



City of Chicago



SO2015-1375

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/18/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1239 N Wood St - App No. 18311T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

A 18311 T 1
INT NO DATE
03-18-2015

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-H in area bound by

North Wood Street, West Potomac Avenue, a line 144.09 feet East of and parallel to North Wood Street, the alley next South and parallel to West Potomac Avenue

to those of a RM5.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1239 N Wood St.

MAP #
CIRAM
SITE #

Substitute NARRATIVE and PLANS

1239 N Wood St
RS3 to RM5.5

Applicant proposes to add a 4th floor to the existing building to add an enclosed 1200 sq. ft. greenhouse and add 2 more parking spaces for a total of 6 indoor parking spaces. The height of the building will be 55 ft. There will be a total of three residential dwelling units.

	Zoning
	RM5.5
FAR	2.5
Lot Area	14,459 s.f.
Lot Area per Unit	4,819 s.f.
Buildable Area	36,147 sq. ft.
No. of Units	3
Bldg Height	55'
Front Setback*	9.90'
Rear Setback*	0'
North Side Setback	17.20'
South Side Setback	1.7'
Parking	6 Spaces
Rear Open Space	4650 sq. ft.

*Applicant will seek zoning variations or administrative adjustments for all setbacks as required.

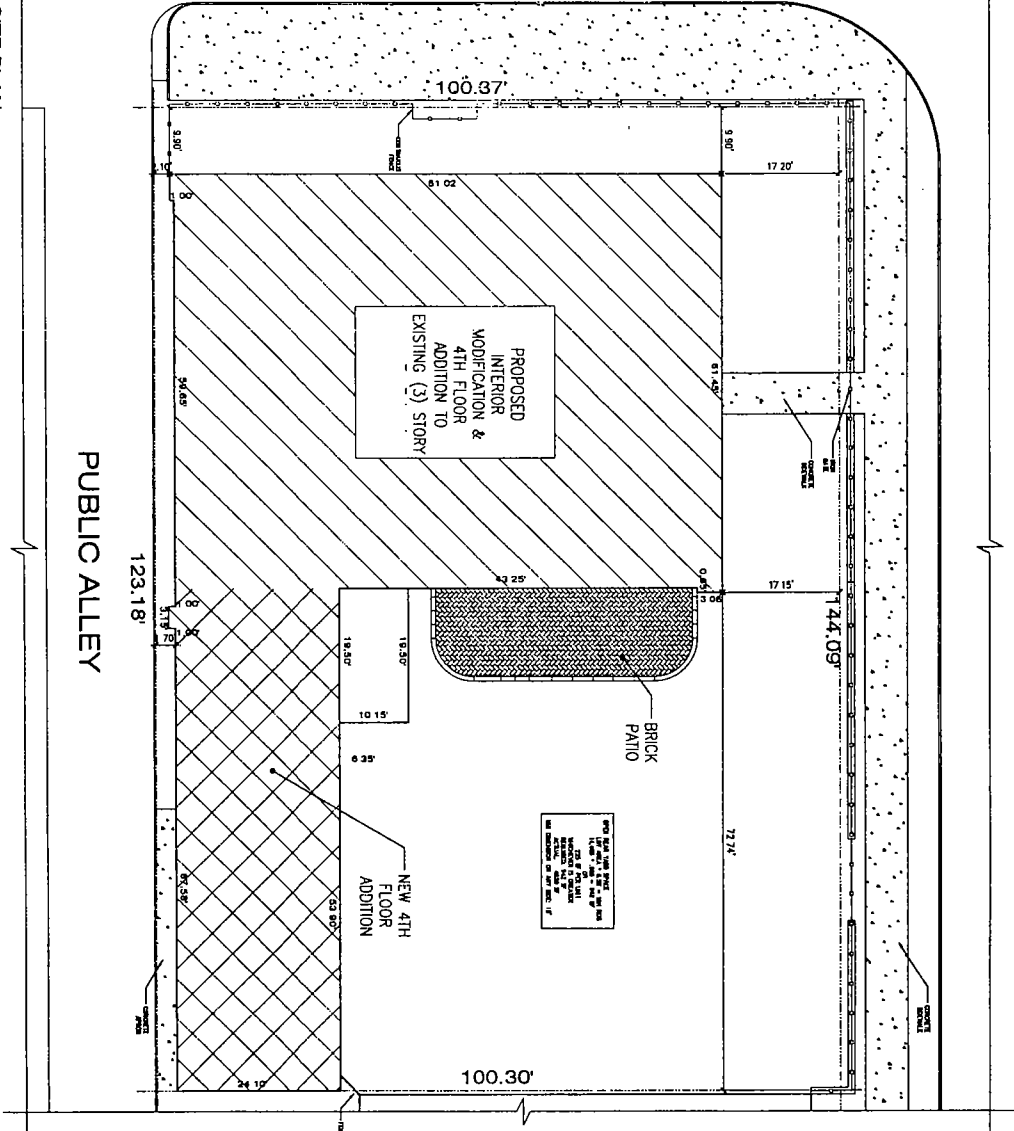
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N. WOOD ST.

W. POTOMAC AVE.

PUBLIC ALLEY

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

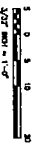


PROPOSED INTERIOR MODIFICATION & 4TH FLOOR ADDITION TO EXISTING (3) STORY

BRICK PATIO

NEW 4TH FLOOR ADDITION

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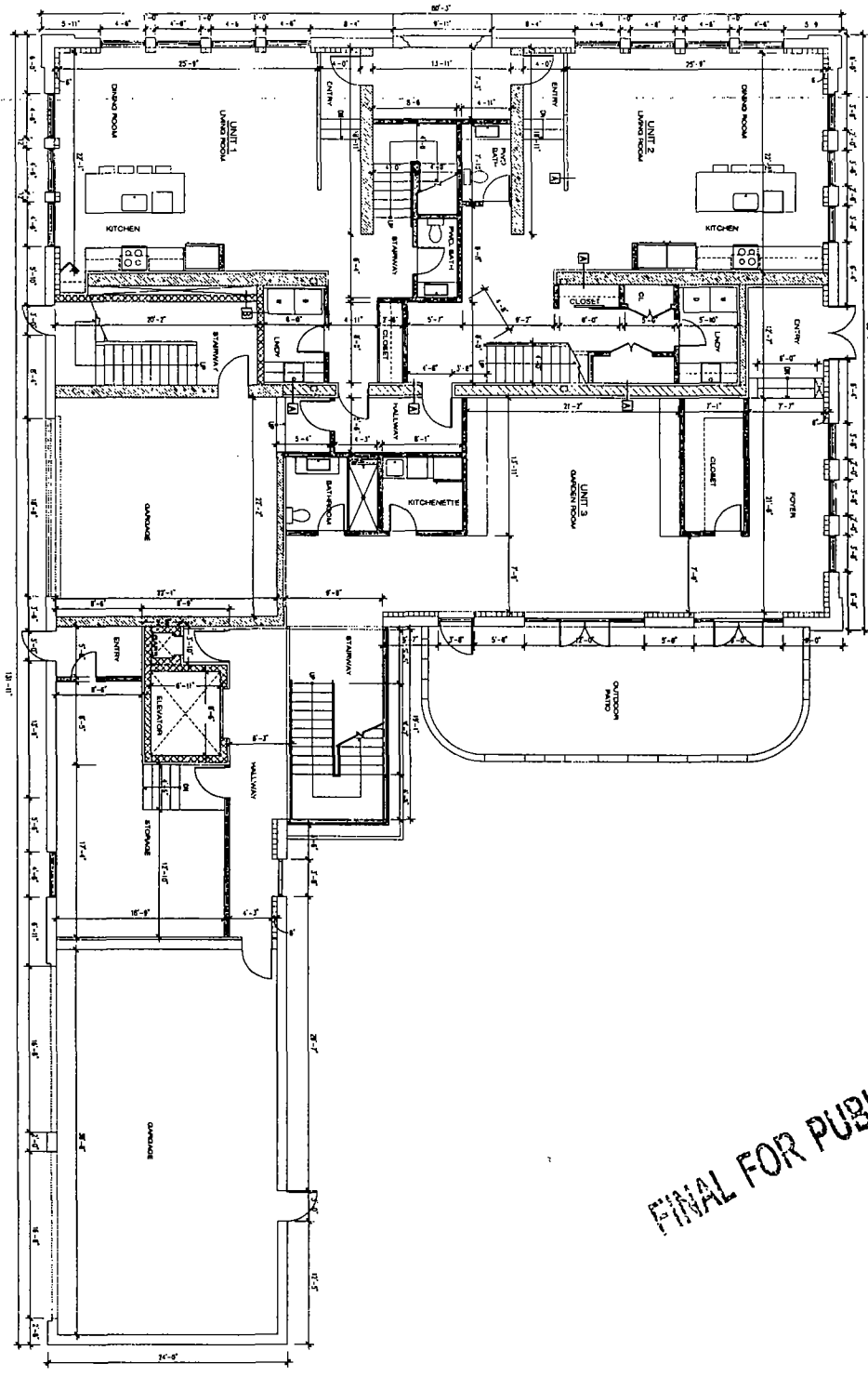


SP
Mohr Architecture
177 N Ada St. Chicago, IL
(773) 230-1030

Interior Renovation of Existing (3) Story Building
1239 N Wood St
Chicago, IL 60622

DATE	03/11/13
DRAWN BY	MOHR
CHECKED BY	MOHR
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1
PROJECT NO.	
CLIENT	

Proposed First Floor Plan
 SCALE: 3/16" = 1'



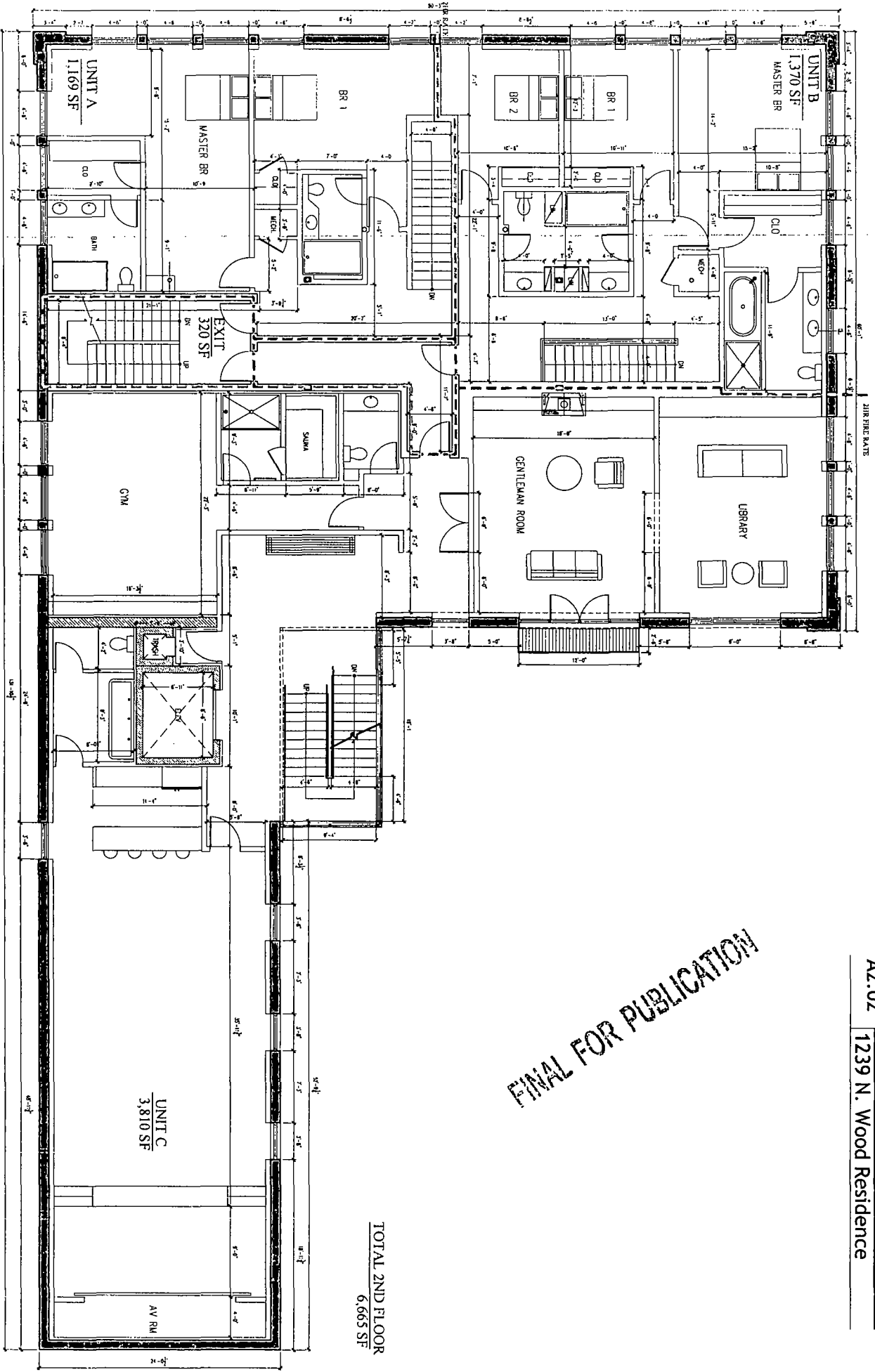
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A5

Mohr Architecture
 177 N Ada St Chicago, IL
 (773) 230-1030

Interior Renovation of Existing (3) Story Building
 1239 N Wood St.
 Chicago, IL 60622

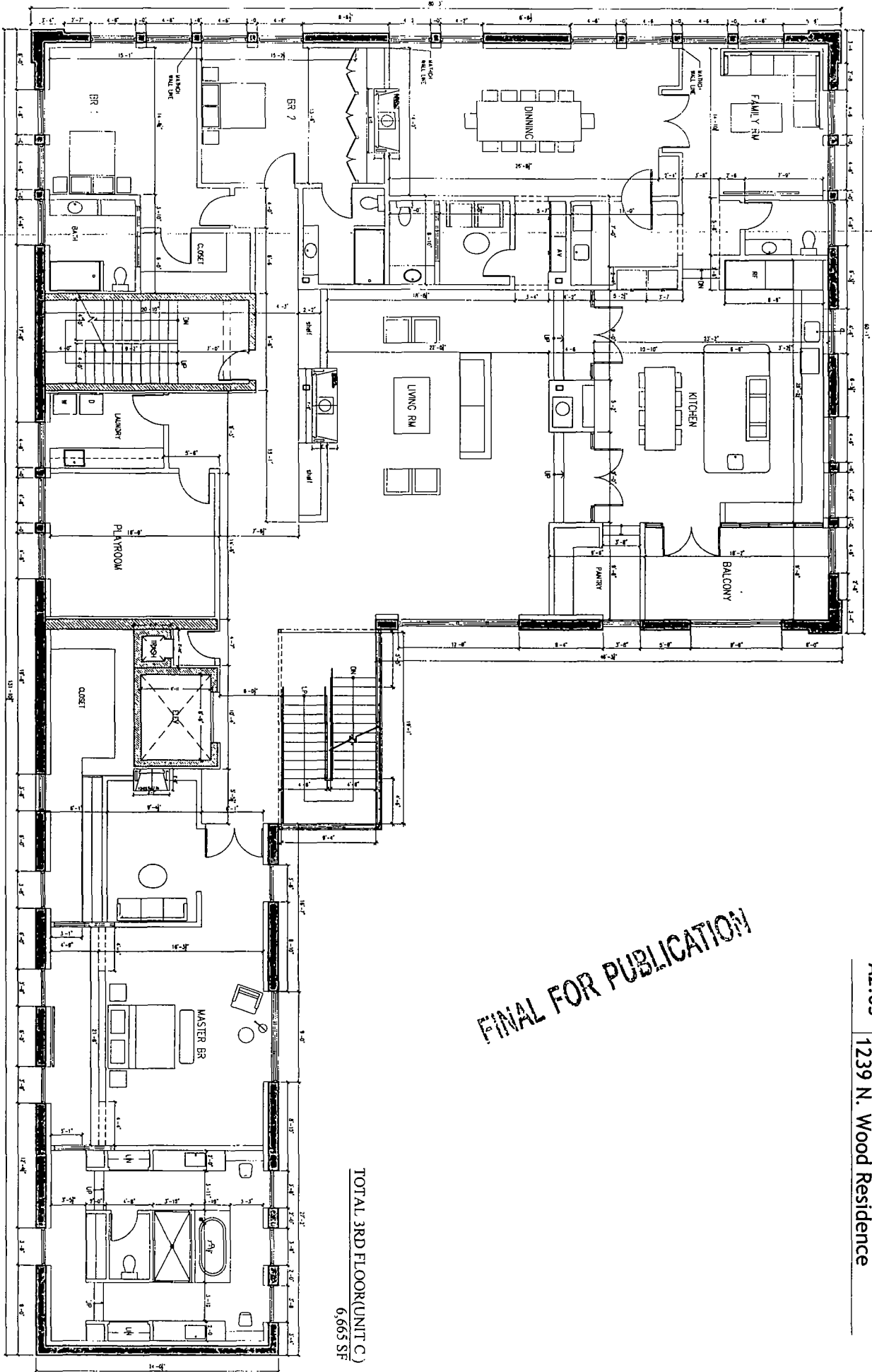
DATE	
BY	
CHECKED	
APPROVED	
SCALE	



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A2.02
 2ND FLOOR PLAN
 1239 N. Wood Residence

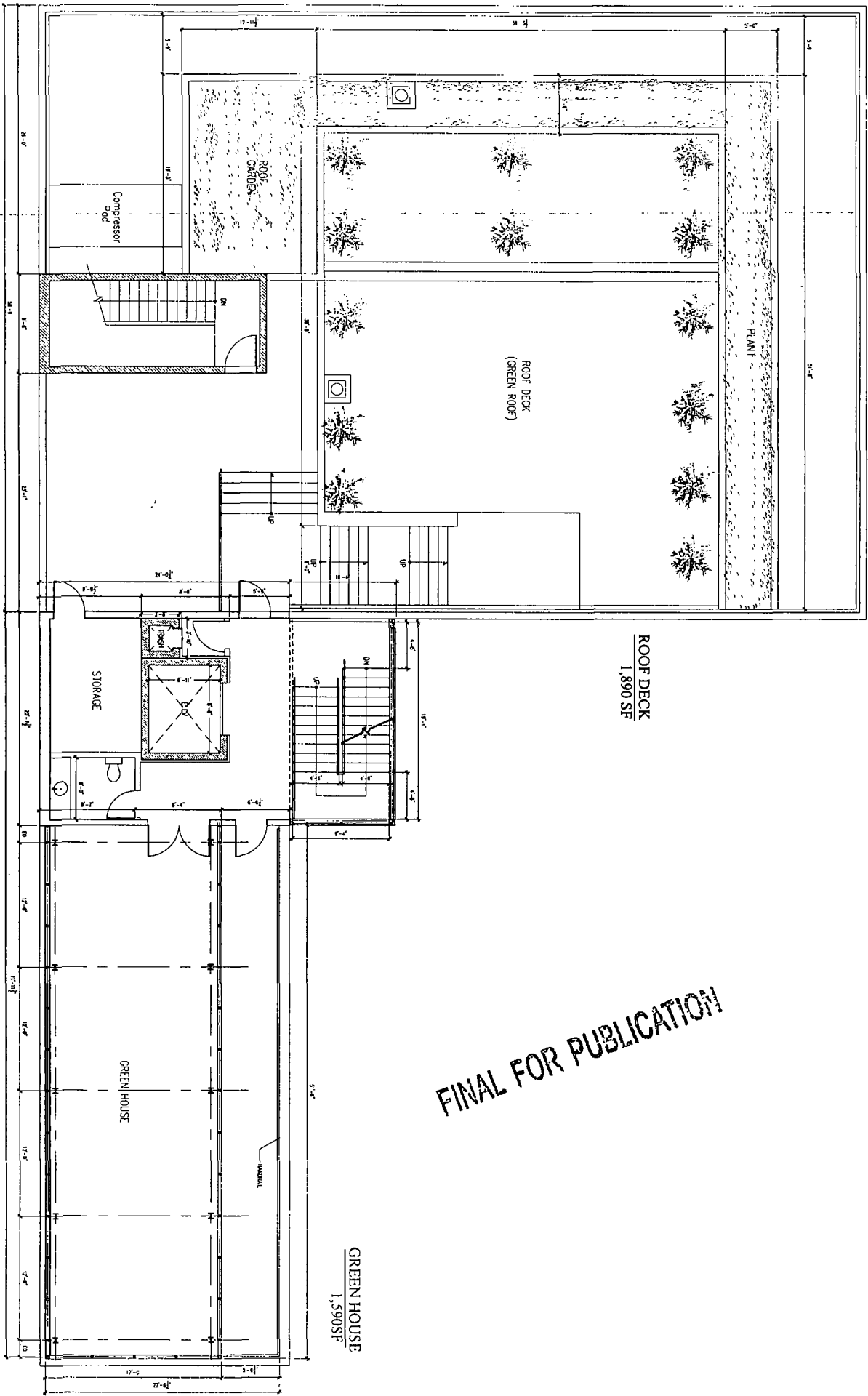
TOTAL 2ND FLOOR
 6,665 SF



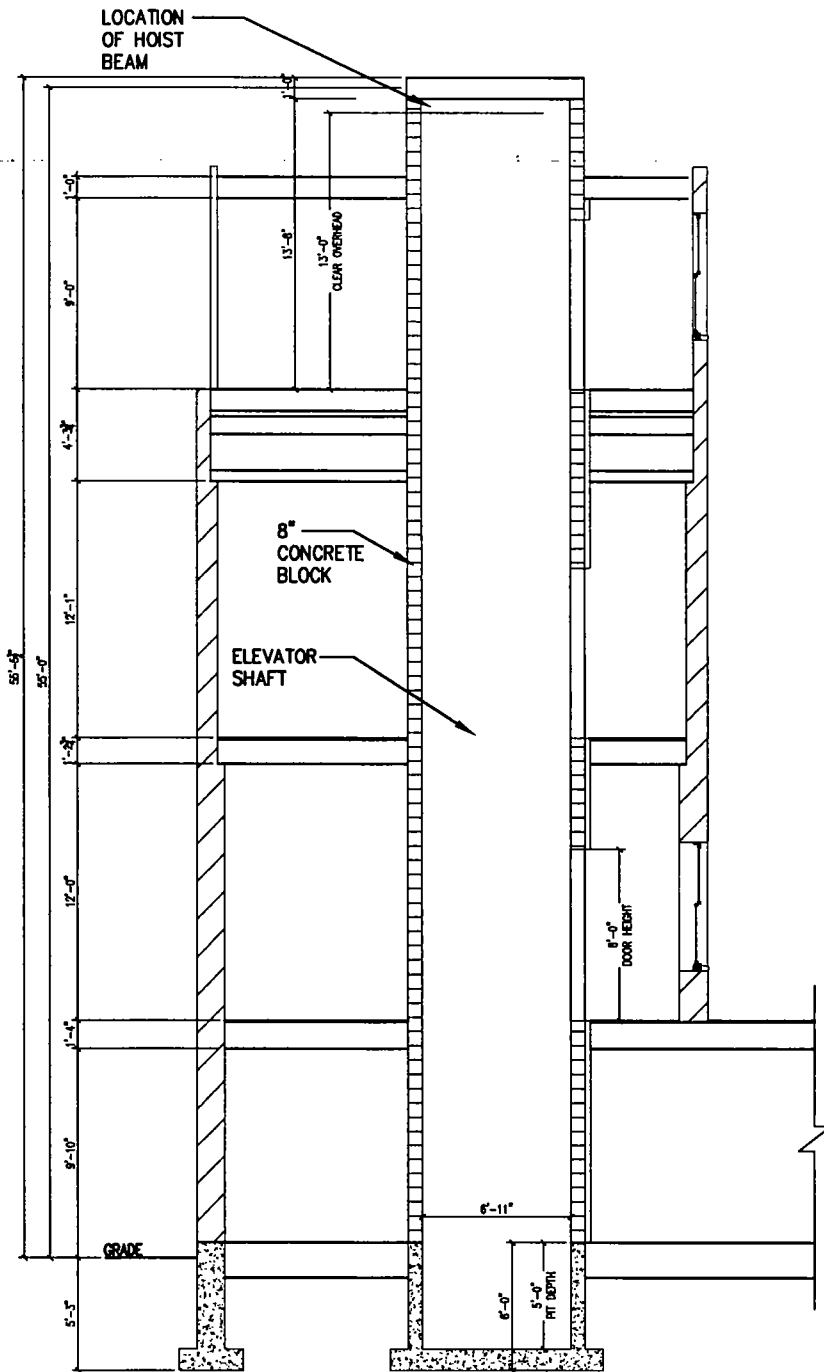
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A2.03
 3RD FLOOR PLAN
 1239 N. Wood Residence

TOTAL 3RD FLOOR(UNIT C)
 6,665 SF



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Elevator Shaft Section

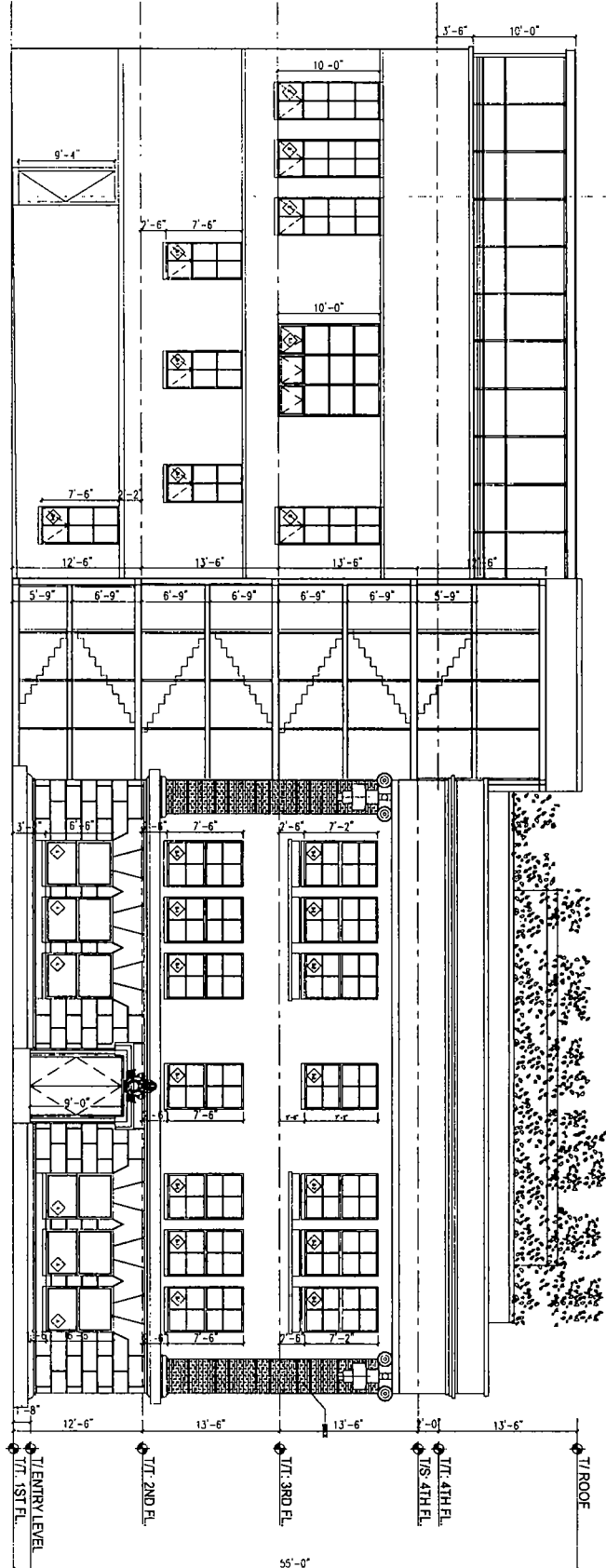
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SCALE: 1/8" = 1'

1239 N. Wood Residence

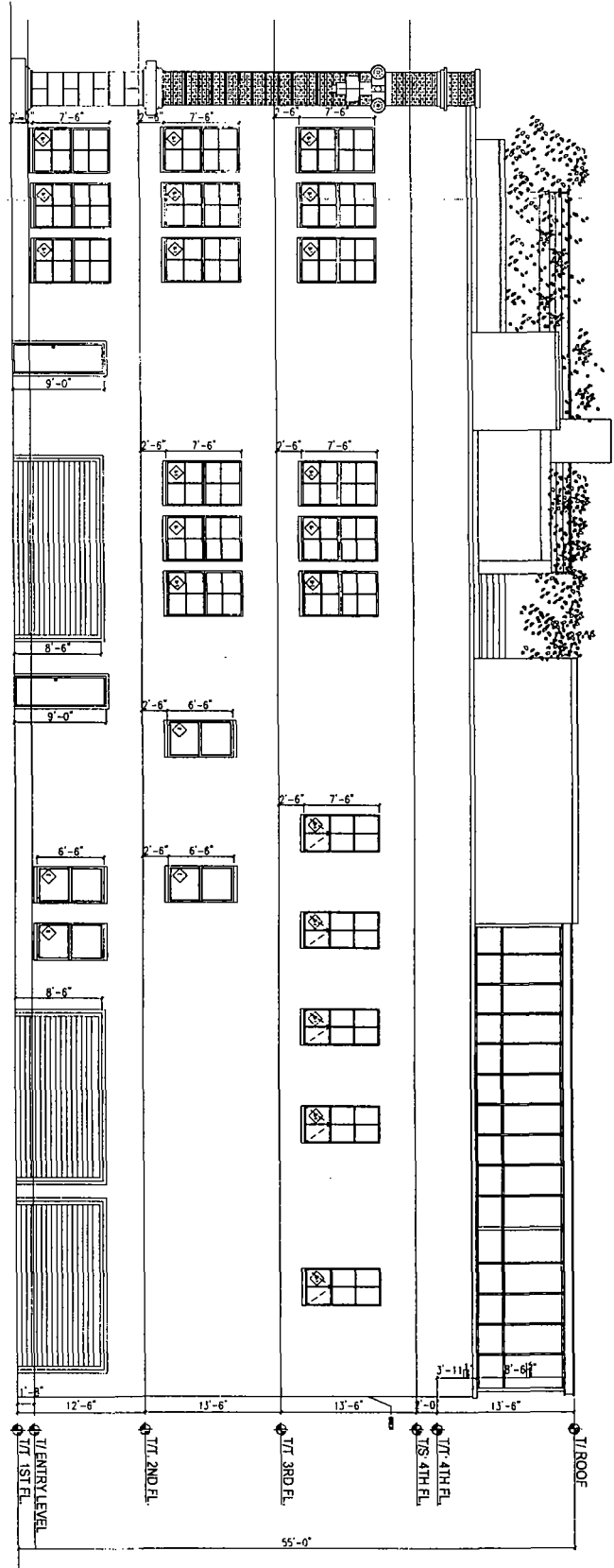
NORTH ELEVATION

SCALE: 3/16"=1'



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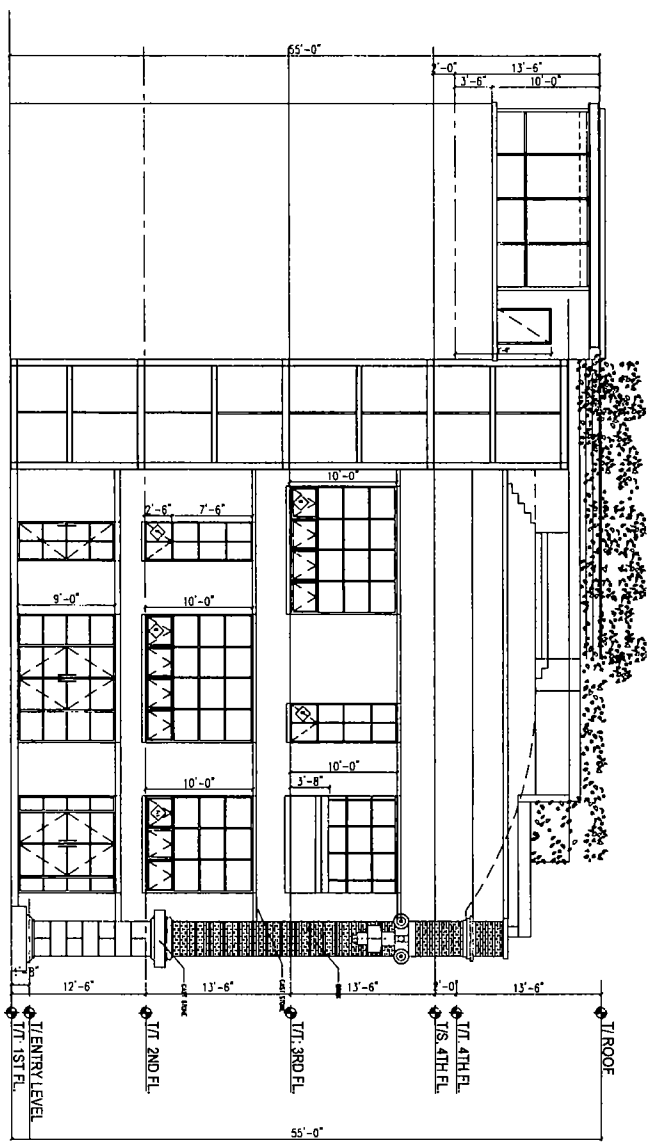


1239 N. Wood Residence

SOUTH ELEVATION

SCALE: 3/16"=1'

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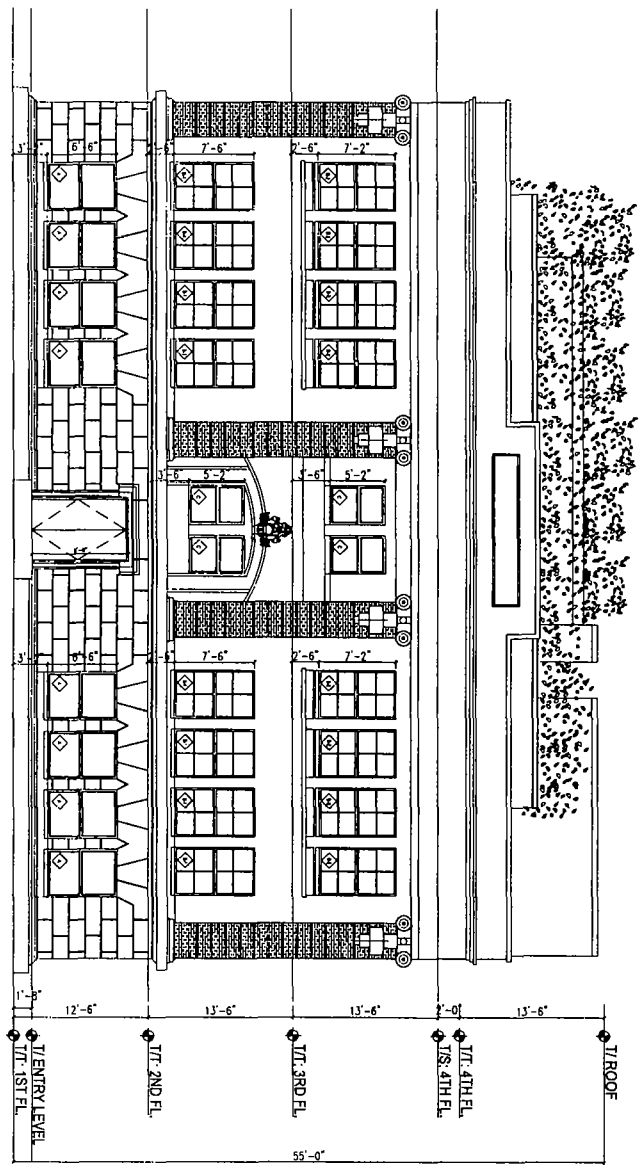


1239 N. Wood Residence

EAST ELEVATION

SCALE: 3/16"=1'

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1239 N. Wood Residence

WEST ELEVATION

SCALE: 3/16"=1'