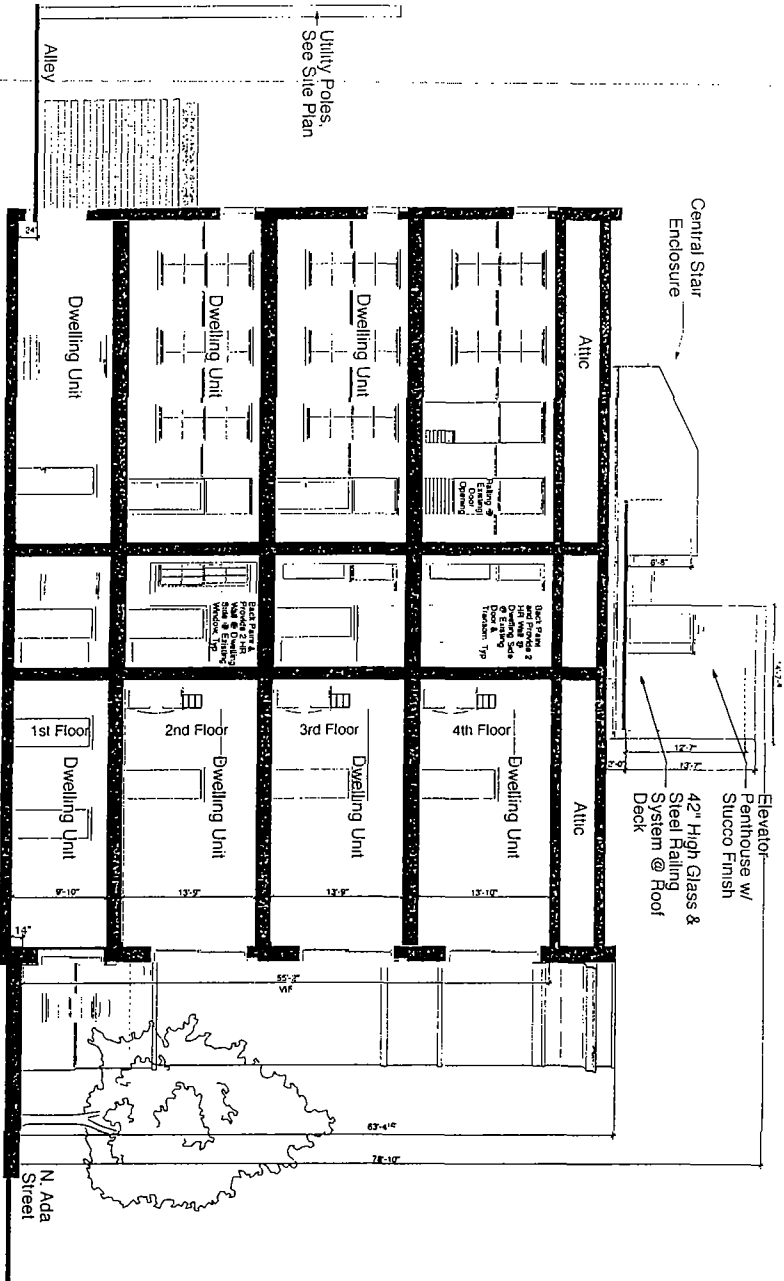
739 N. Ada St
Chicago, IL

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739 N. Ada LLC
Sponsor/Developer
PAPAGEORGIO
HAYMES
PAPAGEORGIO/HAYMES ARCHITECTS
www.papageorgiohaymes.com

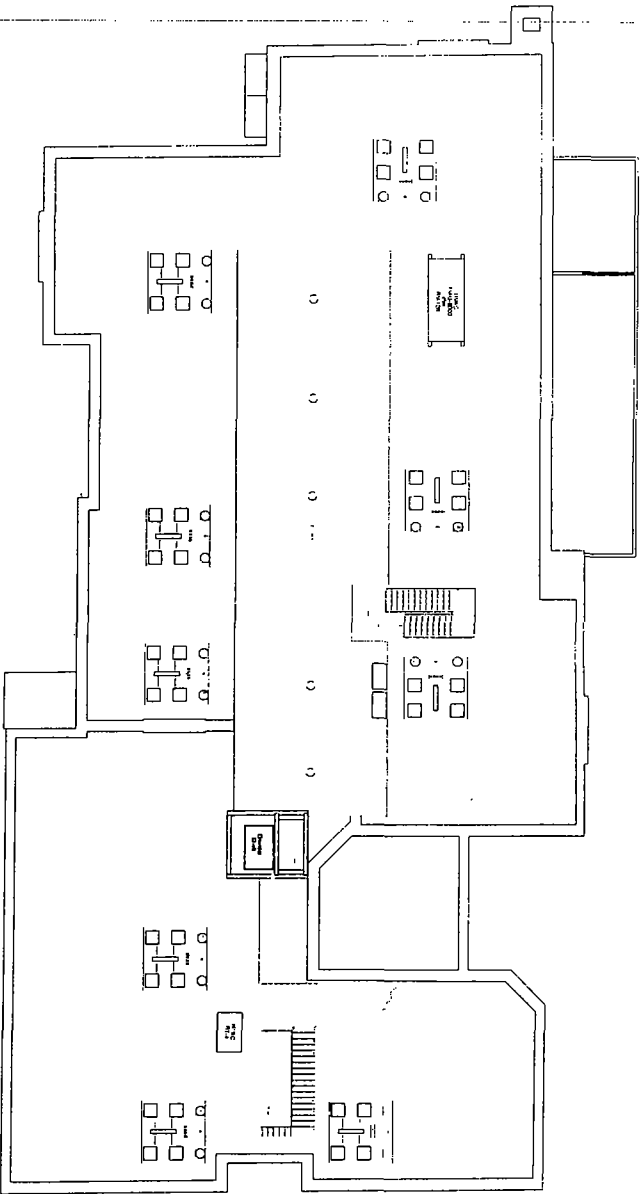
6/13/16
PH # 152351

Building Section Looking South



739 N Ada St.
Chicago, IL

Main Roof Plan
Scale 1/16" = 1'-0"



Proposed Roof Plan
SCALE 1/16" = 1'-0"

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739 N Ada LLC
Sylvia D. Papageorge, LLC
Developer
PAPAGEORGE
HAYMES
ARCHITECTS
www.studiohaymes.com

6/12/16
PH # 502331