



City of Chicago



O2020-772

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/19/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 1458-1500 N Wieland St - App No. 20335T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 **RM 5 Residential Multi-Unit District** symbols and indications as shown on Map No. 3-F in the area bounded by

a line 565.60 feet south of and parallel to West North Avenue; North Wieland Street; a line 615.60 feet south of and parallel to West North Avenue; and a line 102.2 feet west of and parallel to North Wieland Street

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.

1458-1500 N. Wieland Avenue
Narrative and Plans

RM-5 to B2-3

Applicant: Nader & Juan Hindo
Property Address: 1458-1500 N. Wieland Avenue
Proposed Zoning: B2-3, Neighborhood Mixed-Use District

I. Narrative

In order to construct a five (5) story, seven (7) dwelling unit, residential building with an attached parking garage containing three (3) parking spaces that are accessed via proposed front driveway off of N. Wieland Street.

II. Zoning Analysis

- 1) Floor Area and Floor Area Ratio
 - a) Lot Area 5,110 sq. ft.
 - b) Total building area 12,555 sq. ft.
 - c) FAR 2.45

- 2) Density (lot area per dwelling unit): 730.0 sq. ft.

- 3) Off-street Parking: 3 parking spaces (including 1 fully accessible)
Subject property is located within 880 ft. of
CTA Sedgwick Brown Line rail station.¹

- 4) Setbacks
 - Side - north and south: 5.0 ft. (each)
 - Combined side yards: 10.0 ft.
 - Front: 12.0 ft.
 - Rear: 10.0 ft.²

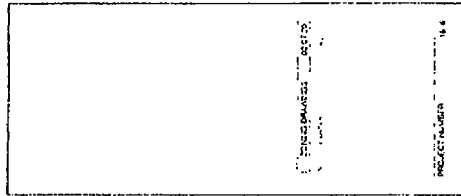
- 5) Building Height: 58 ft.

¹ Sec. 17-10-0102-B (1) Transit Served Locations. Minimum off-street parking ratios for residential uses may be reduced up to 50 percent from the otherwise applicable standards for new construction when located within 1,320 ft. of CTA rail station entrance. . . . The minimum off-street automobile parking ratios for residential uses may be further reduced by up to 100 percent from the otherwise applicable standards if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302.

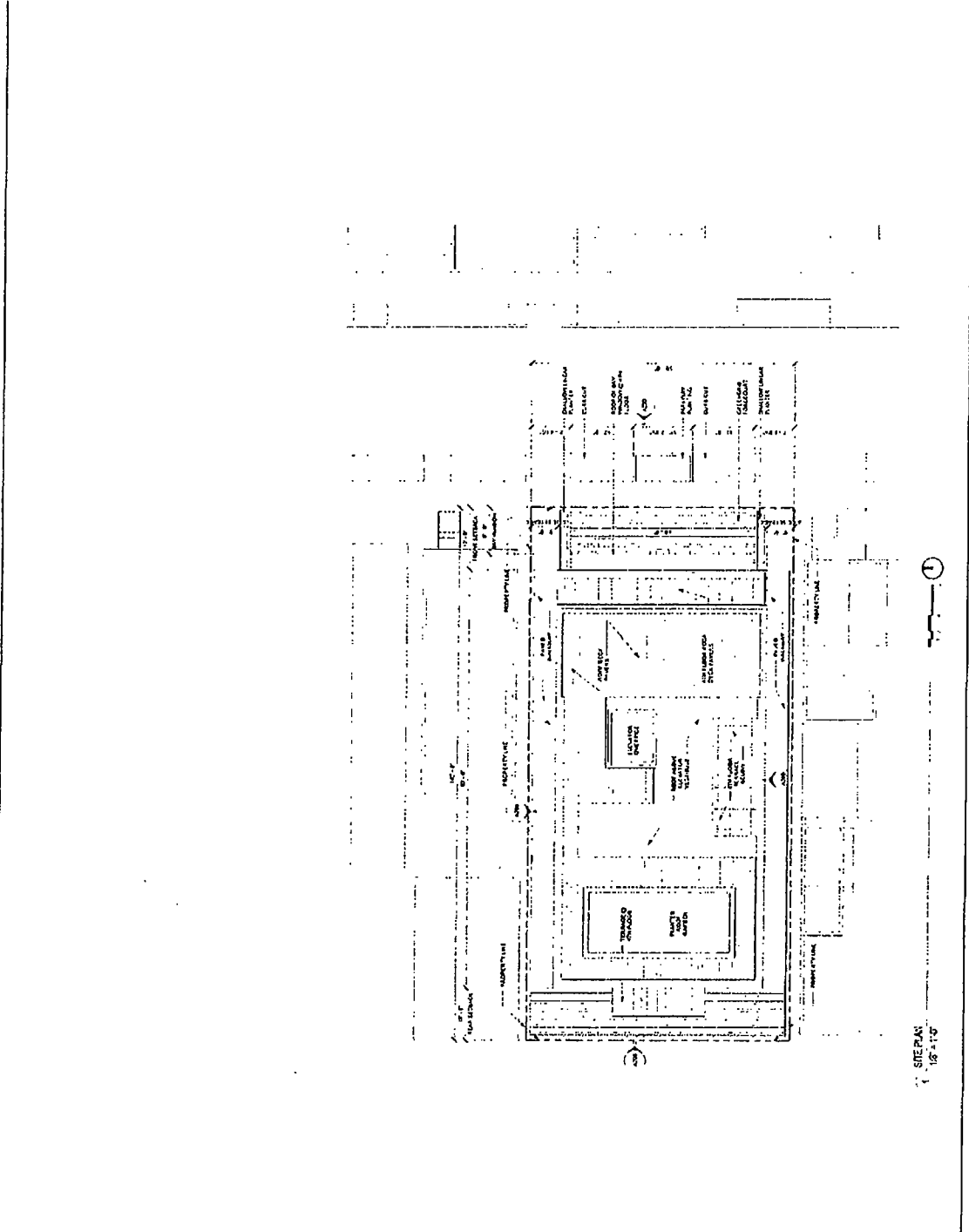
² Sec. 17-13-1101- B. The Zoning Board of Appeals is authorized to grant a *variation* to permit a reduction in any setback required by applicable regulations or to permit a building or structure to be erected, converted or located within a Special Transportation Corridor Overlay District, as described in Sec. 17-7-0400.



BOOTH HANSEN
ARCHITECTURE
1100 WILKINSON BLVD
SUITE 100
DALLAS, TX 75201

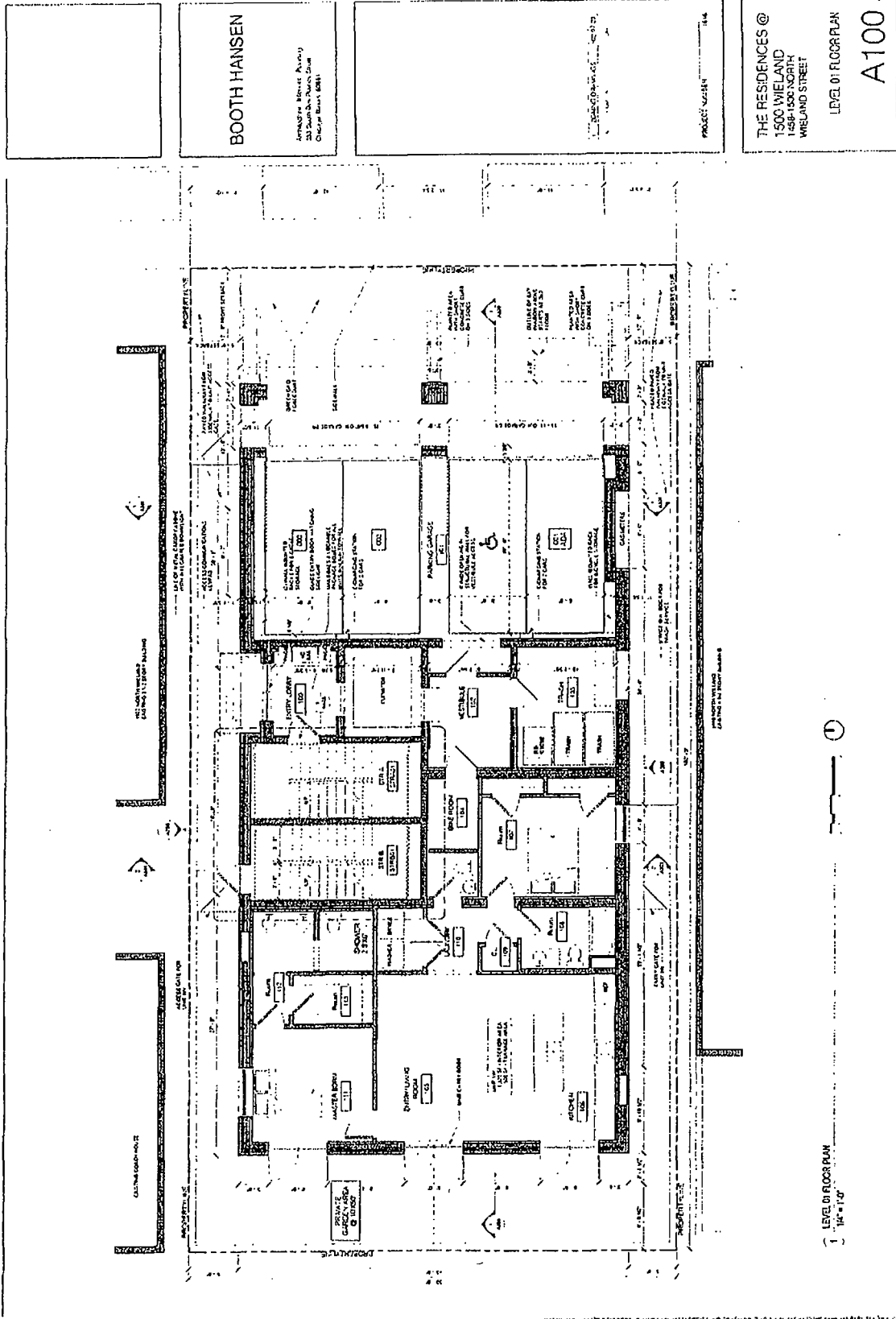


THE RESIDENCES @
1500 WILKINSON
1500 WILKINSON
WILKINSON STREET
SITE PLAN
A001



SITE PLAN
1/8" = 1'-0"

Architectural Services, Inc. 1500 Wilkinson Street, Suite 100, Dallas, TX 75201



LEVEL 01 FLOOR PLAN
1/4" = 1'-0"

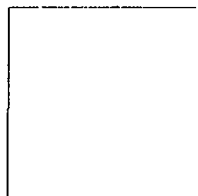
BOOTH HANSEN
Architect
231 South Dearborn Street
Chicago, Illinois 60604

THE RESIDENCES @
1500 WIELDAND
1500 WIELDAND STREET
WHEELAND STREET
LEVEL 01 FLOOR PLAN
A100

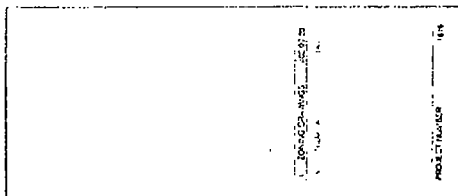
PROJECT NUMBER: 114

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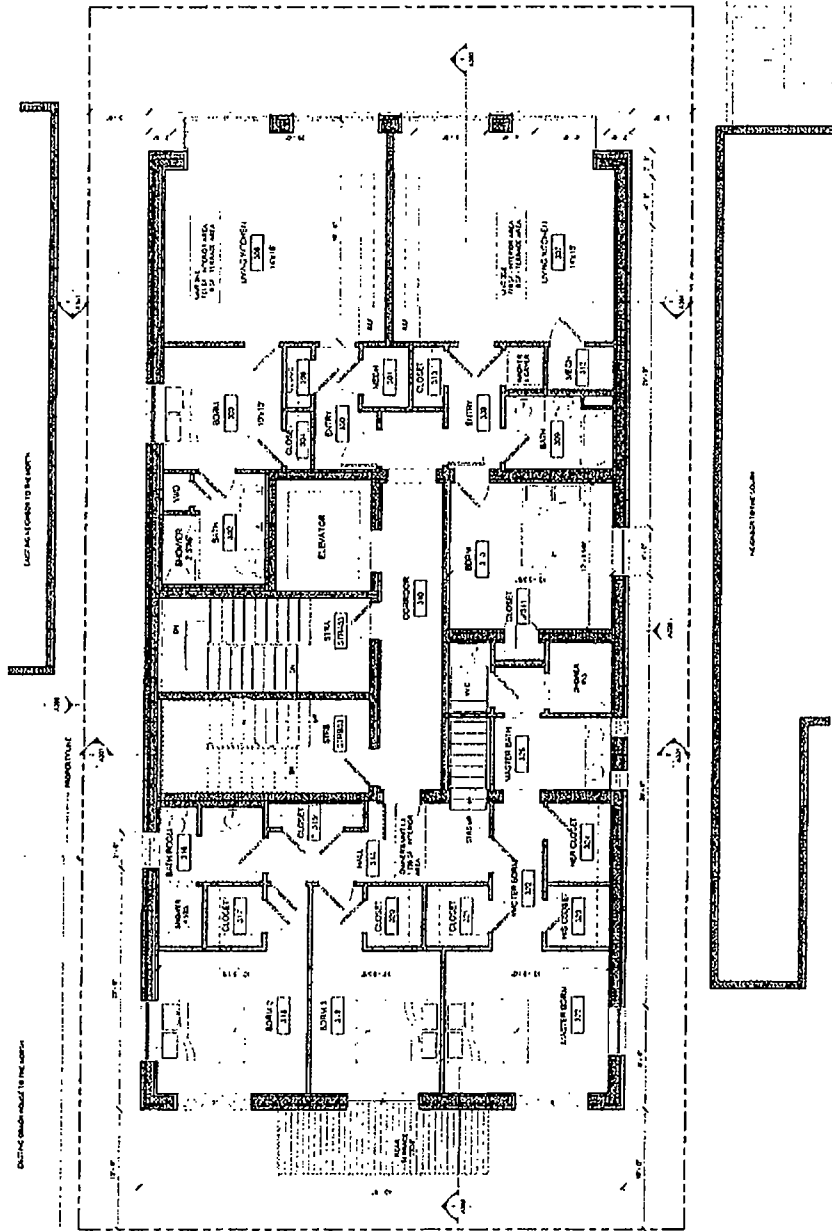
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BOOTH HANSEN
Architects
333 S. 10th Street, Suite 200
Chicago, Illinois 60604



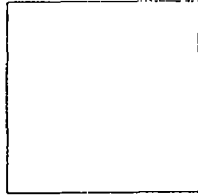
THE RESIDENCES @
1500 WIELAND
1458-1600 NORTH
WIELAND STREET
LEVEL 03 FLOOR PLAN
A102



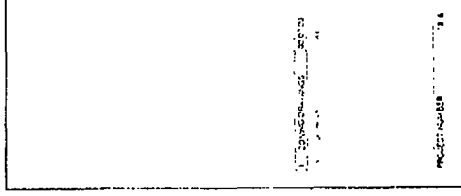
LEVEL 03 FLOOR PLAN
1/8" = 1'-0"

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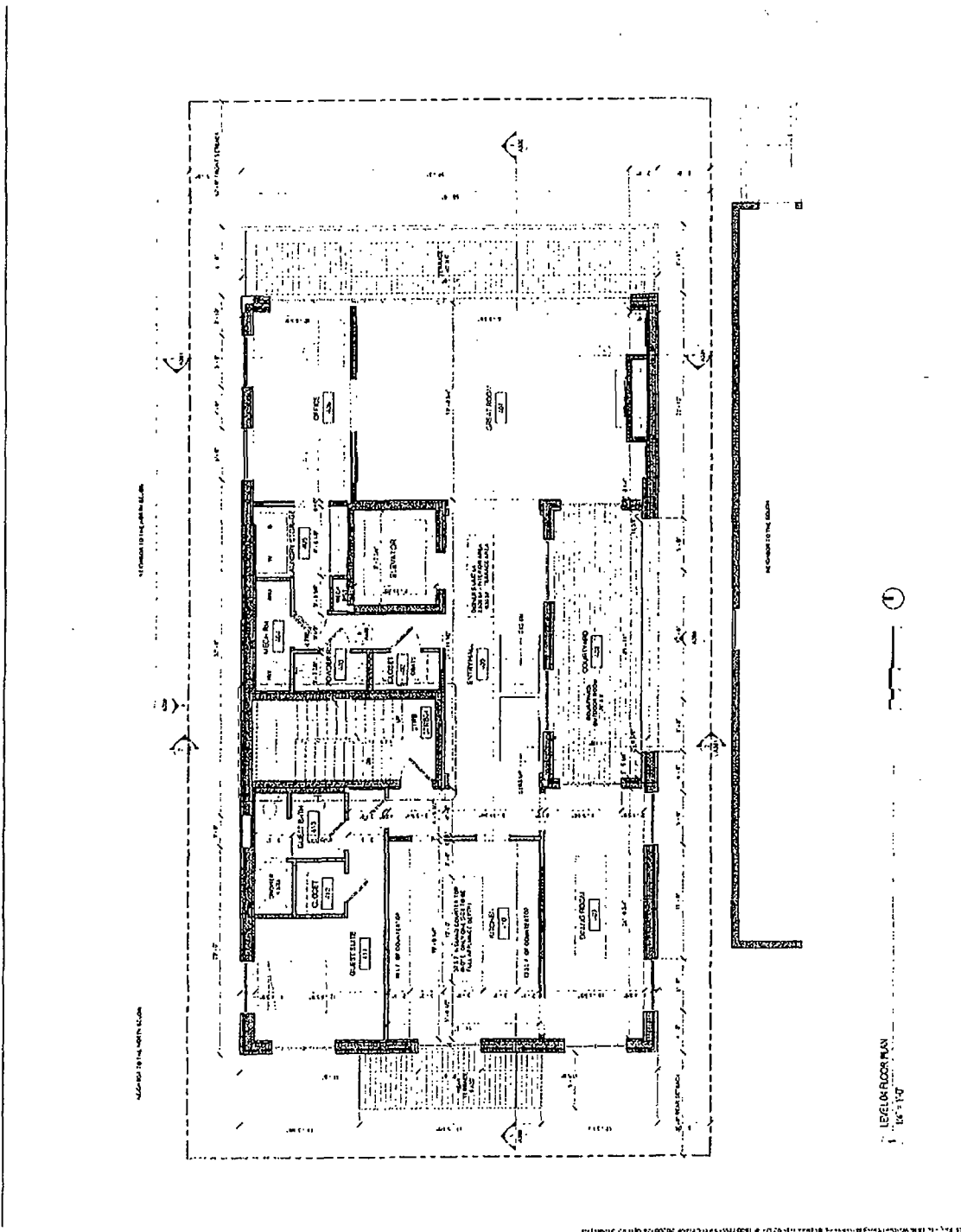
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BOOTH HANSEN
Architects (Division, Parkway)
200 Pacific Drive, Suite 100
Emeryville, CA 94608



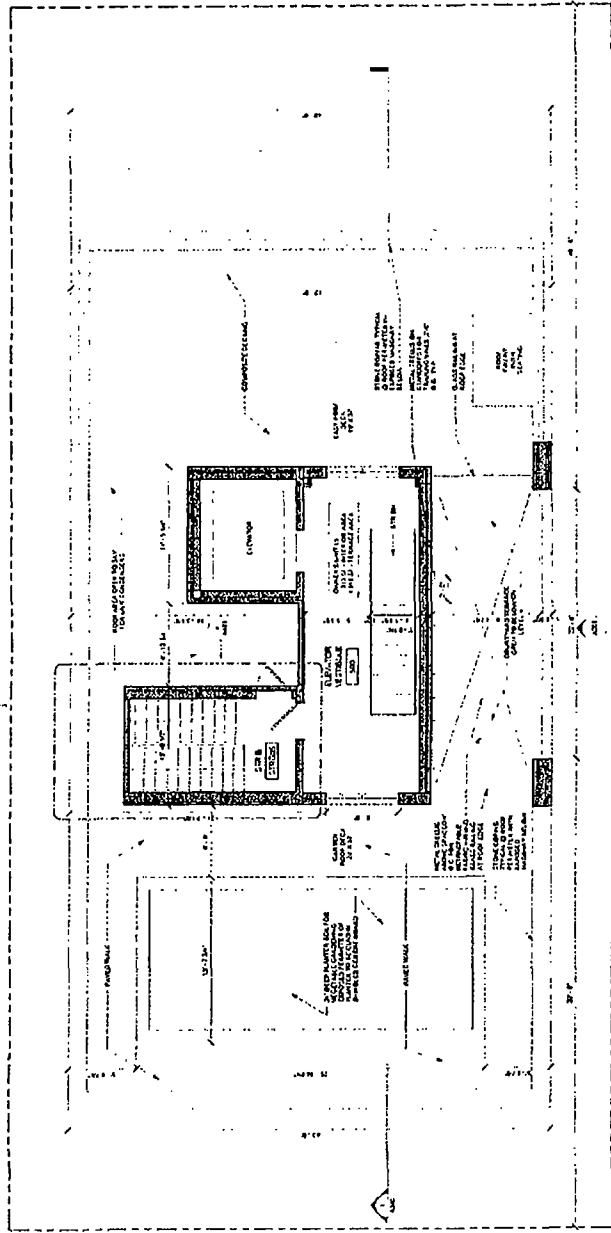
THE RESIDENCES @
1500 WIELAND
1400-1500 NORTH
WIELAND STREET
LEVEL ON FLOOR PLAN
A103



LEVEL ON FLOOR PLAN
A103

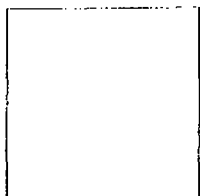
15. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DOCUMENT.

	<p>BOOTH HANSEN</p> <p>ARCHITECT - NORTH PARKWAY 231 CANTONMENT ROAD, SUITE 200 CHICAGO, ILLINOIS 60611</p>	<p>POSTING GENERAL NOTES</p> <p>1. ALL ROOF SLOPES SHALL BE INDICATED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.</p> <p>PROJECT NO. 1509</p>	<p>THE RESIDENCES @ 1600 WIELAND 1438 - 1500 NORTH WIELAND STREET</p> <p>ROOF PLAN A104</p>
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LEVEL 05 ROOF LEVEL PLAN
1/4" = 1'-0"

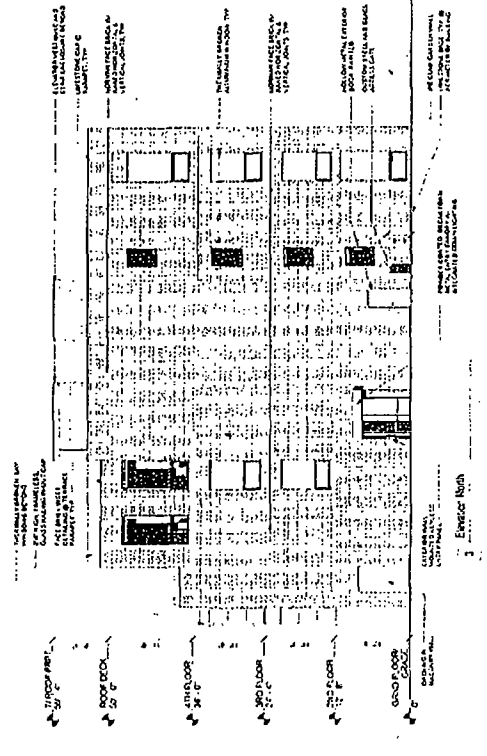
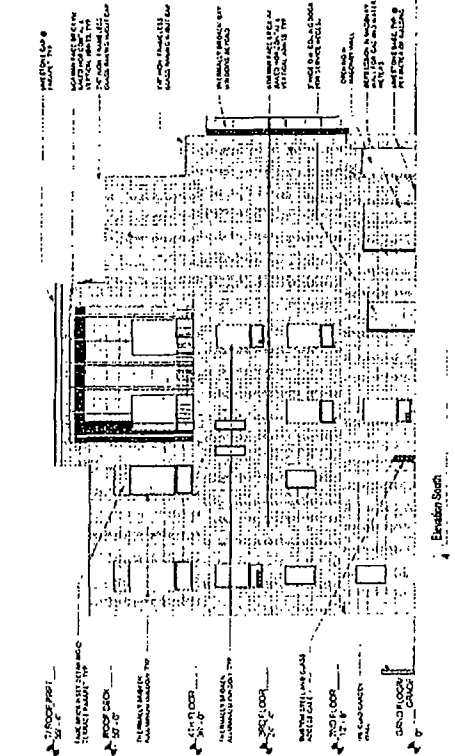
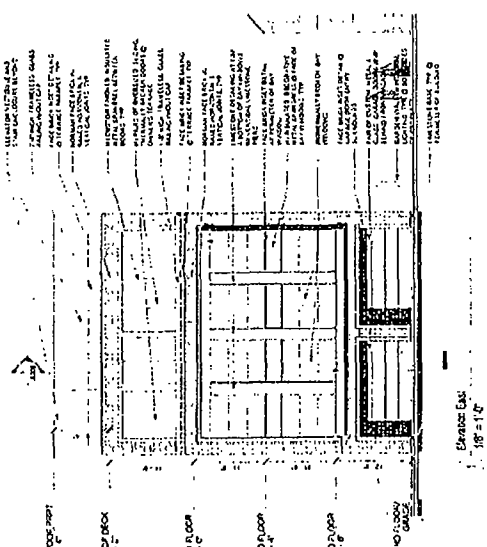
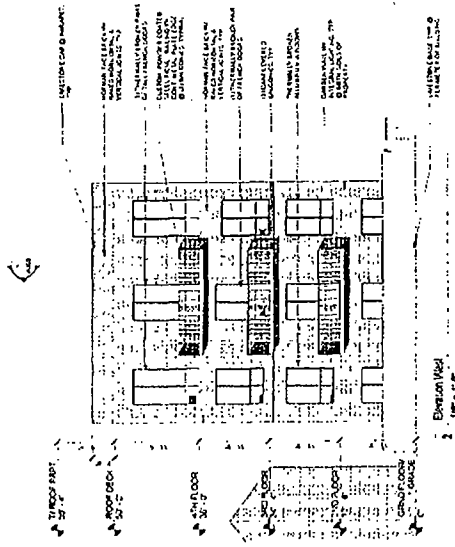
1. ALL ROOF SLOPES SHALL BE INDICATED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.



BOOTH HANSEN
 Architects
 1500 WIELAND STREET, SUITE 200
 WIELAND STREET, SUITE 200
 WIELAND STREET, SUITE 200

PROJECT NUMBER: 198
 DATE: 1987
 DRAWING NO.: 198-100

THE RESIDENCES @
 1500 WIELAND
 1500-1500 NORTH
 WIELAND STREET
 EXTERIOR ELEVATIONS
A200



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BOOTH HANSEN

Architect: Interior Planning
435 West Superior Street
Chicago, Illinois 60654

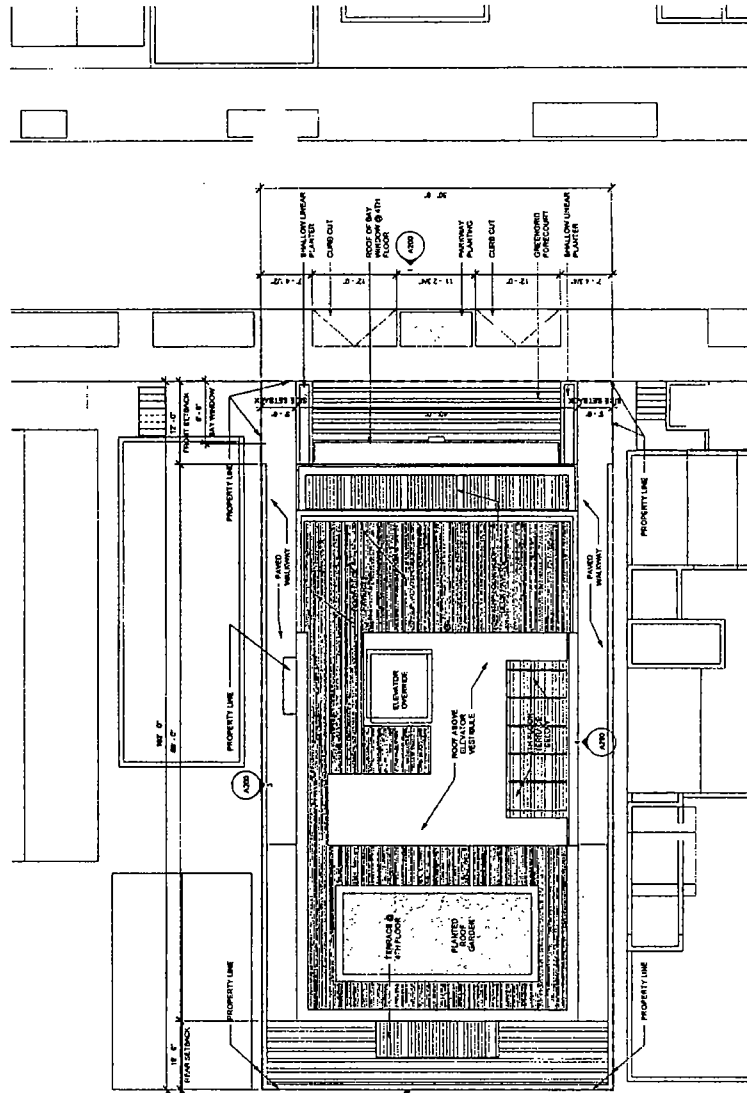
1 CONTRACT DRAWINGS 10/27/20
BY: [Signature] DATE

PROJECT NUMBER 1916

THE RESIDENCES @
1500 WIELAND
1458-1500 WIELAND
WIELAND STREET

SITE PLAN

A001



1 SITE PLAN
1/8" = 1'-0"

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BOOTH HANSEN

Architecture, Interiors, Planning
333 South Dearborn Street
Chicago, Illinois 60601

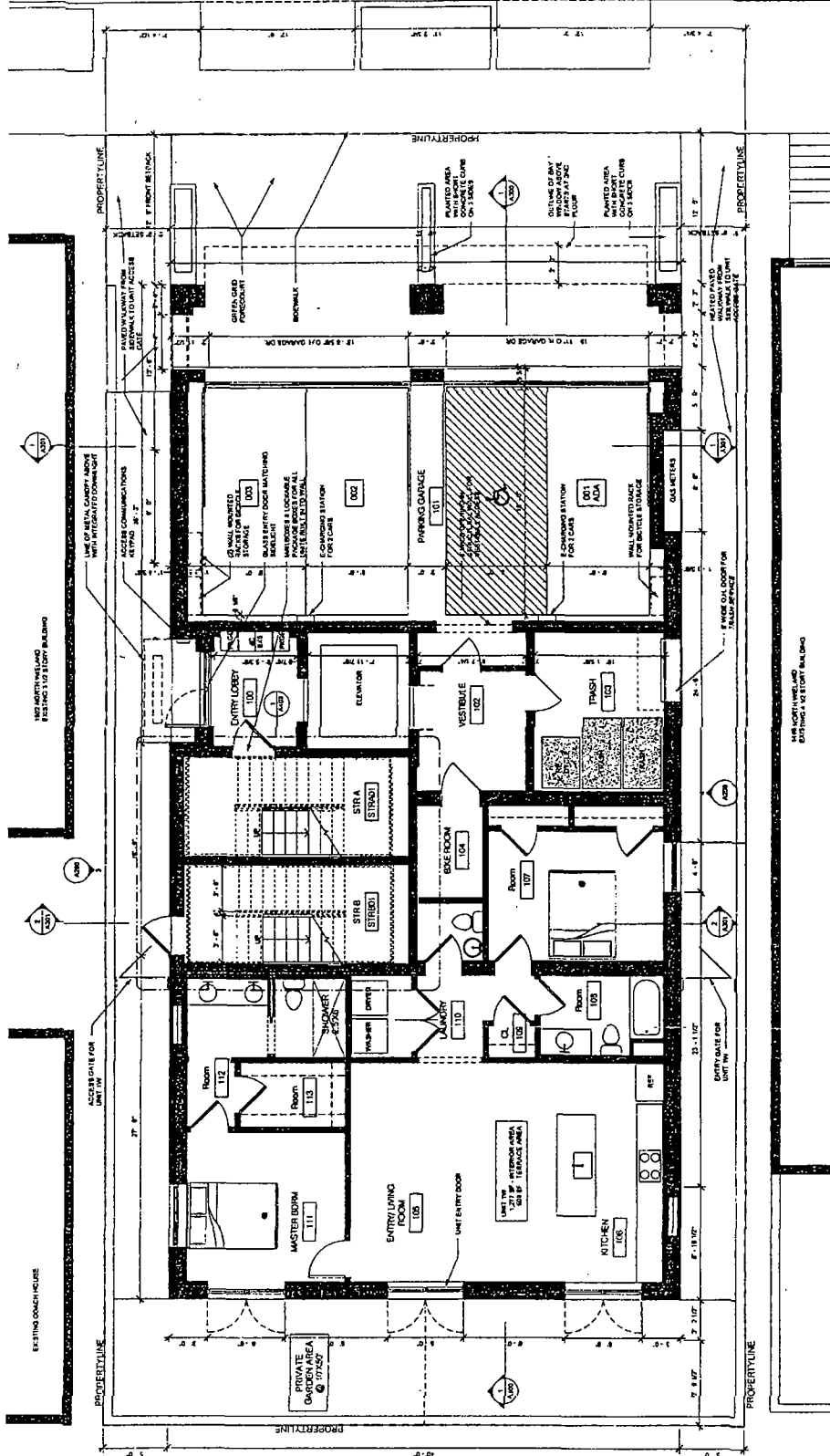
1. ARCHING DRAWINGS 102 OF 20

PROJECT NUMBER 1816

THE RESIDENCES @
1500 WIELAND
1458-1500 NORTH
WIELAND STREET

LEVEL 01 FLOOR PLAN

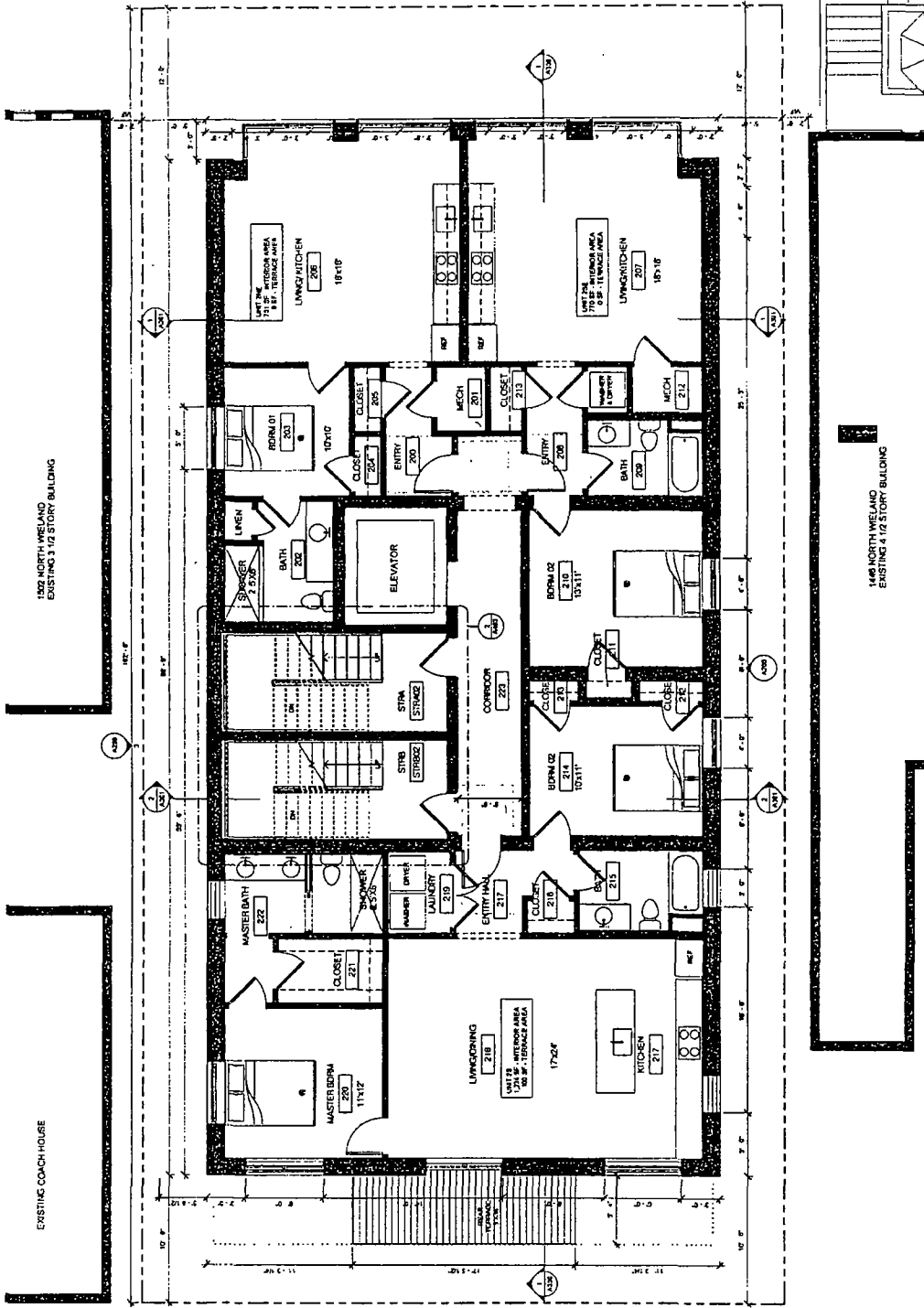
A100



1 LEVEL 01 FLOOR PLAN
1/4" = 1'-0"

PROJECT: 1515 WIELAND STREET, PEARSONVILLE, ILLINOIS 60462. DRAWING: LEVEL 01. SCALE: 1/4" = 1'-0". DATE: 02/28/2012. DRAWN BY: J. BOOTH

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1 LEVEL 02 FLOOR PLAN
1/4" = 1'-0"

BOOTH HANSEN

ARCHITECTURE, INTERIOR DESIGN
233 South Oak Street
Chicago, Illinois 60661

L. JONAS OLIVINSKI, AIA
DATE: 07.27.20

PROJECT NUMBER: 1816

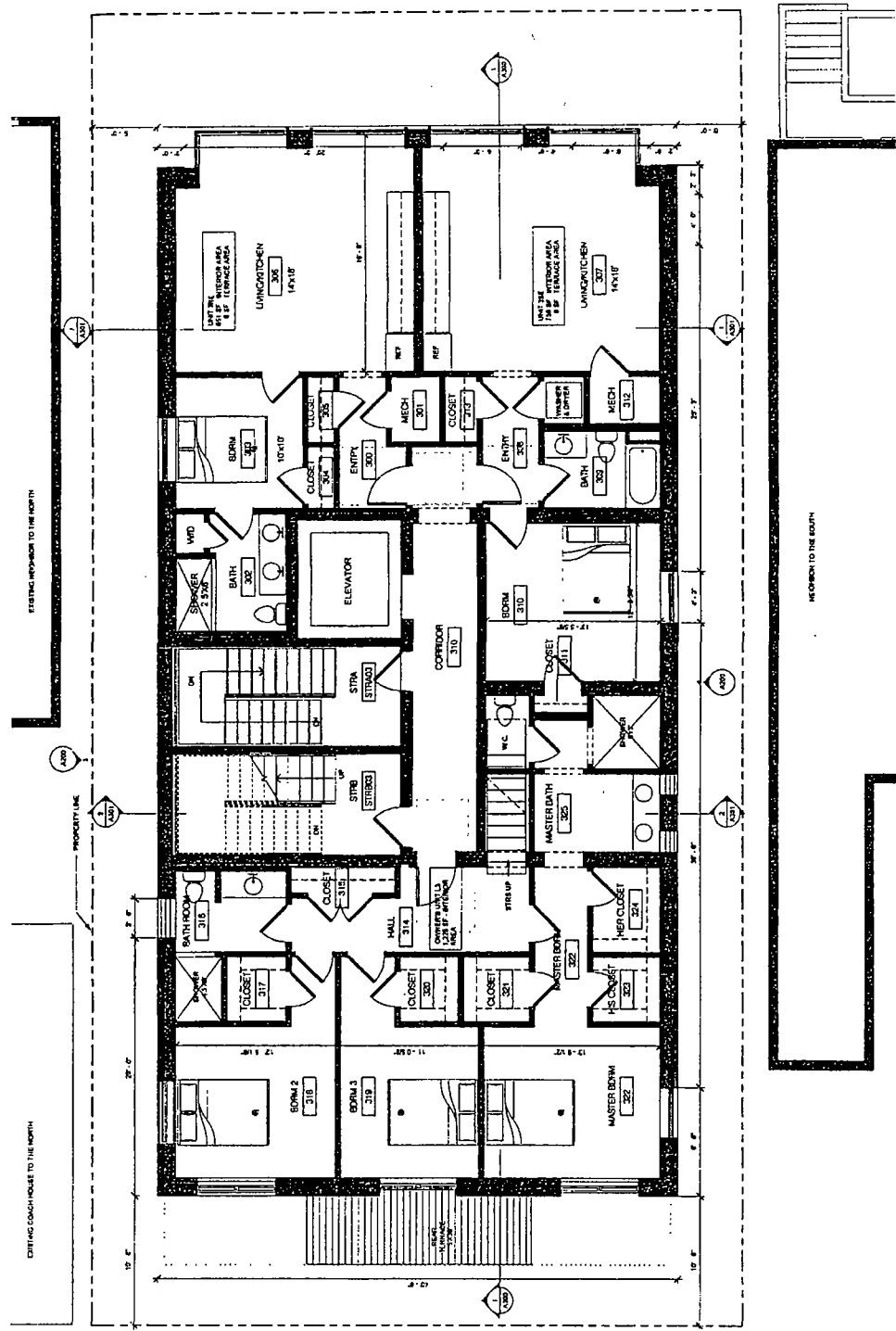
THE RESIDENCES @
1500 WIELAND
1458-1500 NORTH
WIELAND STREET

LEVEL 02 FLOOR PLAN

A101

Project: 1216 Wieland Street Residences | Drawing: 02 Level 02 | 1500 N. Wieland Street | 2/20/20 | 128 Hours | Drawing M

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1 LEVEL 03 FLOOR PLAN
1/4" = 1'-0"

BOOTH HANSEN

Architect: Interiors Planning
333 South Old Orchard Street
Chicago, Illinois 60601

1. TOPPING DRAWINGS - REV. 03.20
BY: [Signature]

PROJECT NUMBER 1016

THE RESIDENCES @
1500 WIELAND
1450-1500 NORTH
WIELAND STREET

LEVEL 03 FLOOR PLAN

A102

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Architecture Interiors Planning
330 South Dearborn Street
Chicago, Illinois 60601

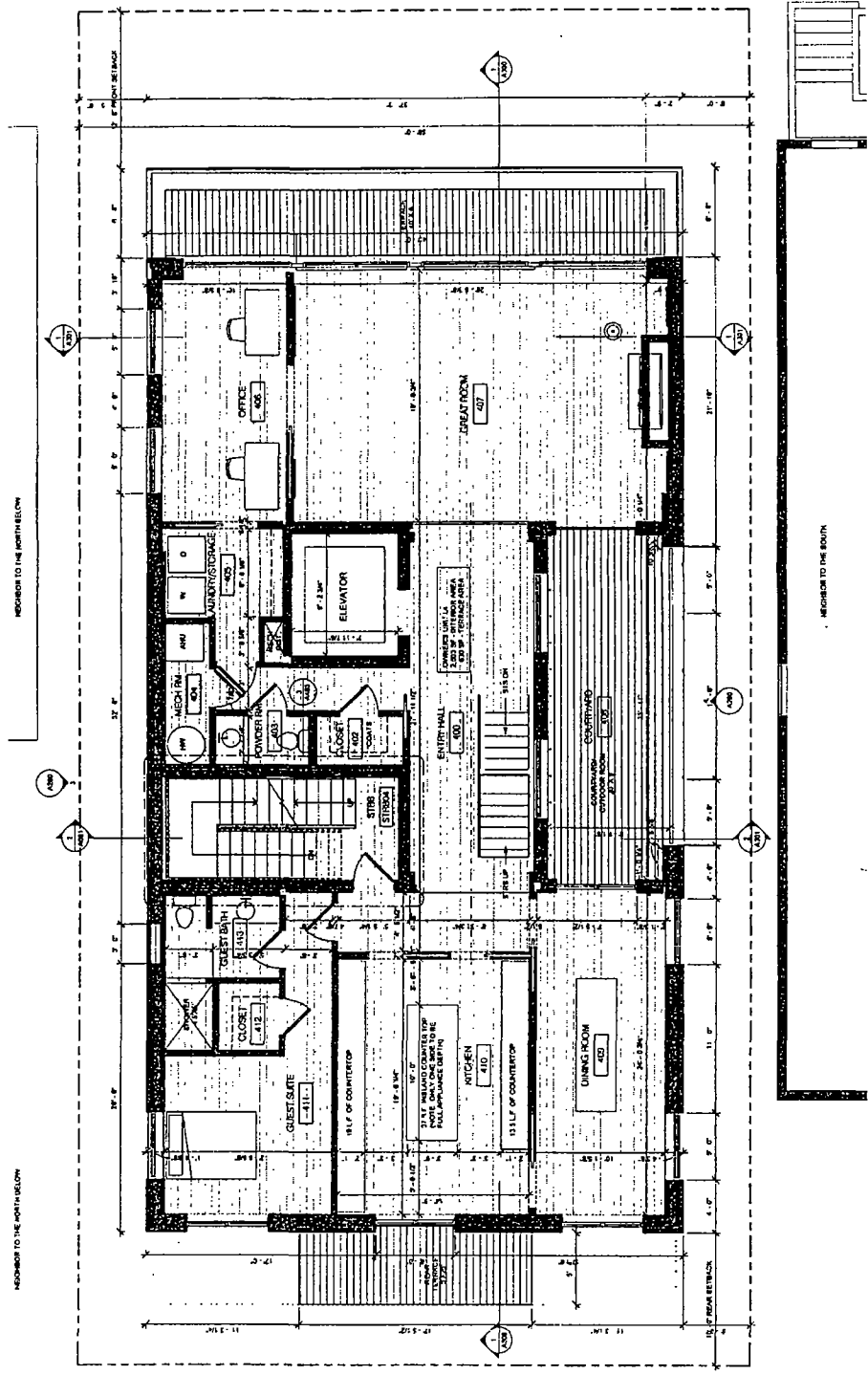
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2. REVISIONS: 01

PROJECT NUMBER: 10116

THE RESIDENCES @
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1458-1500 NORTH
WIELAND STREET

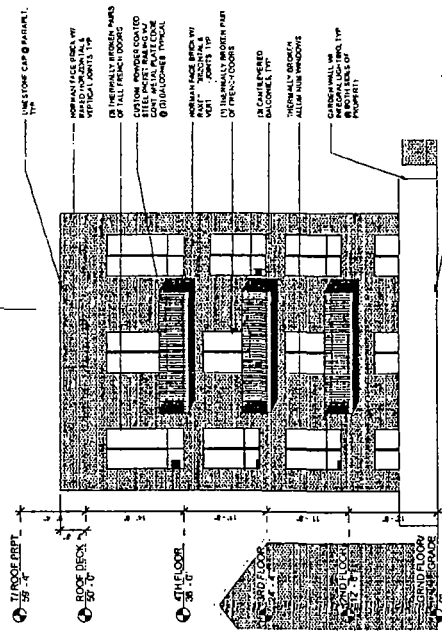
LEVEL 04 FLOOR PLAN

A103

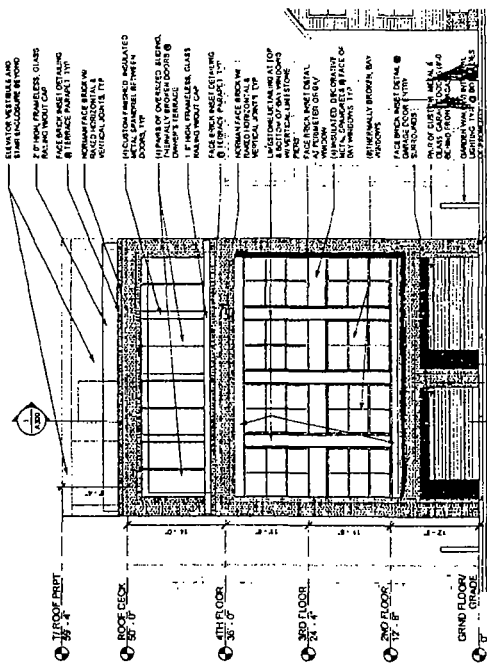


1 LEVEL 04 FLOOR PLAN
1/4" = 1'-0"

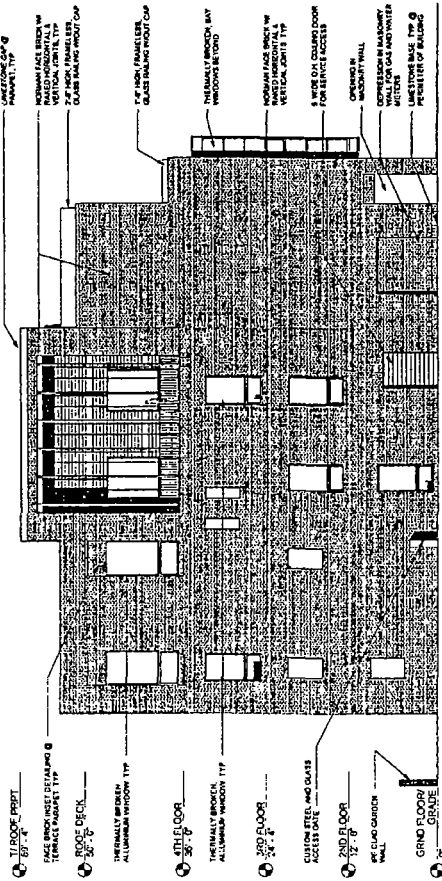
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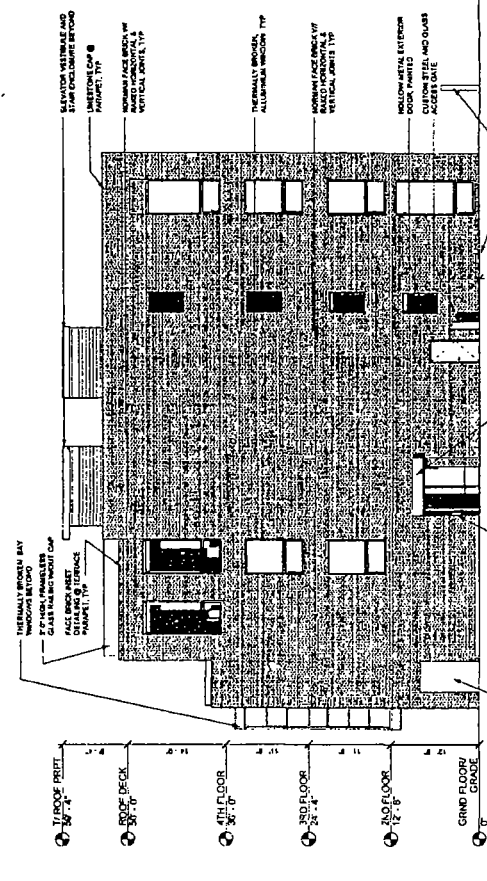
2 Elevation West
1/8" = 1'-0"



1 Elevation East
1/8" = 1'-0"



4 Elevation South
1/8" = 1'-0"



3 Elevation North
1/8" = 1'-0"

BOOTH HANSEN

Architecture Interiors Planning
337 South Das Plaines Street
Chicago, IL 60601

1. TYPING DRAWINGS 02.07.20
2. REVISIONS

PROJECT NUMBER 1810

THE RESIDENCES @
1500 WIELAND
1450-1500 NORTH
WIELAND STREET

EXTERIOR ELEVATIONS

A200

