



# City of Chicago



SO2022-1041

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 4/27/2022

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 3-H at 1320 N Wicker Park Ave - App No. 21003T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

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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 current CI-2, Neighborhood Commercial District symbols and indications as shown on Map No. 3-H in the area bounded by:

A line 194.4 feet southeast of and parallel to North Wolcott Avenue, as measured along the southwesterly line of North Wicker Park Avenue; North Wicker Park Avenue; a line 219.4 feet southeast of and parallel to North Wolcott Avenue, as measured along the southwesterly line of North Wicker Park Avenue; and the alley next southwest of and parallel to North Wicker Park Avenue

to those of an B2-3, Neighborhood Mixed-Use District.

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

Address: 1320 North Wicker Park Avenue

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**NARRATIVE AND PLANS**  
TYPE I Rezoning Attachment  
1320 North Wicker Park Avenue

**The Project**

925 N ASHLAND LLC (the "Applicant") proposes to rezone the subject property, which is improved with a three story residential building with six dwelling units, one illegal basement unit, and no parking to allow the legalization of the basement unit to convert the building from six to seven dwelling units. No additional parking is proposed. The existing height of the building, 44'-5" to the top of the parapet, will remain.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District. The Applicant is electing to file this rezoning as a Type I rezoning amendment application.

**The Site**

The subject property contains 3,125 square feet of land and is improved with a three story residential building with six residential dwelling units, one illegal basement unit, and no parking. The overall area is residential in nature and includes multi residential buildings. The Applicant proposes to rezone the property to allow the legalization of the illegal basement unit to convert the building from six to seven dwelling units. No additional parking is proposed. The existing height of the building, 44'-5" to the top of the parapet, will remain.

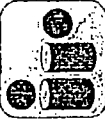
The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,125 square feet
FAR:	2.64
Floor Area:	8,248.4 square feet
Residential Dwelling Units:	7
MLA:	446.4 square feet
Height:	44'-5"
Rear Yard Open Space:	720.3 square feet
Bicycle Parking:	0
Automobile Parking:	0
Setbacks (existing):	
	Front (North Wicker Park): 0'
	North Side : 3.01'
	South Side: 0'
	Rear (Alley): 28.77'

\* A set of plans is attached



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 IIR DESIGN FIRM
   
 TEL 773-784-9755
   
 FAX 773-784-9759

ILLINOIS
   

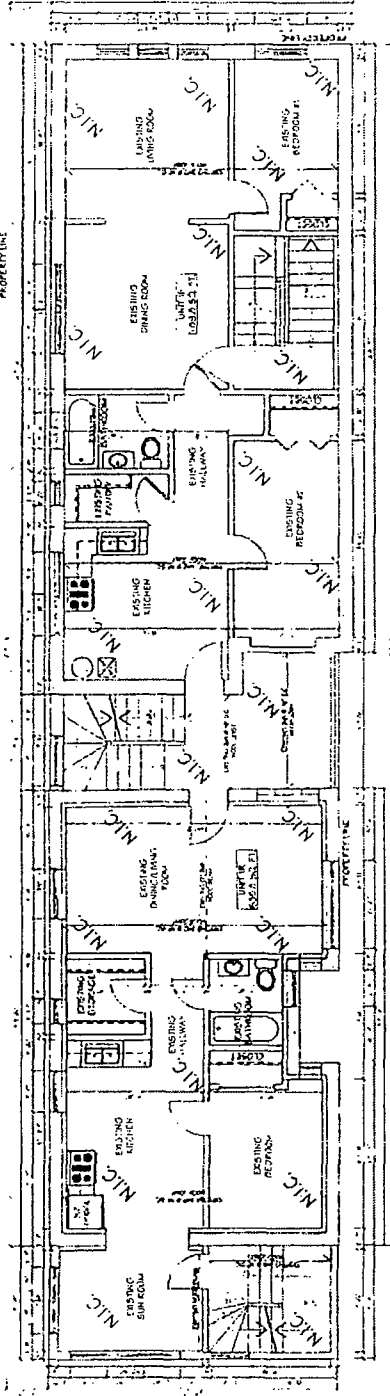
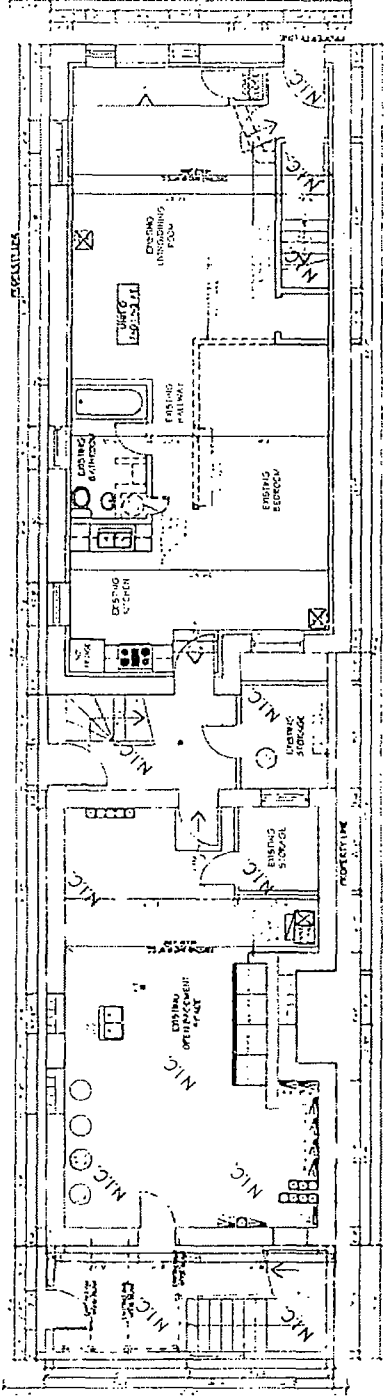
  
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LOCALIZE (1) GARDEN D U
   
 IN EXISTING '51 D J
   
 3 STORY MASONRY
   
 BUILDING TOTAL 171 D U
   
 1320 N WICKER PARK
   
 AVE
   
 CHICAGO, IL 60642

PROJECT No. 1320 N WICKER PARK AVE

Date	By	Checked	Approved

EXISTING FIRST FLOOR PLAN
   
 A-10
   
 Title



# FINAL FOR PUBLICATION

PROJECT NO. 111  
 1370 N. WICKER PARK AVENUE  
 CHICAGO, ILL. 60622

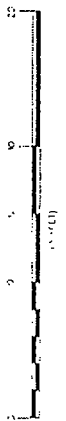
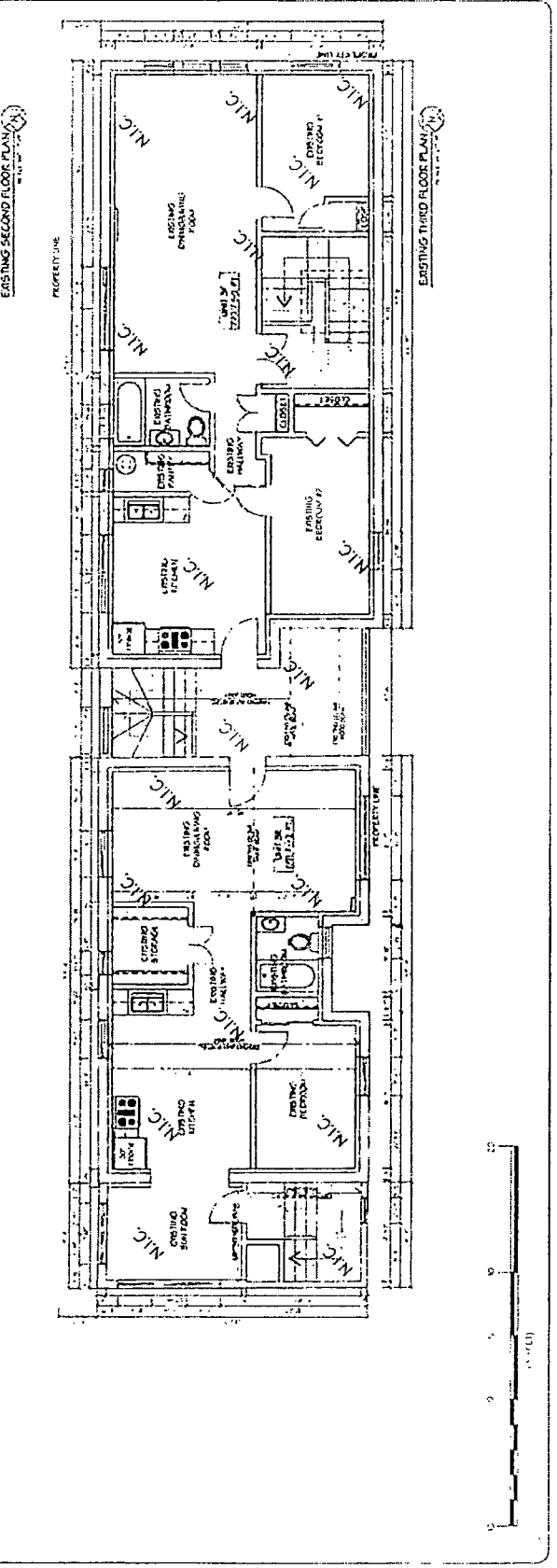
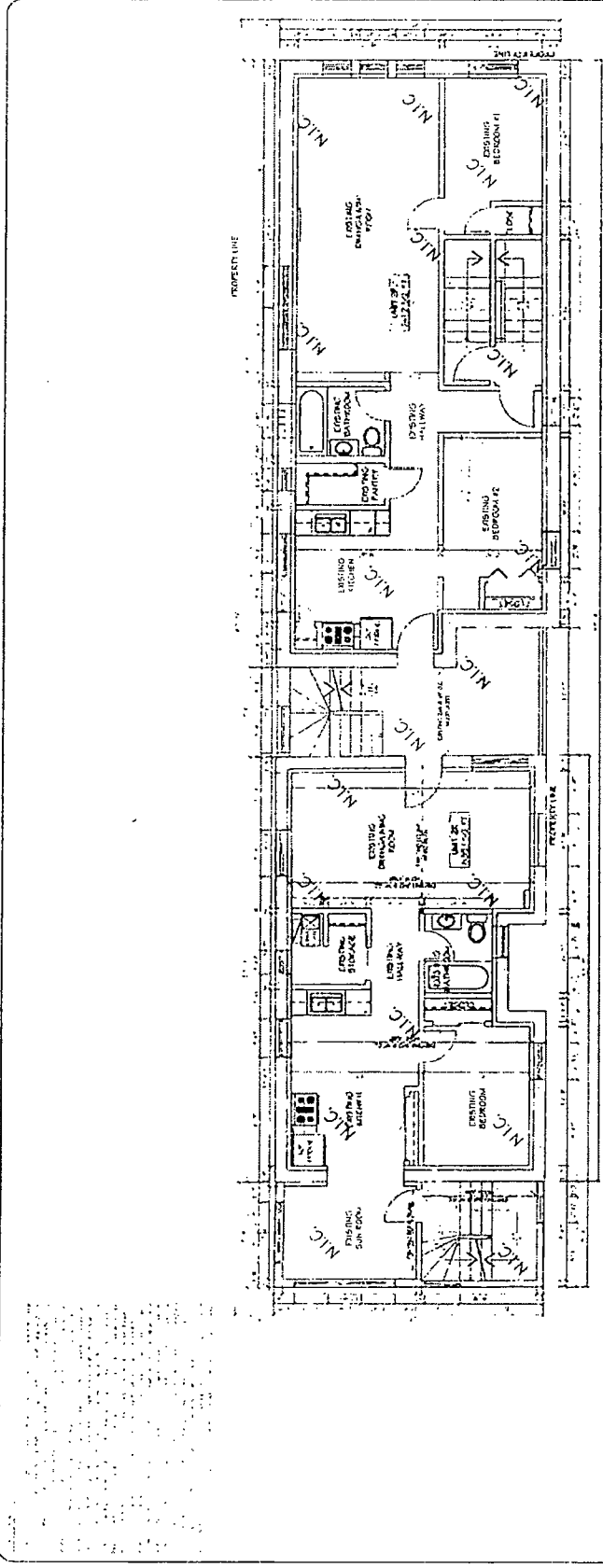
IR DESIGN FIRM  
 TEL 773-784-9755  
 FAX 773-784-9759

LEGALIZE (I) GARDEN (U)  
 IN EXISTING (U) D U  
 3-STORY MACHINERY  
 BUILDING, TOTAL (I) D U  
 1370 N. WICKER PARK  
 AVENUE  
 CHICAGO, ILL. 60622

PROJECT NO. 111  
 1370 N. WICKER PARK AVENUE  
 CHICAGO, ILL. 60622

NO.	DATE	DESCRIPTION
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100		REVISED

**A-11**  
 EXISTING SECOND FLOOR PLAN  
 SHEET NO.

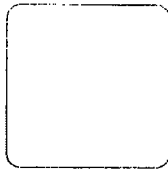




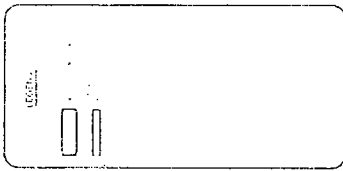




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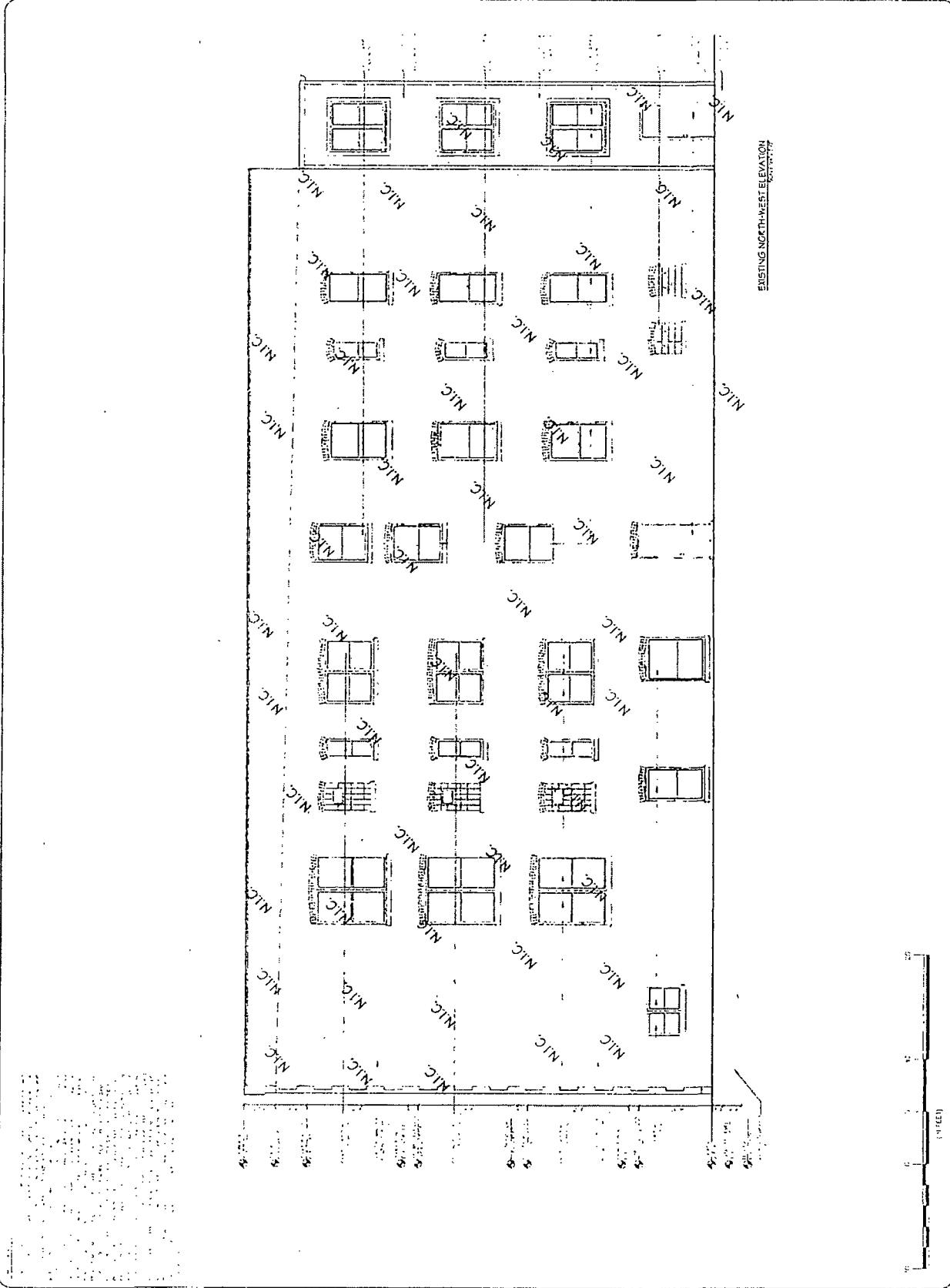


IR DESIGN FIRM  
TEL: 773-744-9755  
FAX: 773-744-9758



LEGALIZE (1) GARDEN CITY  
IN EXISTING (R) D.U.  
3-STORY MASONRY  
BUILDING, TOTAL (7) D.U.  
1320 N. WACKER PARK  
AVE.  
CHICAGO, IL 60622

Project No.	100978611
Address	1320 N. WACKER PARK AVE.
City	CHICAGO
State	ILLINOIS
Zip	60622
Client	IR DESIGN FIRM
Architect	IR DESIGN FIRM
Engineer	IR DESIGN FIRM
Contractor	IR DESIGN FIRM
Scale	AS SHOWN
Date	05/10/11
Sheet No.	A-2.1
Total Sheets	2
Project Title	LEGALIZATION OF 1320 N. WACKER PARK AVE.



EXISTING NORTH-WEST ELEVATION



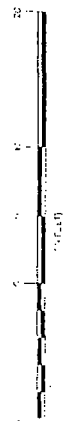
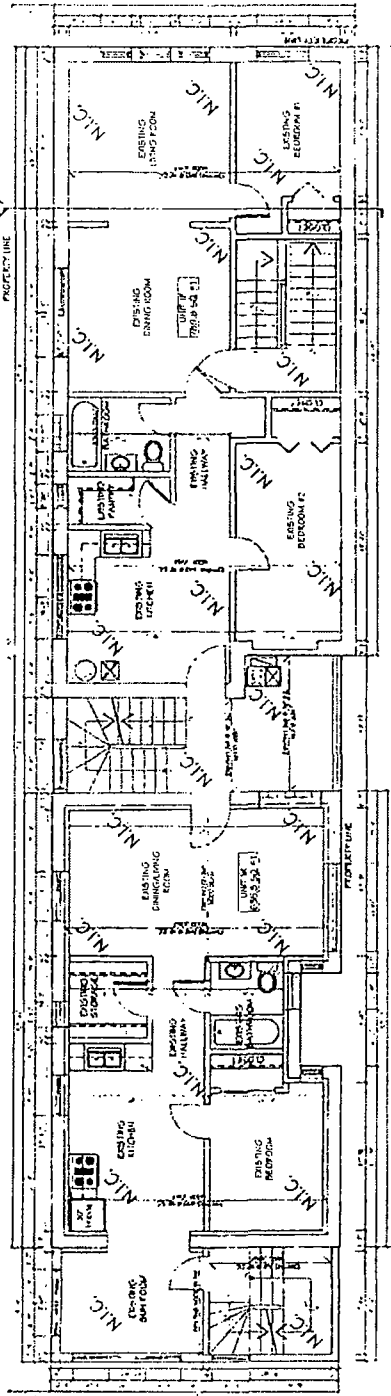
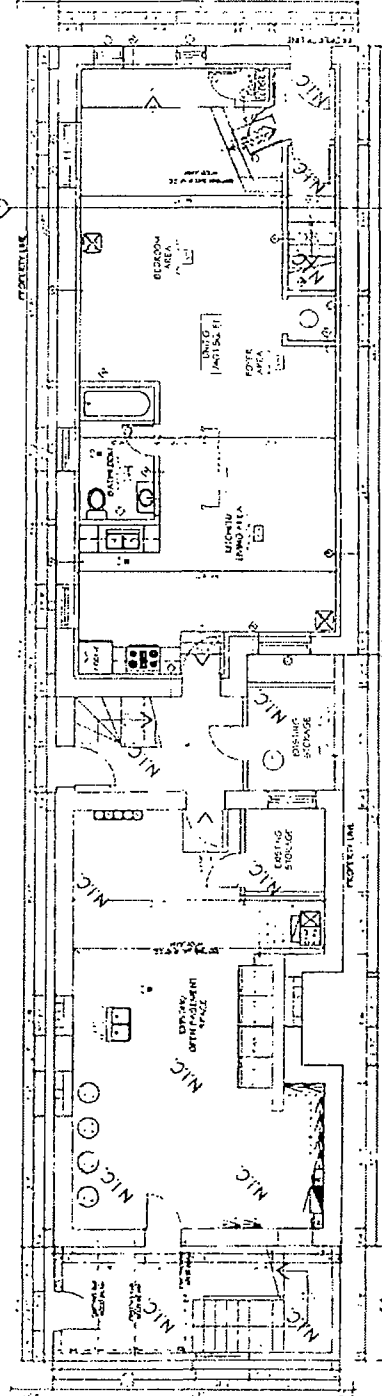
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IR DESIGN FIRM  
 1322 N. WICKER PARK AVE  
 CHICAGO, IL 60627  
 TEL: 773-764-9355  
 FAX: 773-764-9359

IR DESIGN FIRM  
 1322 N. WICKER PARK AVE  
 CHICAGO, IL 60627

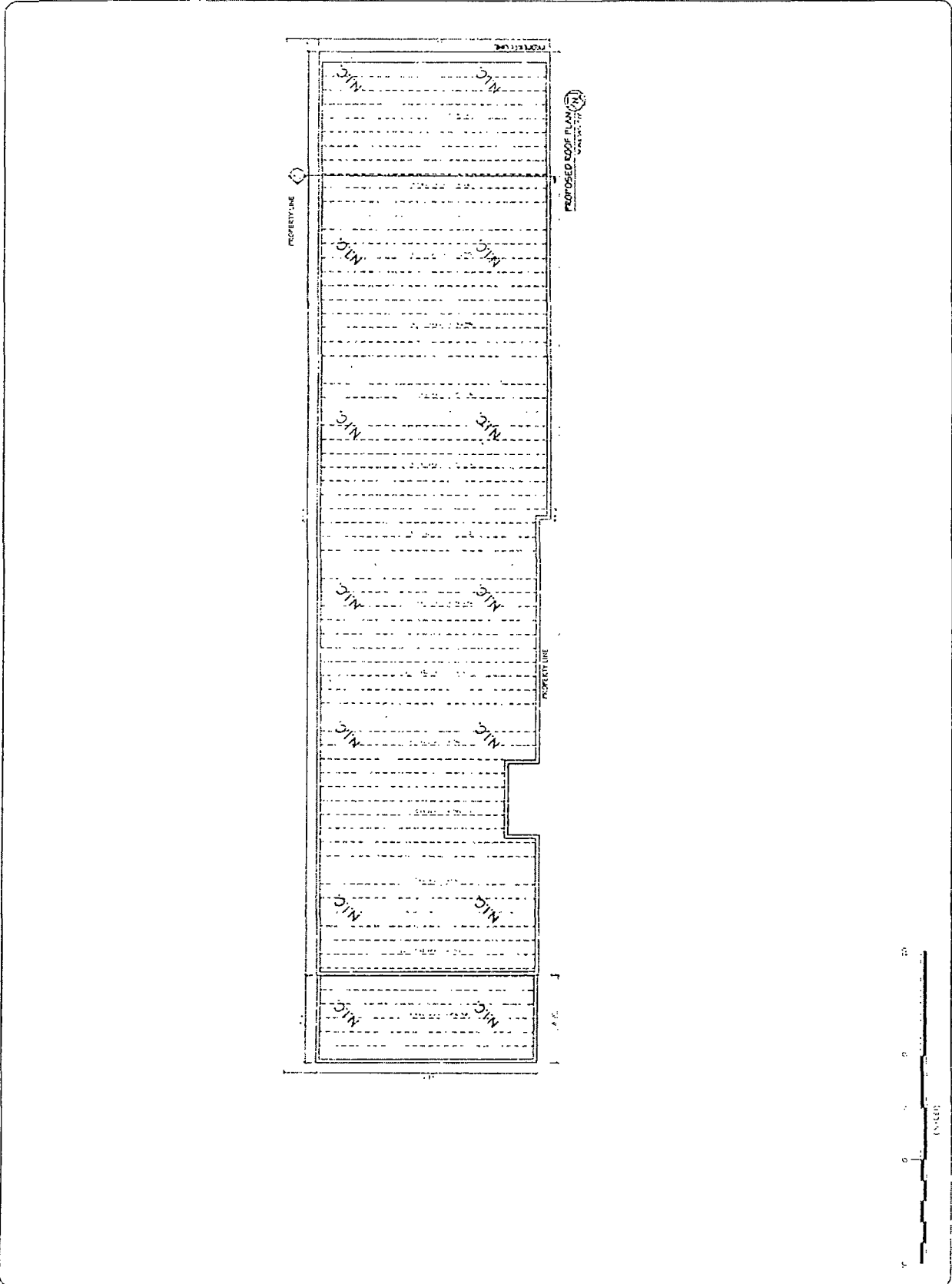
LEGALIZE (I) GARDEN D U  
 IN EXISTING (R) D U  
 3 STORY MASONRY  
 BUILDING - TOTAL (7) D U  
 1320 N WICKER PARK  
 AVE,  
 CHICAGO, IL 60627

Project No.		10993811	
Address		1322 N. WICKER PARK AVE	
City	State	County	Zip
Chicago	Ill	Cook	60627
Proposed	Existing	Amended	Revised
1	1	0	0
Proposed		1320 N WICKER PARK AVE	
1st Floor		A-30	
Sheet No.		13	





FORM FOR PUBLICATION



PROFESSIONAL  
DESIGNER  
LICENSE NO. 007884



IR DESIGN FIRM  
TEL. 773-764-9755  
FAX. 773-764-9759

LEGEND

□	WALL
□	DOOR
□	WINDOW
□	STAIR
□	ELEVATOR
□	MECHANICAL
□	ELECTRICAL
□	PLUMBING
□	ROOF

Project No. 10031863  
1370 N. WICKER PARK AVE.  
CHICAGO, IL 60622

LEGALIZE (1) GARDEN D U  
IN EXISTING (6) D U  
35 STORY MASONRY  
BUILDING TO BE (7) D U  
1320 N. WICKER PARK  
AVE.  
CHICAGO, IL 60622

Project No. 10031863  
1370 N. WICKER PARK AVE.

NO.	DATE	DESCRIPTION
1		
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10		

PROPOSED  
ROOF PLAN

**A-32**

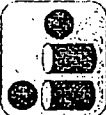
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SCALE: AS SHOWN

FILE: 10031863



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PROFESSIONAL  
DESIGN FIRM  
LIC# 182 007864



IR DESIGN FIRM  
1111 N. WICKER PARK  
CHICAGO, IL 60622  
TEL: 773-784-9255  
FAX: 773-784-9259

11-41-21

Project No. 11-41-21

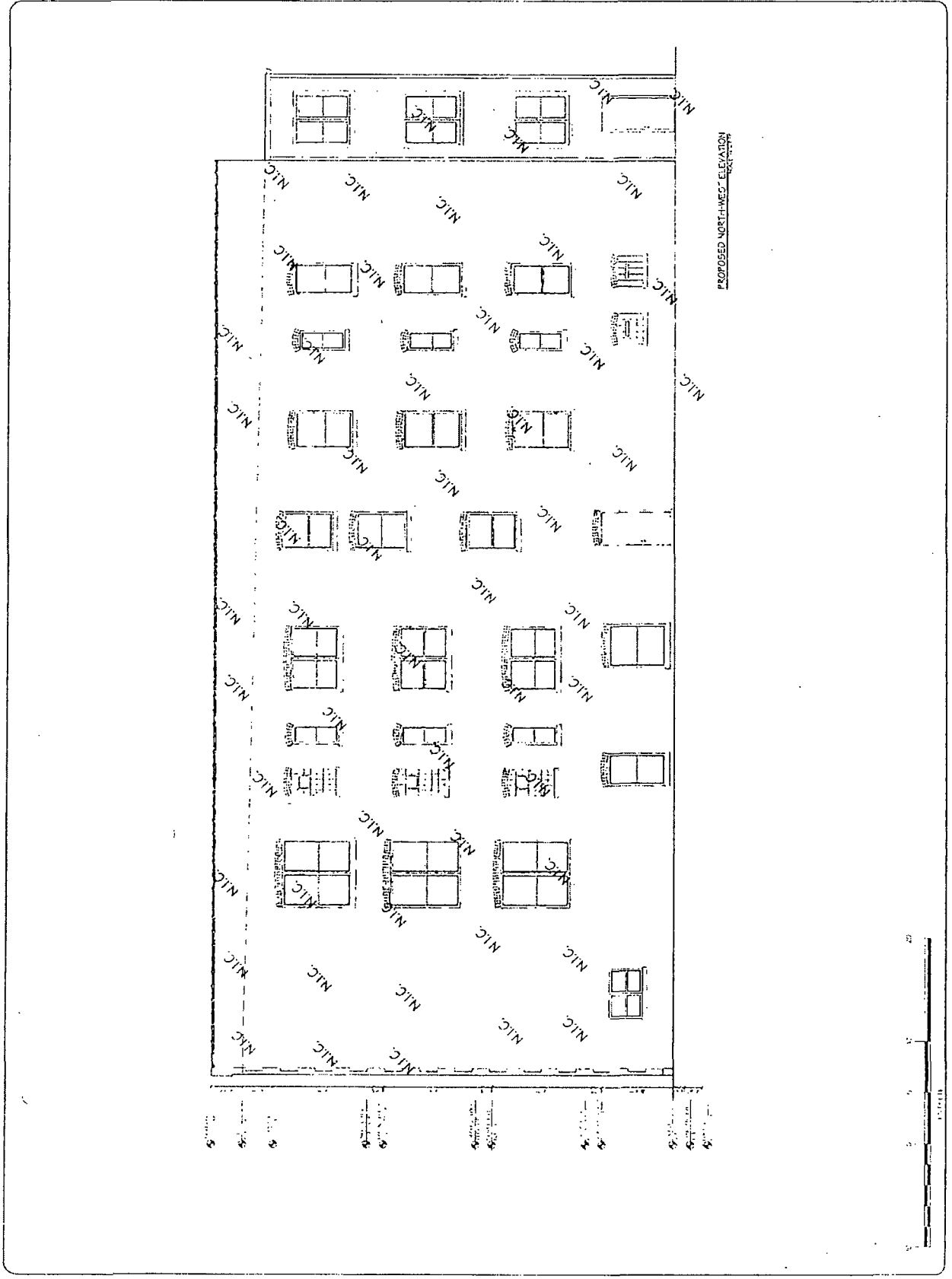
LEGALIZE (1) GARDEN D U  
IN EXISTING (A) D U  
3 STORY MASONRY  
BUILDING, TOTAL (7) D U  
1320 N. WICKER PARK  
AVE.  
CHICAGO, IL 60622

Project No.	11-41-21
Owner	1320 N. WICKER PARK AVE
Address	
City	
State	
County	
Zip	
Scale	
Date	
Drawn by	
Checked by	
Approved by	
Professional Seal	

**A-4.1**

PROPOSED NORTH-WEST ELEVATION

Sheet No.



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