



City of Chicago



O2023-920

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/1/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 1416 N Maplewood Ave - App No. 22094T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-I in the area bounded by:

a line 175.0 north of and parallel to West Hirsh Street; North Maplewood Avenue;
a line 150.0 north of and parallel to West Hirsh Street; and the public alley next
west of and parallel to North Maplewood 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.

Address: 1416 North Maplewood Avenue

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1416 North Maplewood Avenue

The Project

The subject property is improved with a three-story residential building with three dwelling units and no parking. The existing zoning height of the building is 30'-4".

1416 MAPLEWOOD LLC (the "Applicant") seeks to rezone the property to construct a 2-story addition over the existing front portion and 4-story rear addition as per plans and add one additional dwelling unit to the building for a total of four dwelling units on the property. Three rear surface parking spaces will be added. The proposed zoning height of the building will be 40'-10".

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RS-3 Residential Single-Unit (Detached House) District to an B2-3, Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of section 17-13-0302-A of the Zoning Ordinance.

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

Lot Area:	3,157.5 square feet
FAR:	2.06
Floor Area:	6,536 square feet
Residential Dwelling Units:	4
MLA:	789 square feet
Automobile Parking (existing):	3
Setbacks (existing)	Front (Maplewood Avenue): 15.07' North: 1.98' South: 0.95' Rear (alley): 32.0'

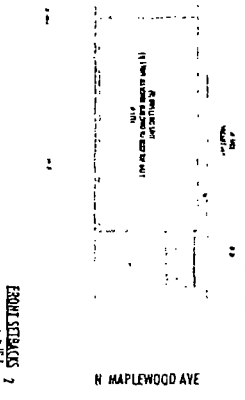
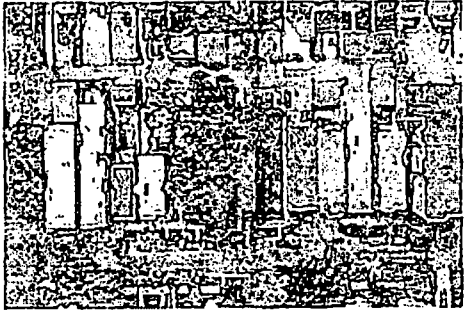
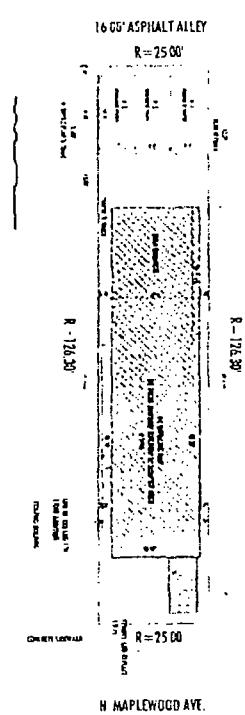
A set of plans is attached.

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**SPR 2019 CBC: INT. / EXT. RENO AND REAR/3RD ADDITION W/ (1) NEW DU AT EXISTING
(3) DU 3-STORY MSRY BLDG FOR A TOT. OF (4) DU
1416 N MAPLEWOOD AVE, CHICAGO, IL 60622**

CH 4.1.1

NO.	DESCRIPTION	AREA	TYPE	STATUS
1	EXISTING 1ST FLOOR	1,200	RES	EXIST
2	EXISTING 2ND FLOOR	1,200	RES	EXIST
3	EXISTING 3RD FLOOR	1,200	RES	EXIST
4	NEW 1ST FLOOR	1,200	RES	NEW
5	NEW 2ND FLOOR	1,200	RES	NEW
6	NEW 3RD FLOOR	1,200	RES	NEW
7	NEW 4TH FLOOR	1,200	RES	NEW
8	NEW 5TH FLOOR	1,200	RES	NEW
9	NEW 6TH FLOOR	1,200	RES	NEW
10	NEW 7TH FLOOR	1,200	RES	NEW
11	NEW 8TH FLOOR	1,200	RES	NEW
12	NEW 9TH FLOOR	1,200	RES	NEW
13	NEW 10TH FLOOR	1,200	RES	NEW
14	NEW 11TH FLOOR	1,200	RES	NEW
15	NEW 12TH FLOOR	1,200	RES	NEW
16	NEW 13TH FLOOR	1,200	RES	NEW
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25	NEW 22ND FLOOR	1,200	RES	NEW
26	NEW 23RD FLOOR	1,200	RES	NEW
27	NEW 24TH FLOOR	1,200	RES	NEW
28	NEW 25TH FLOOR	1,200	RES	NEW
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103	NEW 100TH FLOOR	1,200	RES	NEW



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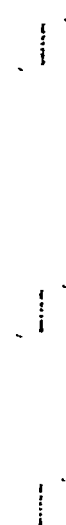
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Plan of Subdivision



RECORDED IN BOOK 100 PAGE 100
 FILED IN BOOK 100 PAGE 100
 COUNTY OF ... STATE OF ...

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EXISTING DEED BOOK PLAN 2 N



THIS PLAN IS BEING
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 THE COUNTY OF ... STATE OF ...
 THIS 10th DAY OF ... 19...

WITNESSETH
 My hand and seal this 10th day of ... 19...

NOTARY PUBLIC
 My Comm. Expires ...
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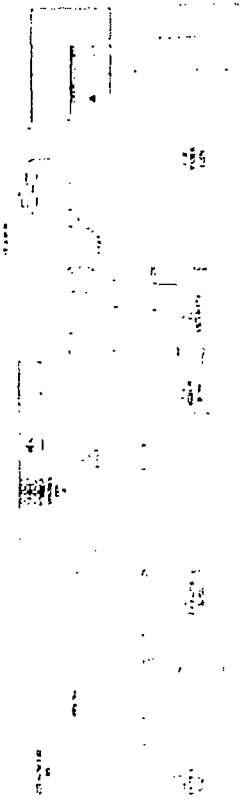
EXISTING DEED SECOND FLOOR PLAN 1 N



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PROPOSED FIRST FLOOR PLAN 2 N



PROPOSED SECOND FLOOR PLAN 1 N

PROPOSED FIRST FLOOR PLAN 2



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URS | KIMLEY-HORN & MERRITT, INC.
10000 W. CENTRAL EXPRESSWAY
SUITE 1000
DENVER, CO 80231
TEL: 303.750.0000
WWW.URSK.COM

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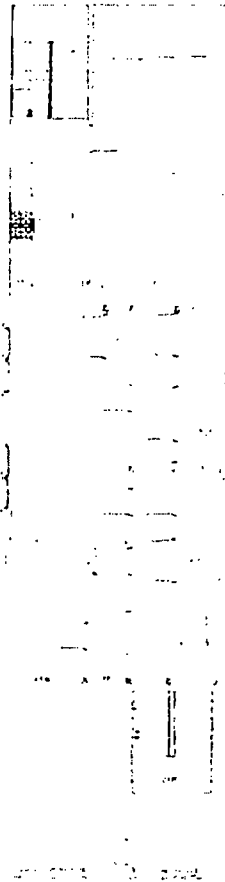
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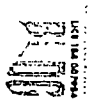
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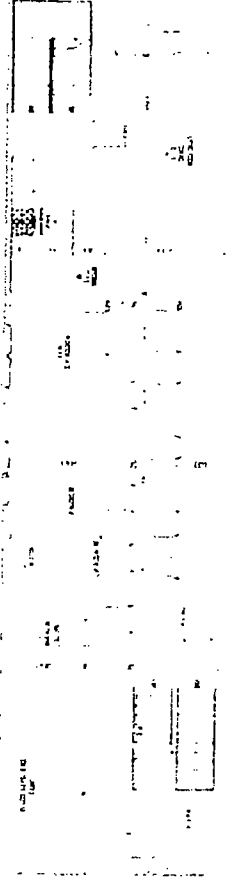
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PROSODIEN FLOOR PLAN 2 N



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HOCHSCHULE
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PROSODIEN FLOOR PLAN 1 N

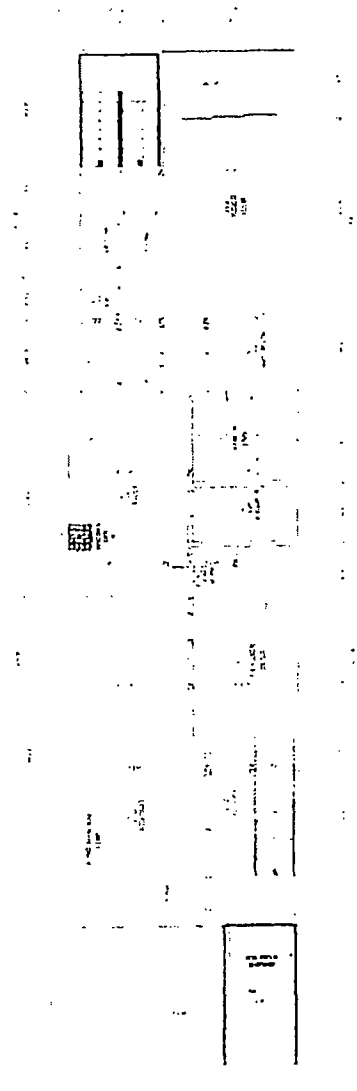


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Plan in Progress

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 UNLESS OTHERWISE SPECIFIED
 DATE: 10/10/2010



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 PLAN IN PROGRESS

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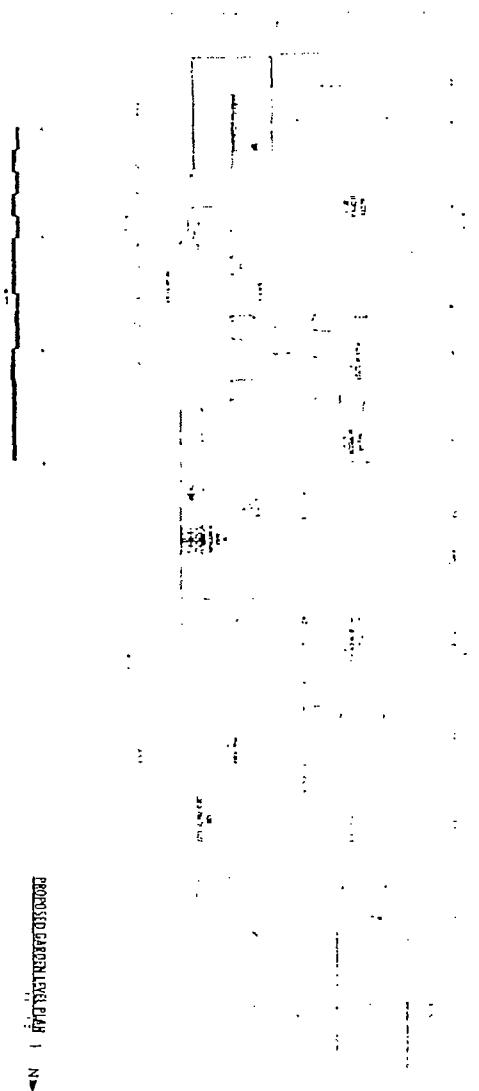
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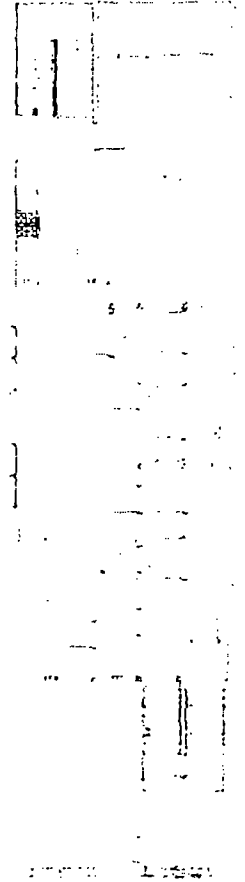
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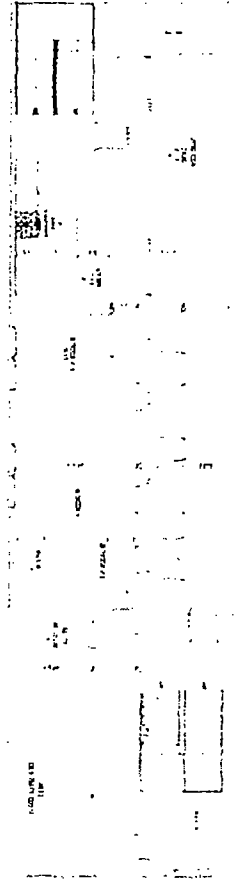


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APPROVED FOR THE CITY OF
 LOS ANGELES
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PROPOSED GROUND FLOOR PLAN 1 N



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PROPOSED GROUND FLOOR PLAN A-3.1

PROPOSED FOR P&H



U.S. DEPARTMENT OF ENERGY
OFFICE OF ENERGY EFFICIENCY AND RENEWABLE ENERGY
WASHINGTON, D.C. 20545

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U.S. DEPARTMENT OF ENERGY
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WASHINGTON, D.C. 20545

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DATE 01-12-2001 BY 60322 UCBAW

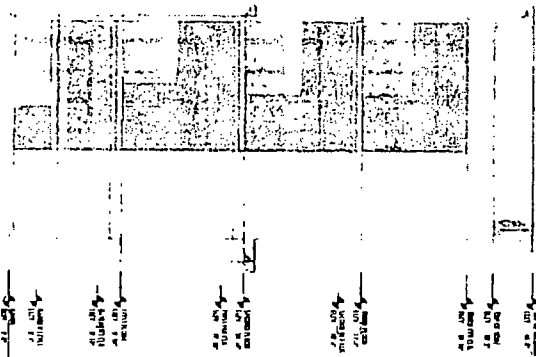
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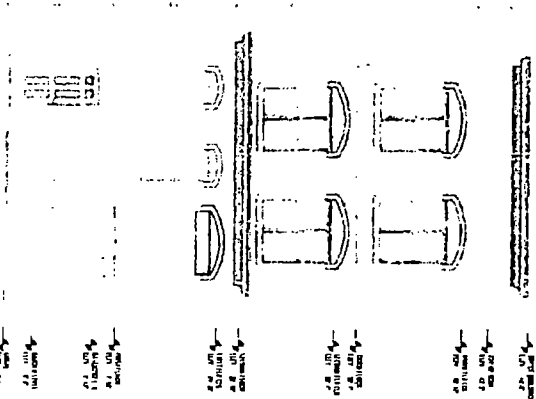
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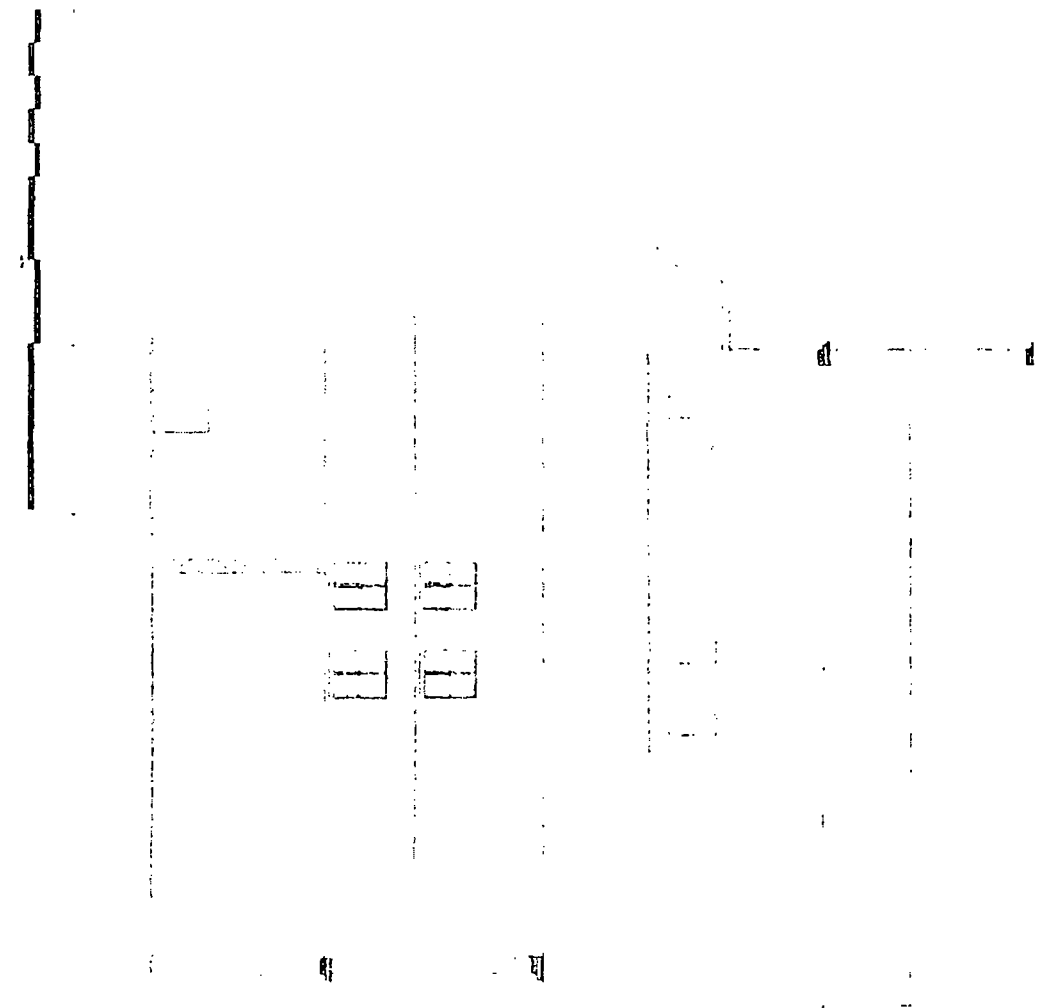


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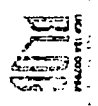
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PROBATION DEPARTMENT



PROBATION DEPARTMENT
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LEGEND

- Office
- Conference Room
- Courtroom
- Reception
- Waiting Room
- Rest Room
- Storage
- Corridor
- Stairway
- Elevator
- Entrance
- Exit



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