



City of Chicago



SO2017-2212

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

3/29/2017

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 7-G at 1352-1356 W
Wellington Ave - App No. 19168T1

Committee(s) Assignment:

Committee on Zoning, Landmarks and Building Standards

#1916871

SUBSTITUTE TO A TYPE 1

INTRO. DATE:
MAY 29, 2017

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. 7-G in the area bounded by

The east west public alley north of and parallel to West Wellington Avenue; a line 75 feet east of and parallel to North Southport Avenue; West Wellington Avenue; North Southport Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 1352-1356 West Wellington Avenue

PROJECT NARRATIVE

TYPE 1 ZONING AMENDMENT

1352-1356 WEST WELLINGTON

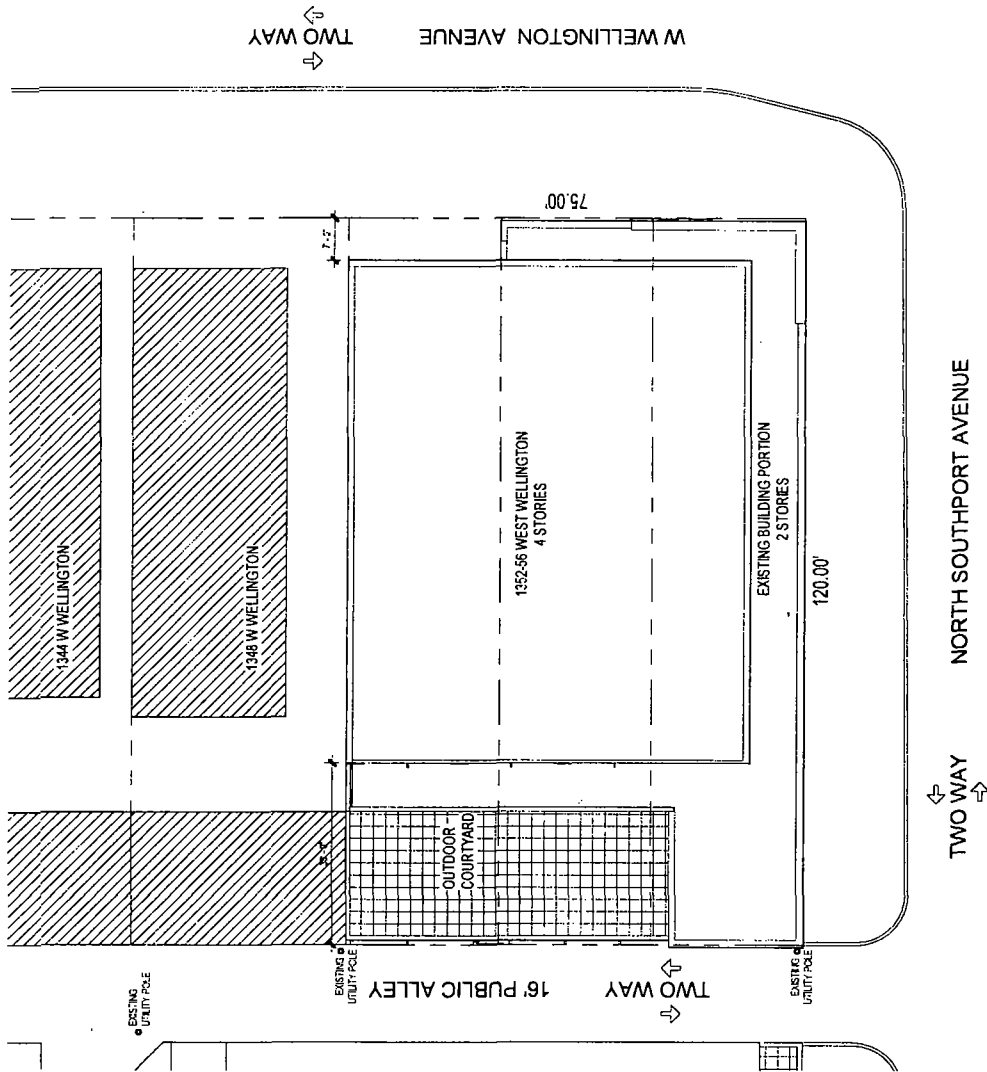
B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the existing structure. After rezoning, the building will have 4 stories and will be 46 feet 6 inches in height. The first and second floors will contain approximately 15,000 square feet of commercial space. A third and fourth story addition will be built above and a four story addition will be built to the east of the existing building. The third and fourth floors will have a total of 7 dwelling units combined. 7 parking spaces will be provided.

Lot Area	9,000 square feet
Minimum Lot Area	1,285 square feet per dwelling unit
Parking	7 spaces
Rear Setback	0 feet (first and second floors) 30 feet (third and fourth floors)
East Setback	0 feet
Front Setback	0 feet
West Setback	0 feet
FAR	2.9
Building Square Footage	26,424 square feet
Building Height	46 feet 6 inches

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FINAL FOR PUBLICATION



1 SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



1356 WEST WELLINGTON

CHICAGO IL 60657

MAY 9, 2017 Project # 16082

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Floor plan of the first floor of a building. The plan shows a central 'RESIDENTIAL LOBBY' with multiple staircases. To the left is a 'RETAIL / OFFICE' area, and to the right is a 'RETAIL' area. A 'UTILITY' room and a 'TRASH' area are located near the top left. The plan includes dimensions: 97'-0" overall width, 24'-11" overall depth, and various room-specific dimensions. A wheelchair symbol is shown in the top left corner. The plan is labeled 'EXISTING' and 'NEW' for various areas.

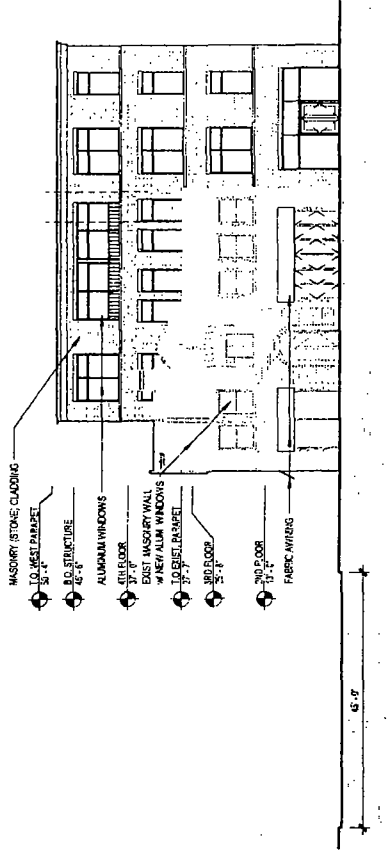
SCALE: 1/16" = 1'-0"

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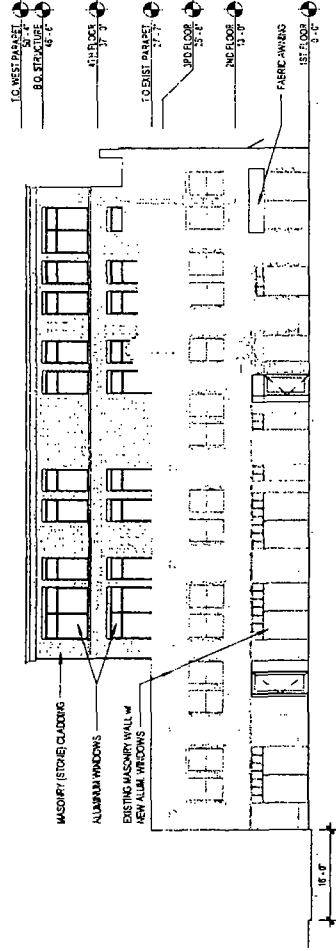
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FINAL FOR PUBLICATION



1 STREETScape ELEVATION - WELLINGTON AVENUE

SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTHPORT AVENUE

SCALE: 3/16" = 1'-0"