



City of Chicago



SO2021-1204

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 3/24/2021 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 7-H at 1628-1658 W Wolfram St/2833-2845 N Paulina St - App No 20659T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

FINAL FOR PUBLICATION
SUBSTITUTE 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 M1-2 Light Manufacturing/Business Park District symbols and indications as shown on Map No. 7-H in the area bounded by:

A line 141.91 feet north of West Wolfram Street; a line 325.23 feet east of North Paulina Street; West Wolfram Street; and North Paulina Street

to those of an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Address: 1628 - 58 West Wolfram St. (even only)/2833 - 45 North Paulina St.

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SUBSTITUTE NARRATIVE AND PLANS
1628 - 58 West Wolfram St./2833 - 45 North Paulina St.
TYPE I REGULATIONS

Narrative: The subject property contains 46,150 square feet and a portion is improved with a one-story vacant commercial building and the remainder is vacant. The Applicant proposes rezone the property from an M1-2 Limited Manufacturing/Business Park District to an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to authorize the construction of thirteen three-story single-family homes, each with basement and roof deck and with a two-car detached garage with roof deck. The height of each home will be 37 feet.

| | |
|-----------------------------|---|
| Lot Area*: | 46,150 square feet overall Individual Lots: 3,550square feet |
| FAR: | 1.20 |
| Floor Area: | 4,260 square feet |
| Residential Dwelling Units: | 13 |
| MLA: | 3,550 square feet |
| Height: | 38 feet |
| Bicycle Parking: | 1 per unit |
| Automobile Parking: | 2 per unit |
| Loading: | 0 |
| Setbacks: | |
| Front (Wolfram Street): | 15.00 feet |
| West Side: | Corner home: 1 foot Other homes: 2.5 feet |
| East Side: | Corner home: 4.5 feet Other homes: 3.0 feet |
| Rear Side (alley): | 34.5 feet |

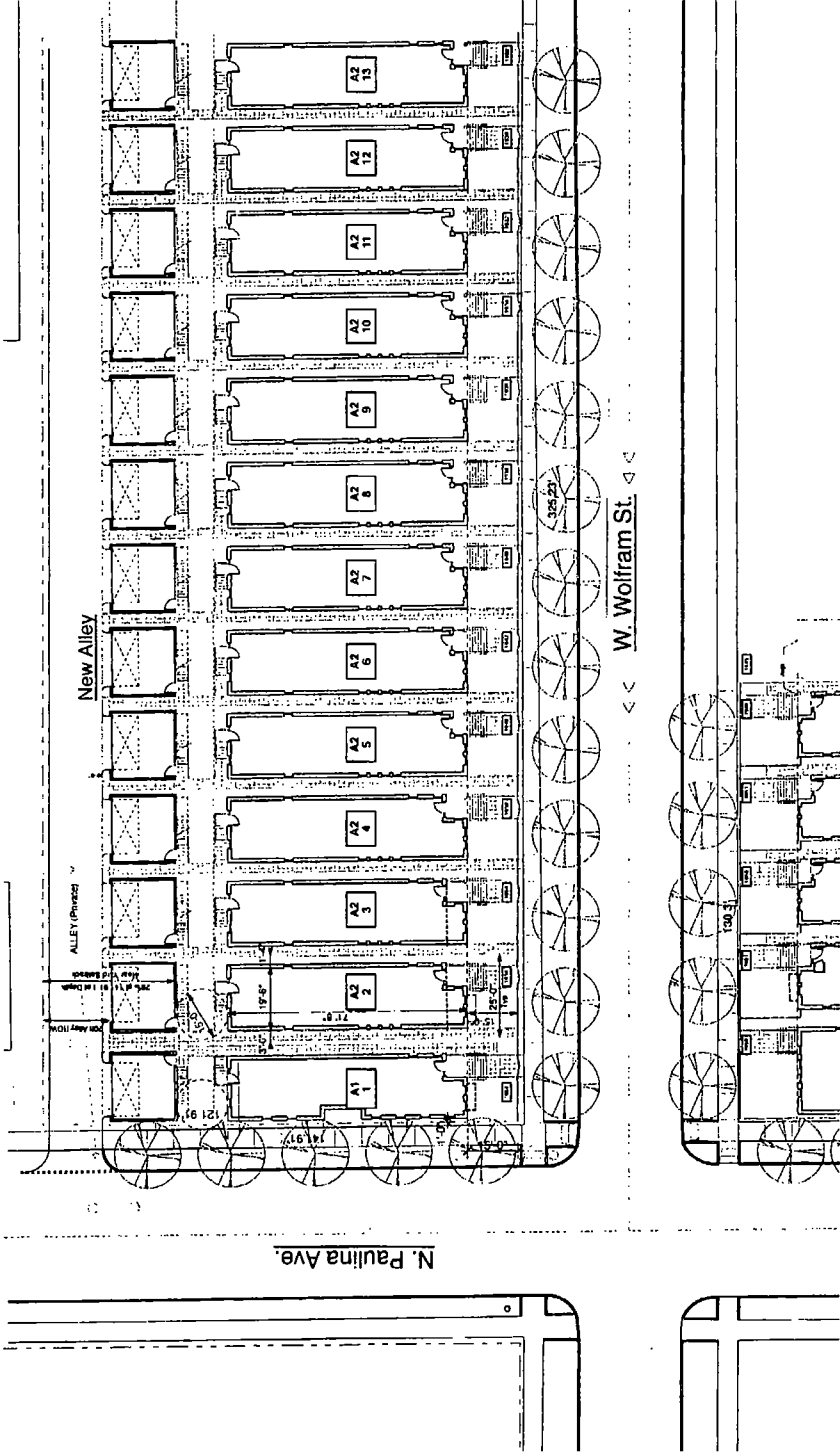
A set of drawings is attached with this Application.

*Includes area of proposed new north alley.

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1628-58 W. Wolfram St.
Chicago, IL

Site Geometry
P141-North Parcel



SITE PLAN

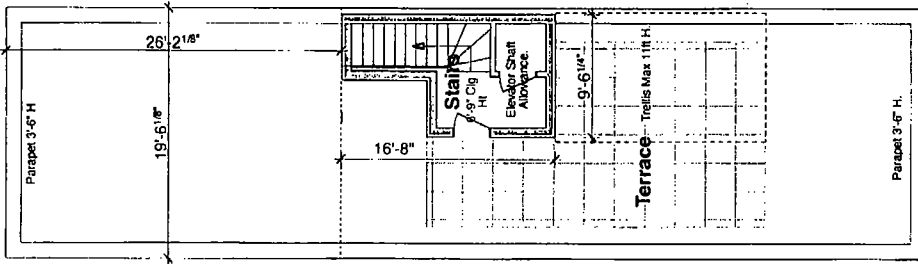
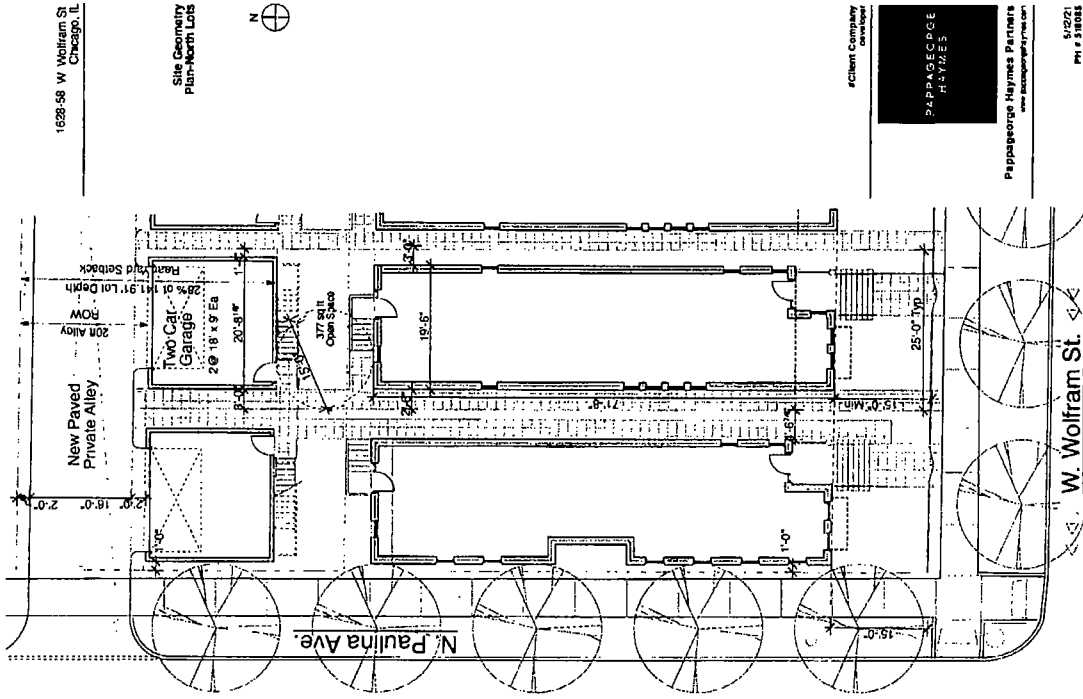
#Client Company
Developer

PAPPAGEORGE
HAYNES

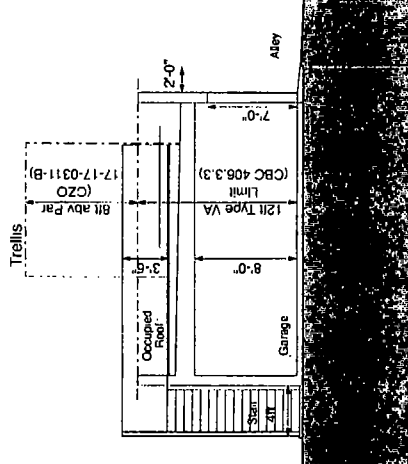
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5/02/11
PH # 580382

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Typical Roof Terrace Plan



Typical Detached Garage Section

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W. Wehran St
Chicago, IL

North Bldg Plans
(71 SF Home)

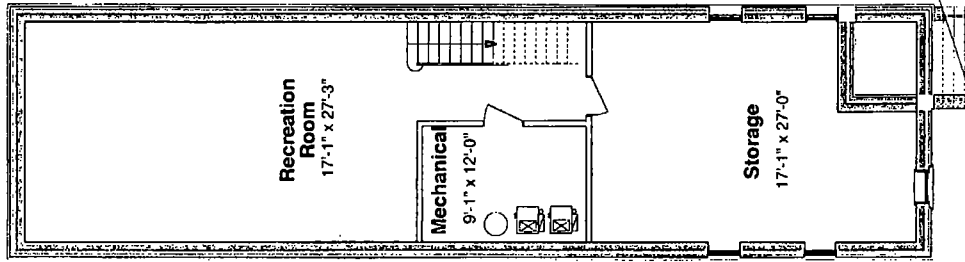


63ft Home
Client: Country
of Lake

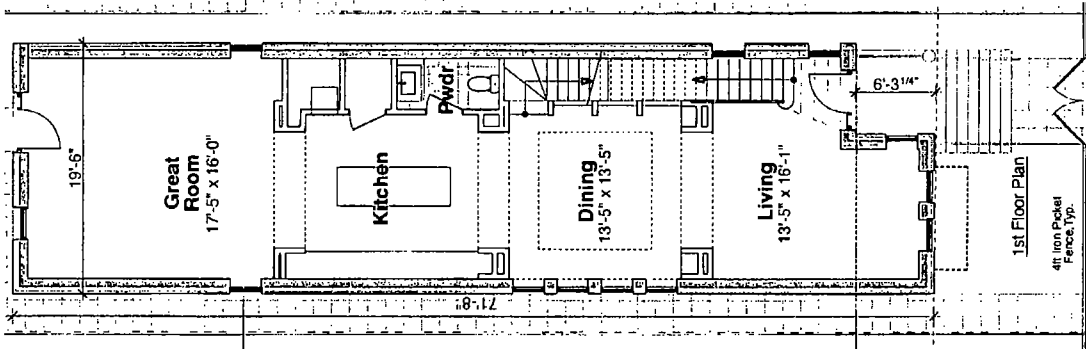


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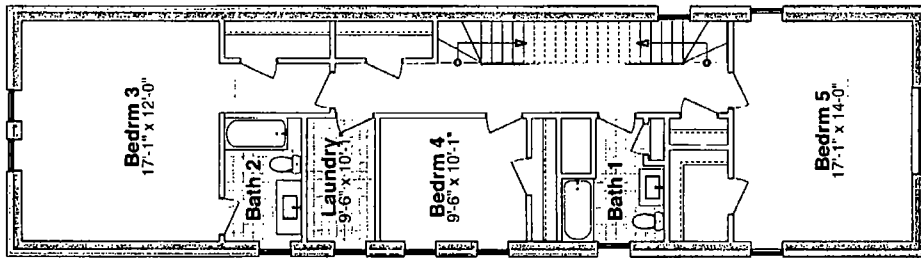
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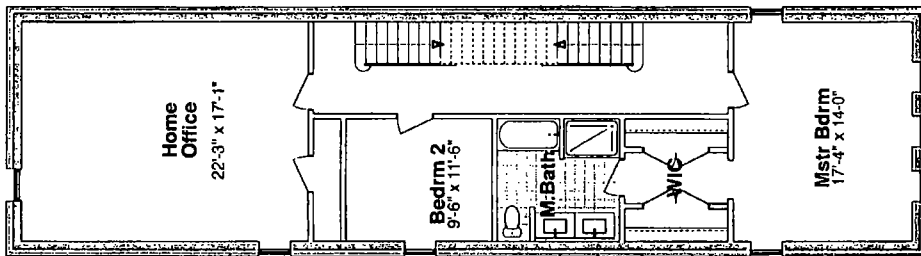
Basement Plan



1st Floor Plan



2nd Floor Plan

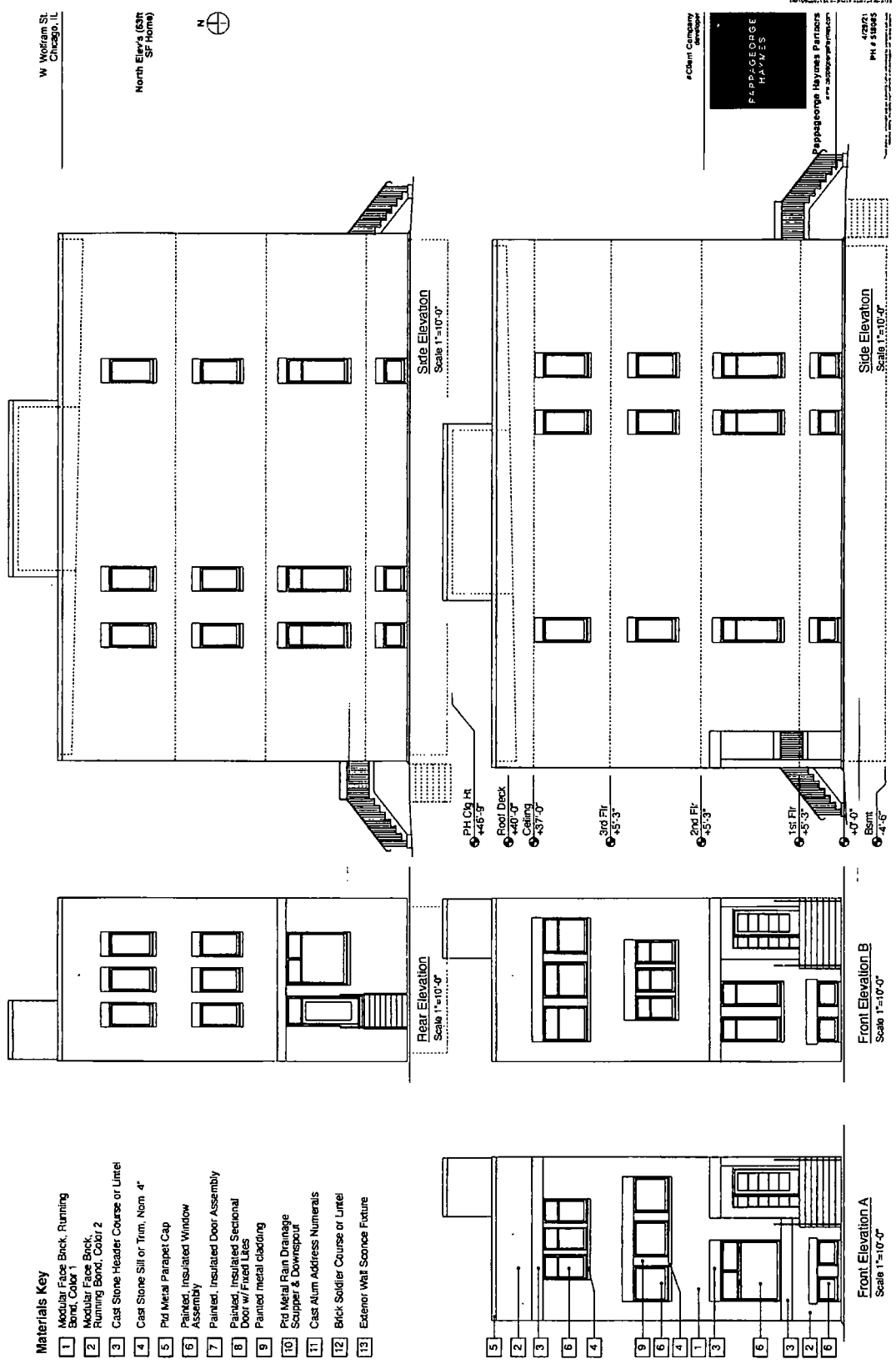


3rd Floor Plan

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W Madison St
Chicago, IL

North Elev. (SFR
SF Home)



Materials Key

- 1 Modular Face Brick, Running Bond, Color 1
- 2 Modular Face Brick, Running Bond, Color 2
- 3 Cast Stone-Header Course or Linel
- 4 Cast Stone Sill or Trim, Nom. 4"
- 5 Pol Metal Parapet Cap
- 6 Painted, Insulated Window Assembly
- 7 Painted, Insulated Door Assembly
- 8 Painted, Insulated Sectional Door w/ Fixed Lites
- 9 Painted metal cladding
- 10 Pol Metal Rain Drainage Scupper & Downspout
- 11 Cast Alum Address Numerals
- 12 Brick Soldier Course or Linel
- 13 Exterior Wall Sconce Fixture

Rear Elevation
Scale 1"=10'-0"

Front Elevation B
Scale 1"=10'-0"

Front Elevation A
Scale 1"=10'-0"

Side Elevation
Scale 1"=10'-0"

Side Elevation
Scale 1"=10'-0"

- PHLCB R 446'-0"
- Floor Deck 440'-0"
- Ceiling 437'-0"
- 3rd Flr 43'-3"
- 2nd Flr 43'-3"
- 1st Flr 43'-3"
- 0'-0" Bsm 4'-6"

Client Company
Developer

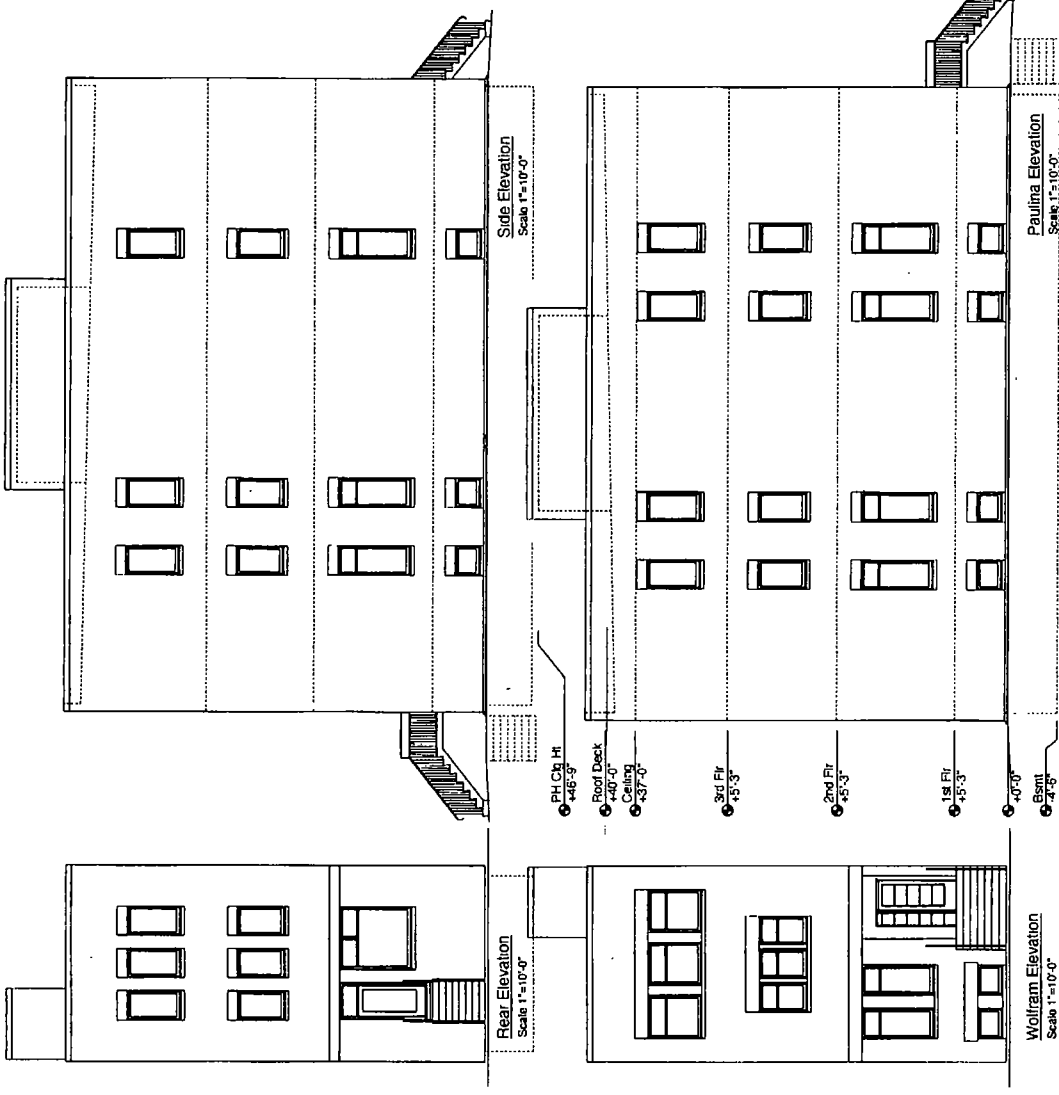


4/20/21
PH # 218285

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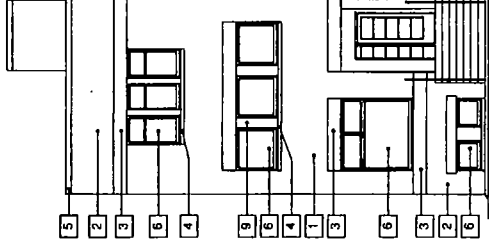
W Wolfram St
Chicago, IL

North Elev. (Clay
Corner House)



Materials Key

- 1 Modular Face Brick, Running
- 2 Brick, Color 1 Brick
- 3 Running Bond, Color 2
- 4 Cast Stone Header Course or Lintel
- 5 Cast Stone Sill or Trim, Nom. 4"
- 6 Pfd Metal Parapet Cap
- 7 Painted, Insulated Window Assembly
- 8 Painted, Insulated Door Assembly
- 9 Painted, Insulated Sectional Door w/ Fixed Lites
- 10 Painted metal cladding
- 11 Pfd Metal Rain Drainage Scupper & Downspout
- 12 Cast Alum Address Numerals
- 13 Brick Soldier Course or Lintel
- 14 Exterior Wall Sconce Fixture



PH Ch HI
446'-3"

Roof Deck
440'-0"

CEILING
437'-0"

3rd Flr
433'-3"

2nd Flr
429'-3"

1st Flr
425'-3"

Basmt
421'-0"

F. Clark Company
Architect



PapaGeorge Hayes Architects
1000 West Superior Street, Suite 1000
Chicago, IL 60604

4/2/21
PH # 518888

