



City of Chicago



SO2017-158

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 1630 W Wilson Ave, 1618-1632 W Wilson Ave and 4601-4607 N Paulina St - App No. 19108T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19108 TI
INTRO. DATE:
JAN. 25, 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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 11-H in the area bounded by

WEST WILSON AVENUE; NORTH PAULINA STREET; A LINE 92 FEET NORTH OF THE NORTH LINE OF WEST WILSON AVENUE; AND THE ALLEY NEXT EAST OF NORTH PAULINA STREET.

to those of a RM-6 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1630 West Wilson Avenue; Address Range: 1618 to 1632 West Wilson Avenue and 4601 to 4607 North Paulina Street

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 1630 WEST WILSON AVENUE, CHICAGO, ILLINOIS

PROPOSED ZONING: RM-6 RESIDENTIAL MULTI-UNIT DISTRICT (TYPE 1)

LOT AREA: 15,180 SQUARE FEET

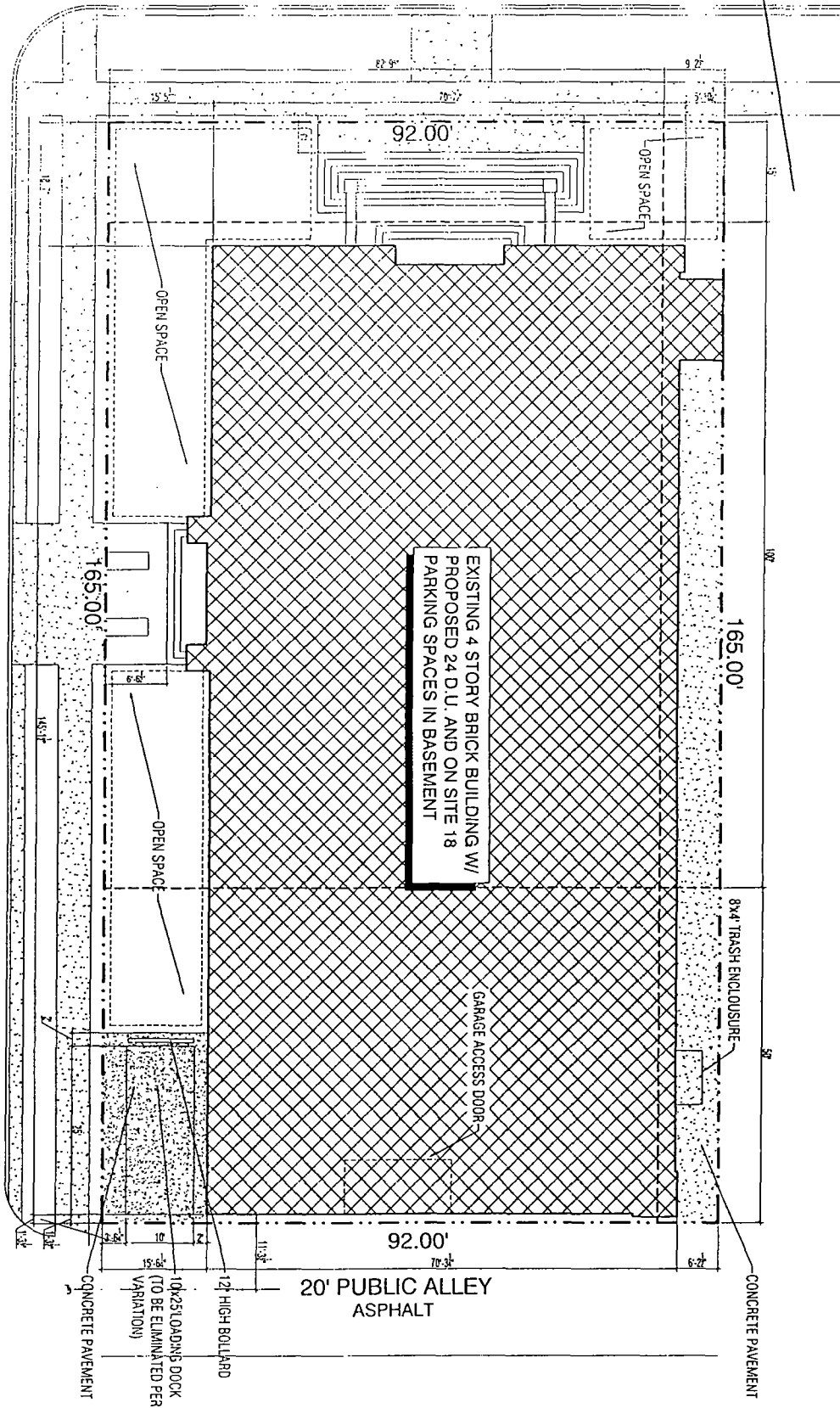
PROPOSED LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A COMMUNITY CENTER. THE PROPERTY WILL BE REDEVELOPED WITH 24 DWELLING UNITS ON FLOORS ONE THROUGH FOUR AND 18 PARKING SPACES. APPLICANT IS USING SECTION 17-10-0102-A.3 OF THE CHICAGO ZONING ORDINANCE TO REDUCE PARKING. THERE WILL BE NO LOADING BERTHS (PER VARIATION).

- (A) FLOOR AREA RATIO: 2.80; TOTAL FLOOR AREA FOR FAR PURPOSES IS 42,504 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): 632 SQUARE FEET
- (C) THE AMOUNT OF OFF-STREET PARKING: 18 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-A.3) AND AT LEAST 15 BIKE PARKING SPACES.
- (D) SETBACKS:
 - A. FRONT SETBACK: 4.0 FEET (EXISTING)
 - B. REAR SETBACK: NONE FEET (EXISTING)
 - C. SIDE SETBACKS: 0 FEET (NORTH) (EXISTING) AND 6.50 FEET (SOUTH) (EXISTING)
- (E) BUILDING HEIGHT: 59.0 FEET

FINAL FOR PUBLICATION

PAULINA ST

WILSON AVE



EXISTING 4 STORY BRICK BUILDING W/
 PROPOSED 24 D.U. AND ON SITE 18
 PARKING SPACES IN BASEMENT

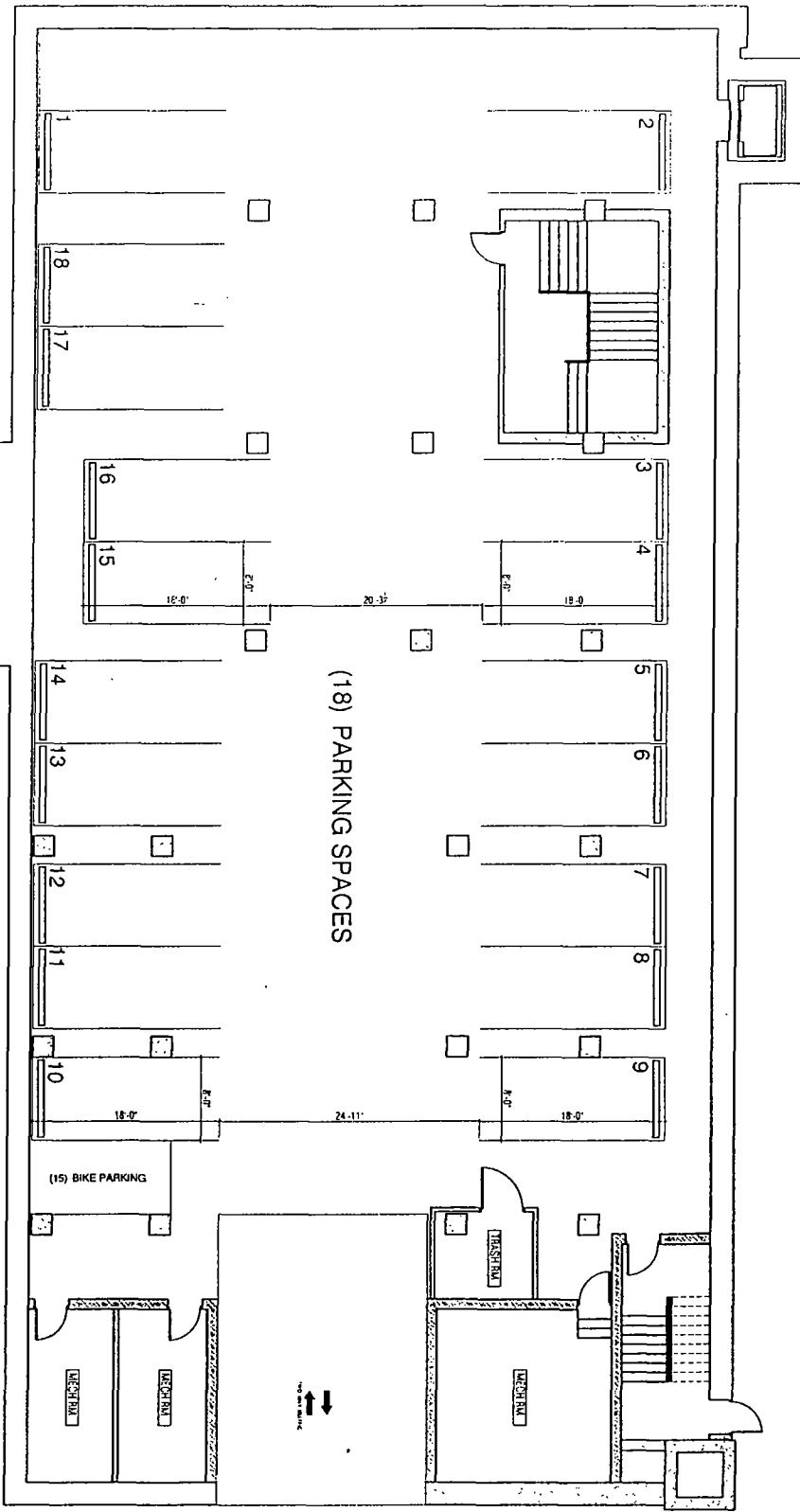
FINAL FOR PUBLICATION

SITE PLAN
 NTS
 N

<p>PROPOSED SITE PLAN</p> <p>A1</p>	<p>CONVERSION OF EXISTING 4 STORY BUILDING TO 24 D.U. AND ON 18 ONSITE PARKING SPACES 4601 N. PAULINA ST. CHICAGO IL</p>	<p>DATE: 11/11/11</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: 4601 N. PAULINA ST.</p> <p>CLIENT: [REDACTED]</p> <p>ARCHITECT: BUGAJ ARCHITECTS</p>
	<p>BUGAJ ARCHITECTS</p> <p>1223 N. MILWAUKEE AVE. SUITE 200 CHICAGO, IL 60642 TEL 773-666-5655 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM</p>	

PAULINA ST

WILSON AVE



(18) PARKING SPACES

(15) BIKE PARKING

BASEMENT FLOOR PLAN
1/4" = 1'-0"

FINAL FOR PUBLICATION

<p>PROPOSED BASEMENT FLOOR PLAN</p> <p>A4</p>	<p>CONVERSION OF EXISTING 4 STORY BUILDING TO 24 D U. AND ON 18 ONSITE PARKING SPACES 4601 N PAULINA ST. CHICAGO IL</p>	<p>DATE: 10/20/11 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/4" = 1'-0"</p>
	<p>BUGAJ ARCHITECTS</p> <p>1223 N MILWAUKEE AVE. SUITE 200 CHICAGO IL 60647 TEL: 773-666-5655 E-MAIL: MAIL@BUGAJARCHITECTS.COM WEB: WWW.BUGAJARCHITECTS.COM</p>	

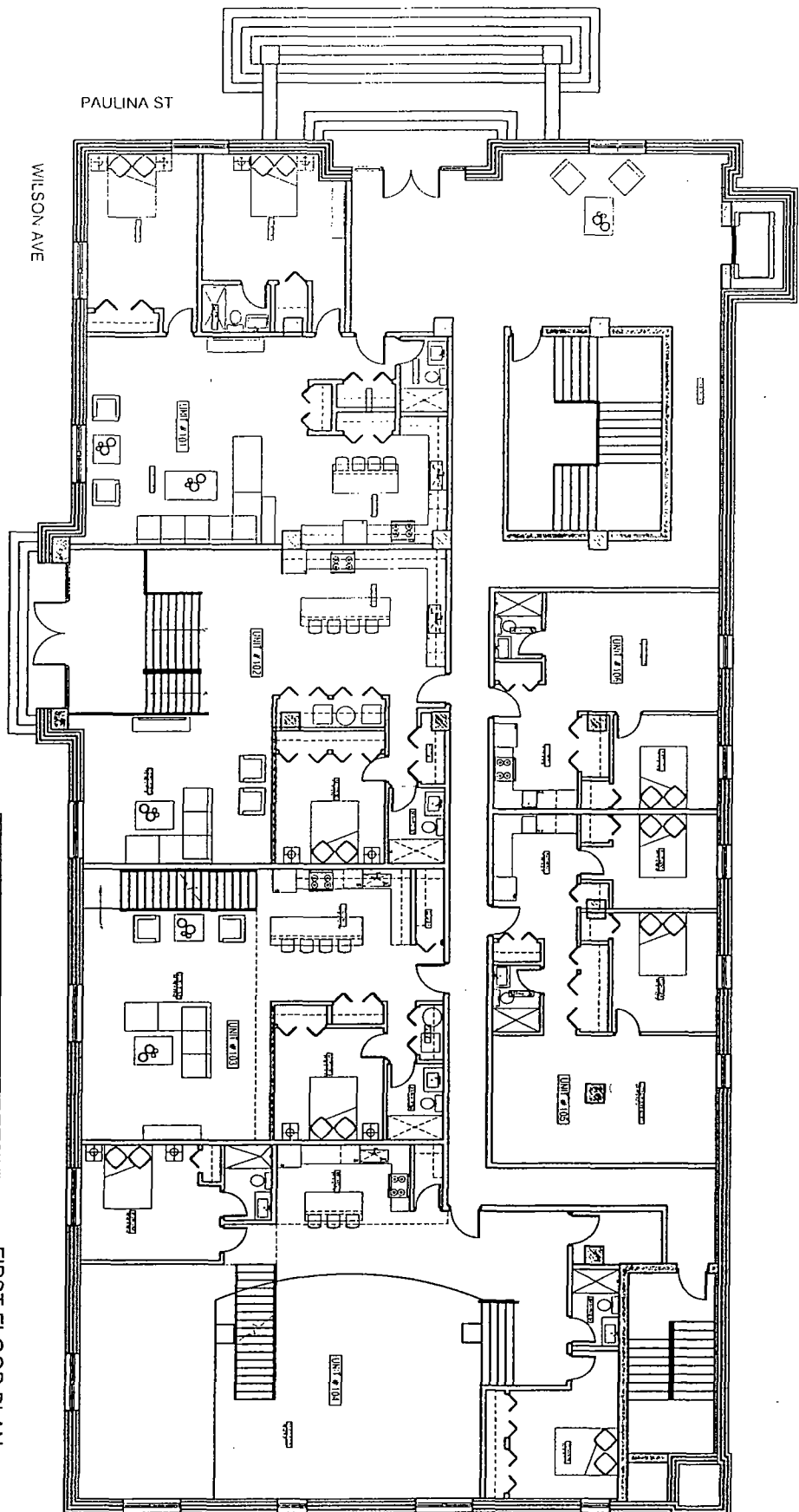
PAULINA ST

WILSON AVE

NOTE:
UNIT LAYOUT AND DEMISING WALLS SUBJECT
TO CHANGE

FIRST FLOOR PLAN
1/4" = 1'-0"

FINAL FOR PUBLICATION



AS

PROPOSED
FIRST FLOOR
PLAN

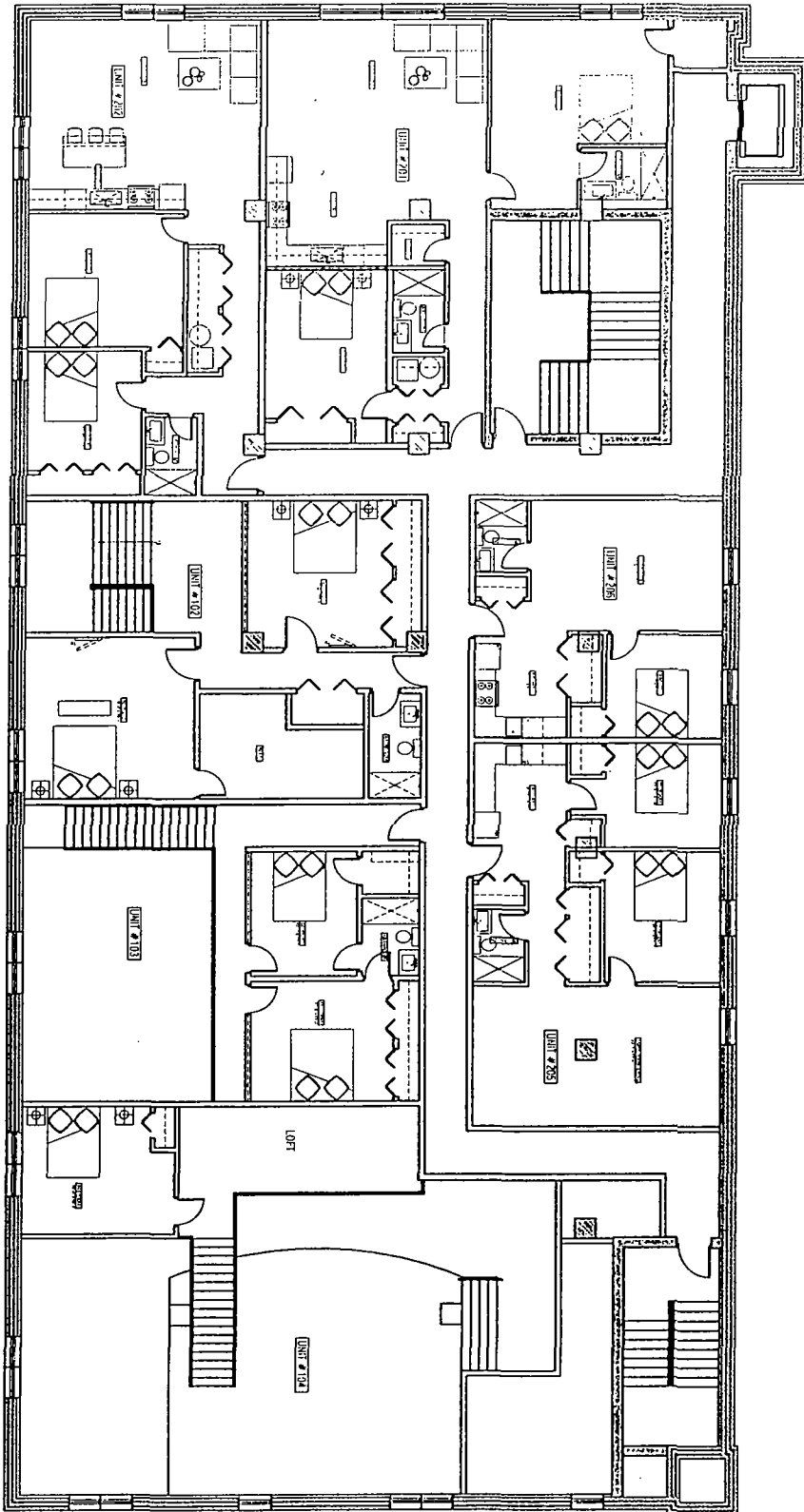
DATE	12/15/11
BY	BUGAJ ARCHITECTS
CHECKED	BUGAJ ARCHITECTS
SCALE	1/4" = 1'-0"
TITLE	PROPOSED FIRST FLOOR PLAN
PROJECT	CONVERSION OF EXISTING 4 STORY BUILDING TO 24 D.U. AND ON 18 ONSITE PARKING SPACES 4601 N. PAULINA ST CHICAGO IL

CONVERSION OF EXISTING 4 STORY BUILDING TO 24 D.U. AND ON 18 ONSITE PARKING SPACES 4601 N. PAULINA ST CHICAGO IL

LEGEND
STAIRS
ELEVATOR
COMMON AREA
OFFICE
BATH
KITCHEN
BEDROOM
LIVING AREA
DINING AREA
CLOSET
HALL
ENTRY
CORRIDOR
STAIR WELLS
ELEVATOR WELLS
MECHANICAL ROOM
ELECTRICAL ROOM
PLUMBING ROOM
REAR PORCH
FRONT PORCH
GARAGE
PARKING SPACE
CYCLE RACK
STORAGE

PAULINA ST

WILSON AVE



NOTE:
 UNIT LAYOUT AND DEMISING WALLS SUBJECT
 TO CHANGE

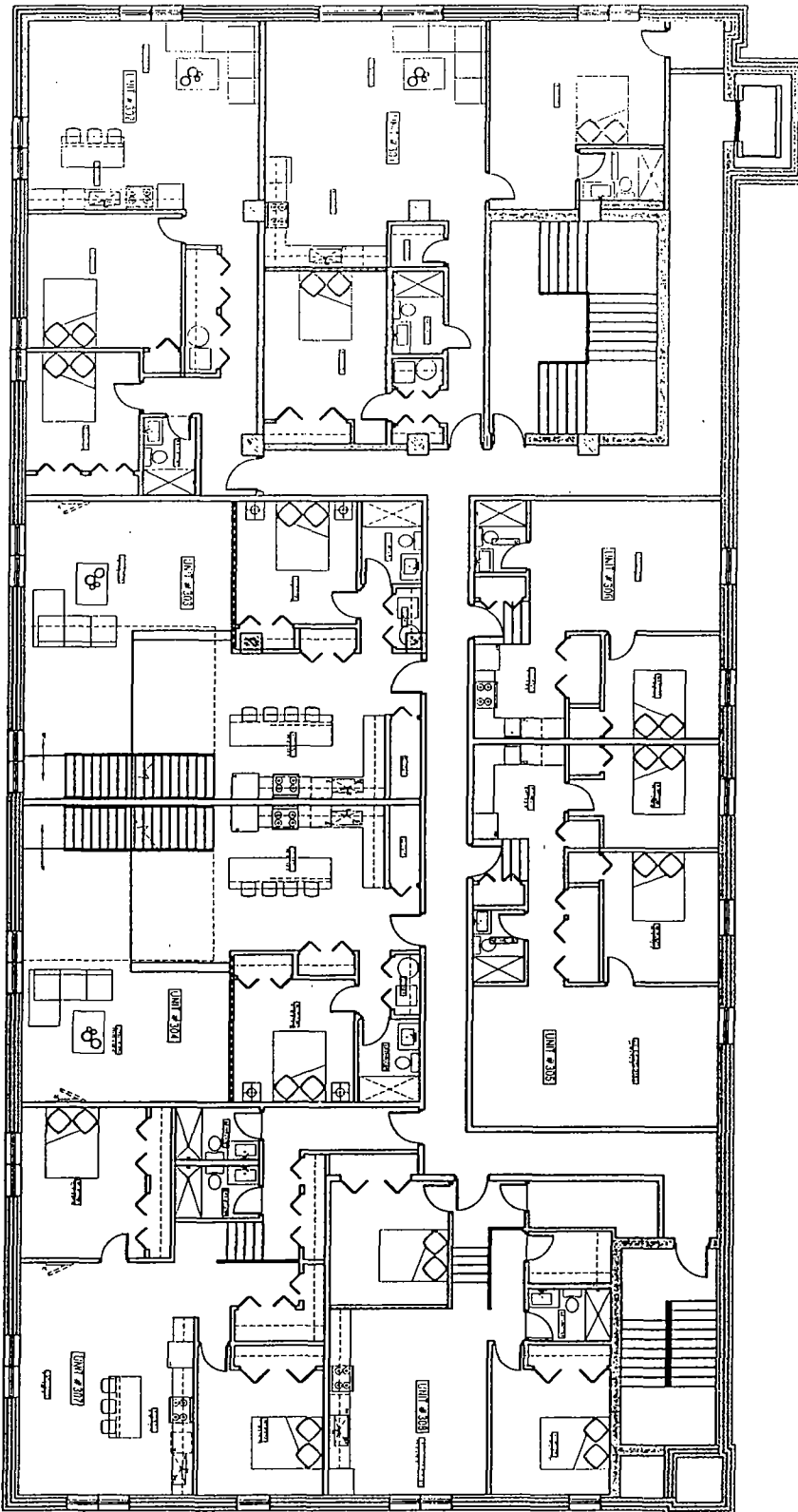
SECOND FLOOR PLAN
 1/4" = 1'-0"

FINAL FOR PUBLICATION

<p>PROPOSED SECOND FLOOR PLAN</p> <p>A6</p>	<p>CONVERSION OF EXISTING 4 STORY BUILDING TO 24 D.U. AND ON 18 ONSITE PARKING SPACES 4601 N. PAULINA ST. CHICAGO IL</p>	<p>DATE: 11/11/11 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] PROJECT NO: [REDACTED]</p>	<p>DATE: 11/11/11 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] PROJECT NO: [REDACTED]</p>
	<p>BUGAJ ARCHITECTS 1223 N. MILWAUKEE AVE. SUITE 200 CHICAGO IL 60642 TEL 773-666-5655 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM</p>		

PAULINA ST

WILSON AVE



NOTE:
 UNIT LAYOUT AND DEMISING WALLS SUBJECT
 TO CHANGE

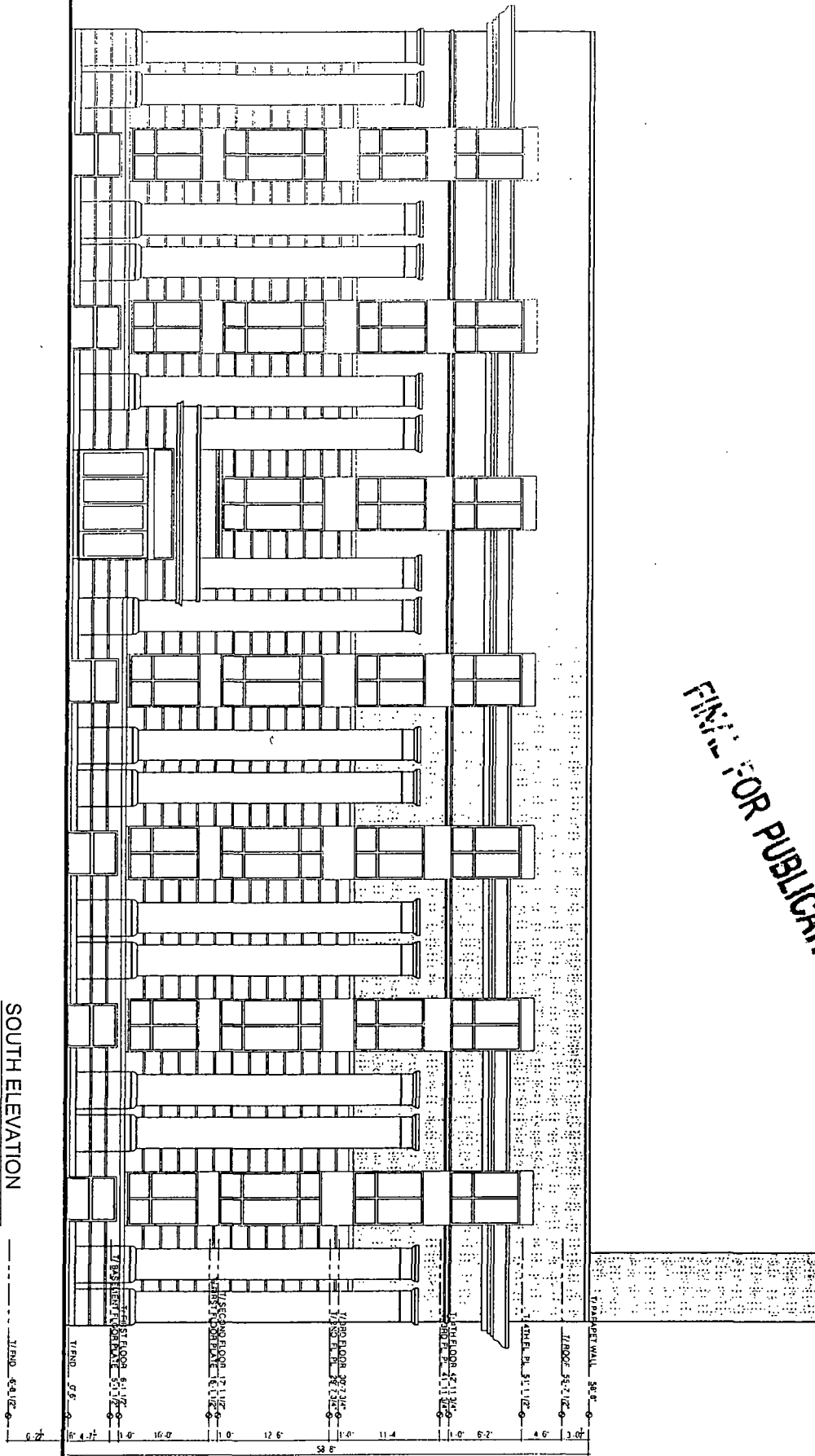
THIRD FLOOR PLAN
 1/4" = 1'-0"

FINAL FOR PUBLICATION

A7 PROPOSED THIRD FLOOR PLAN	CONVERSION OF EXISTING 4 STORY BUILDING TO 24 D.U. AND ON 18 ONSITE PARKING SPACES 4601 N. PAULINA ST. CHICAGO IL	BUGAJ ARCHITECTS 1223 N MILWAUKEE AVE SUITE 200 CHICAGO IL 60642 TEL 773-666-5855 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM
	THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BUGAJ ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BUGAJ ARCHITECTS.	

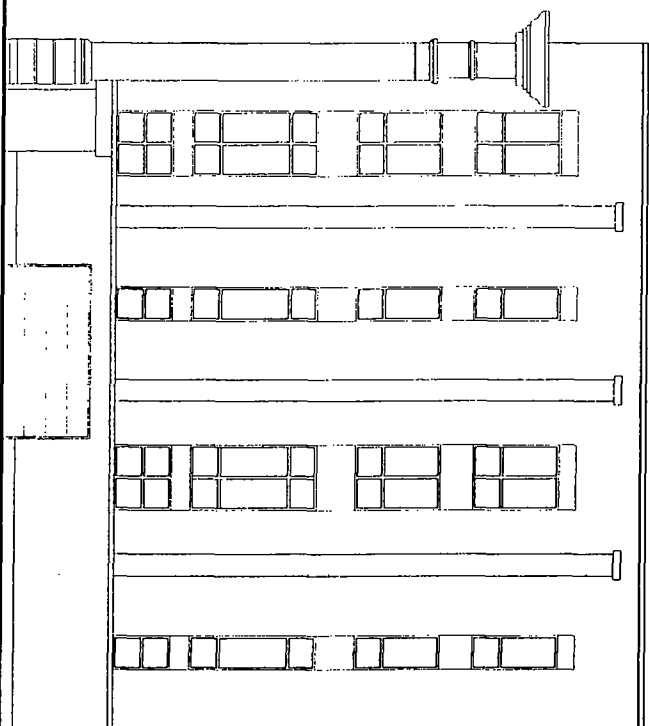
FINAL FOR PUBLICATION

SOUTH ELEVATION
1/4" = 1'-0"

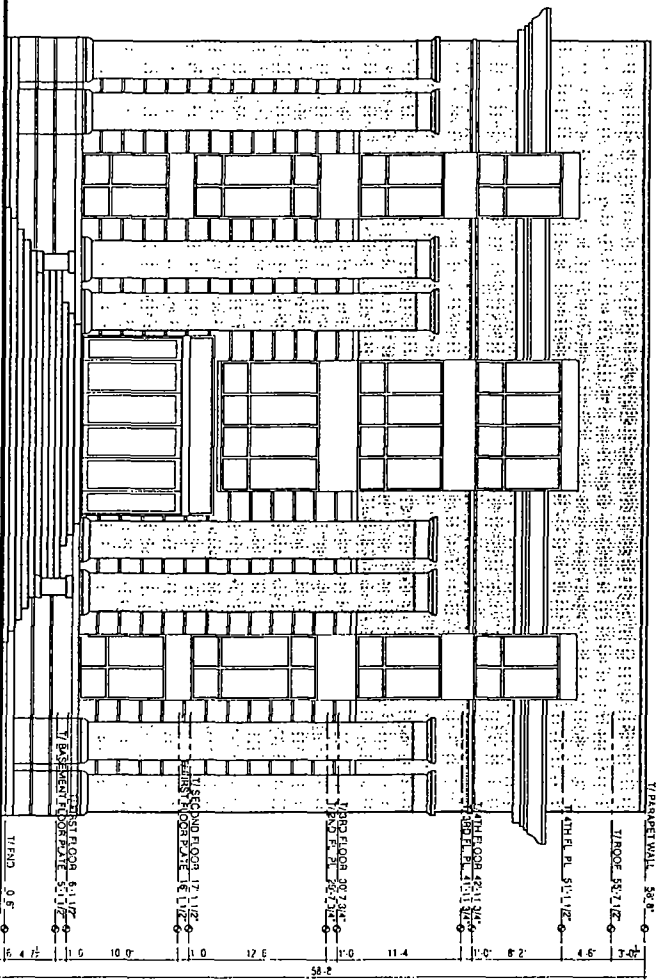


A9	PROPOSED SOUTH ELEVATION	CONVERSION OF EXISTING 4 STORY BUILDING TO 24 D.U. AND ON 18 ONSITE PARKING SPACES 4601 N. PAULINA ST. CHICAGO IL	BUGAJ ARCHITECTS	1223 N. MILWAUKEE AVE. SUITE 200 CHICAGO IL 60642 TEL 773 566-5655 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM	DRAWING INFORMATION	DATE: 10/15/10	SCALE: 1/4" = 1'-0"	PROJECT: 4601 N. PAULINA ST. CHICAGO IL	DRAWN BY: [Name]	CHECKED BY: [Name]	APPROVED BY: [Name]	DATE: 10/15/10

EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



FINAL FOR PUBLICATION

A10

PROPOSED
EAST & WEST
ELEVATIONS

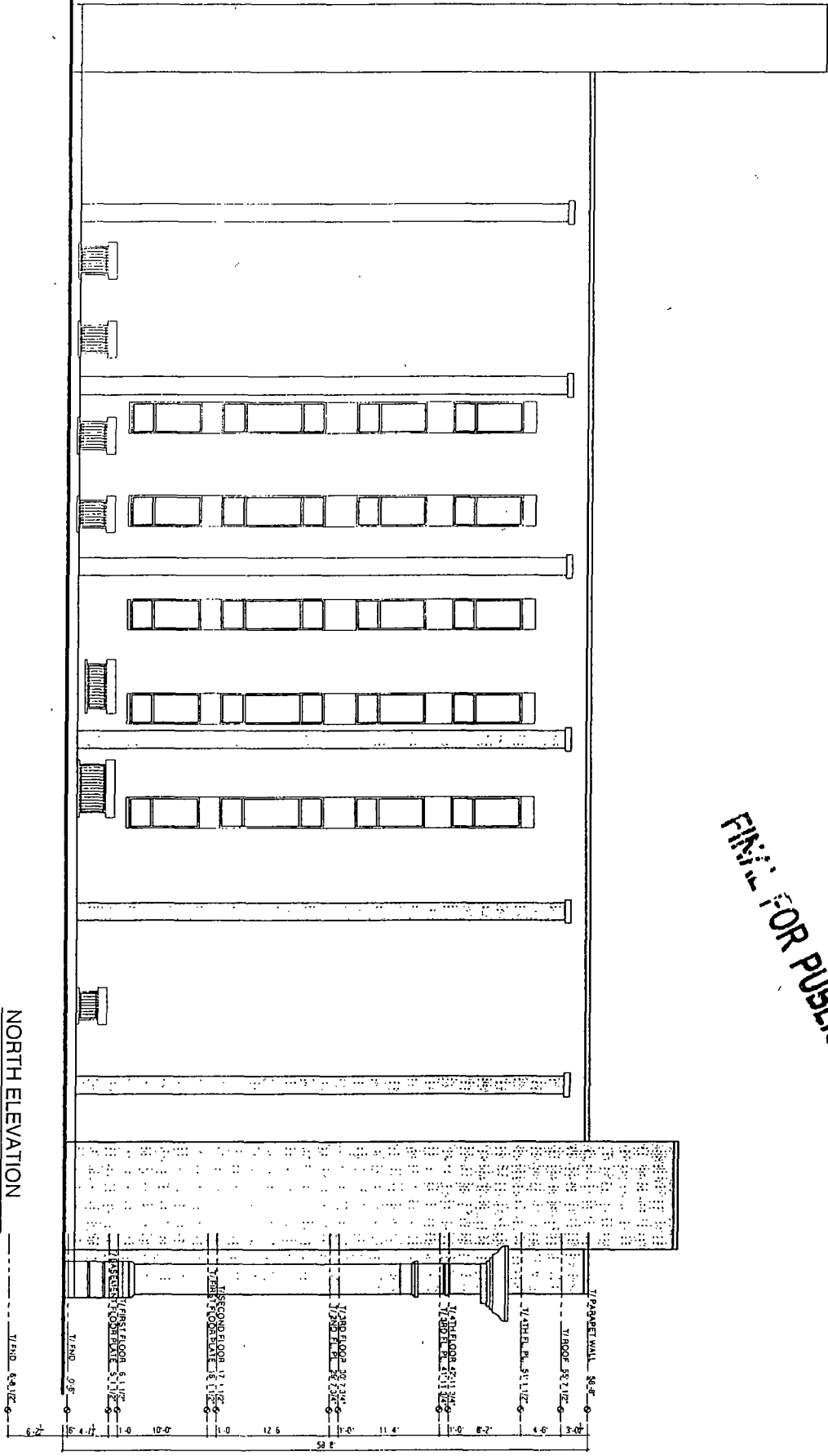
CONVERSION OF EXISTING 4 STORY BUILDING
TO 24 D.U. AND ON 18 ONSITE PARKING
SPACES 4601 N. PAULINA ST. CHICAGO IL

BUGAJ ARCHITECTS

1221 N. MILWAUKEE AVE SUITE 200 CHICAGO IL 60642 TEL 773.666.5655 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM

FINAL FOR PUBLICATION

NORTH ELEVATION
1/4" = 1'-0"



A11	PROPOSED NORTH ELEVATION	<p>CONVERSION OF EXISTING 4 STORY BUILDING TO 24 D.U. AND ON 18 ONSITE PARKING SPACES 4601 N. PAULINA ST. CHICAGO IL</p>	<p>BUGAJ ARCHITECTS</p>	<p>1221 N. MILWAUKEE AVE. SUITE 200 CHICAGO, IL 60642 TEL. 773-566-5655 E-MAIL: MAIL@BUGAJARCHITECTS.COM WEB: WWW.BUGAJARCHITECTS.COM</p>	<p>NOT FOR CONSTRUCTION</p>