



# Office of the City Clerk

City Hall  
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Chicago, IL 60602  
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## Legislation Details (With Text)

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**File #:** O2018-8017  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/31/2018      **In control:** City Council  
   **Final action:** 12/12/2018  
**Title:** Zoning Reclassification Map No. 1-H at 1749 W Chicago Ave - App No. 19830T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-H  
**Attachments:** 1. O2018-8017.pdf

Date	Ver.	Action By	Action	Result
12/12/2018	1	City Council	Passed	Pass
12/6/2018	1	Committee on Zoning, Landmarks and Building Standards		
10/31/2018	1	City Council	Referred	

### 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

# FINAL FOR PUBLICATION

W CHICAGO AVE  
TWO-WAY TRAFFIC

TYP

(3) PARKING SPACES

# ML FOR PUBLICATION

SITE PLAN

STOCKING URBAN, LLC  
DEVELOPER

AUGUST 30, 2018

**1749 W CHICAGO AVE.**

CHICAGO, IL 60622

SULLIVAN a WILSON