



City of Chicago



O2016-5581

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1337 N Wicker Park Ave - App No. 18906T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18906T1
INTRO DATE
07-20-16

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

a line 80 northeast of and parallel to North Wicker Park Avenue;
a line 81.6 feet southeast of and parallel to North Wolcott Avenue;
North Wicker Park Avenue; and a line 57.6 feet southeast of and parallel to North Wolcott Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1337 North Wicker Park Avenue

FILE # _____
WARD _____
MAP _____

1890671

17-13-0303-C (1) Narrative Zoning Analysis – 1337 N. Wicker Park

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 1,920 sq. ft.

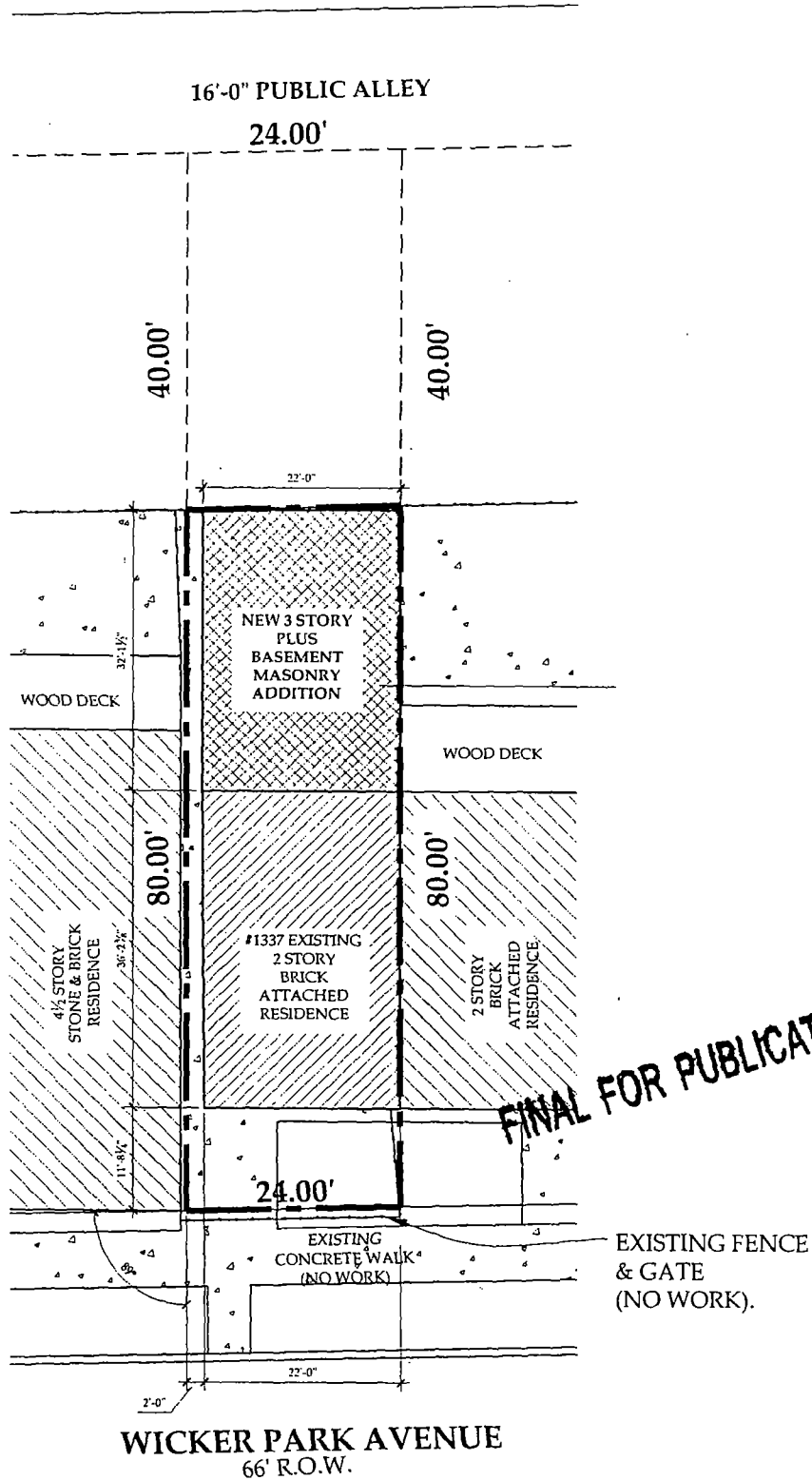
Proposed Land Use: The Applicant is proposing to permit a three-story rear addition to the existing two-story, two (2) dwelling unit building located at the subject property. The proposed rear addition will be masonry construction. After the addition is constructed, the resulting building will contain 2,818 sq. ft. of total floor area and measure 33 feet in height.

- (A) The Project's floor area ratio: 1.47
- (B) The project's density (Lot Area Per Dwelling Unit): 960
- (C) The amount of off-street parking: 0 (existing condition, no change)
- (D) Setbacks:
 - a. Front Setback: 11.7' (existing condition, no change)
 - b. Rear Setbacks: 0 (Variation required)
 - c. Side Setbacks: 2 foot West side setback
0 East side setback
(existing conditions, Variations may be required)
 - d. Rear Yard Open Space: none
- (E) Building Height: 33 feet

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION



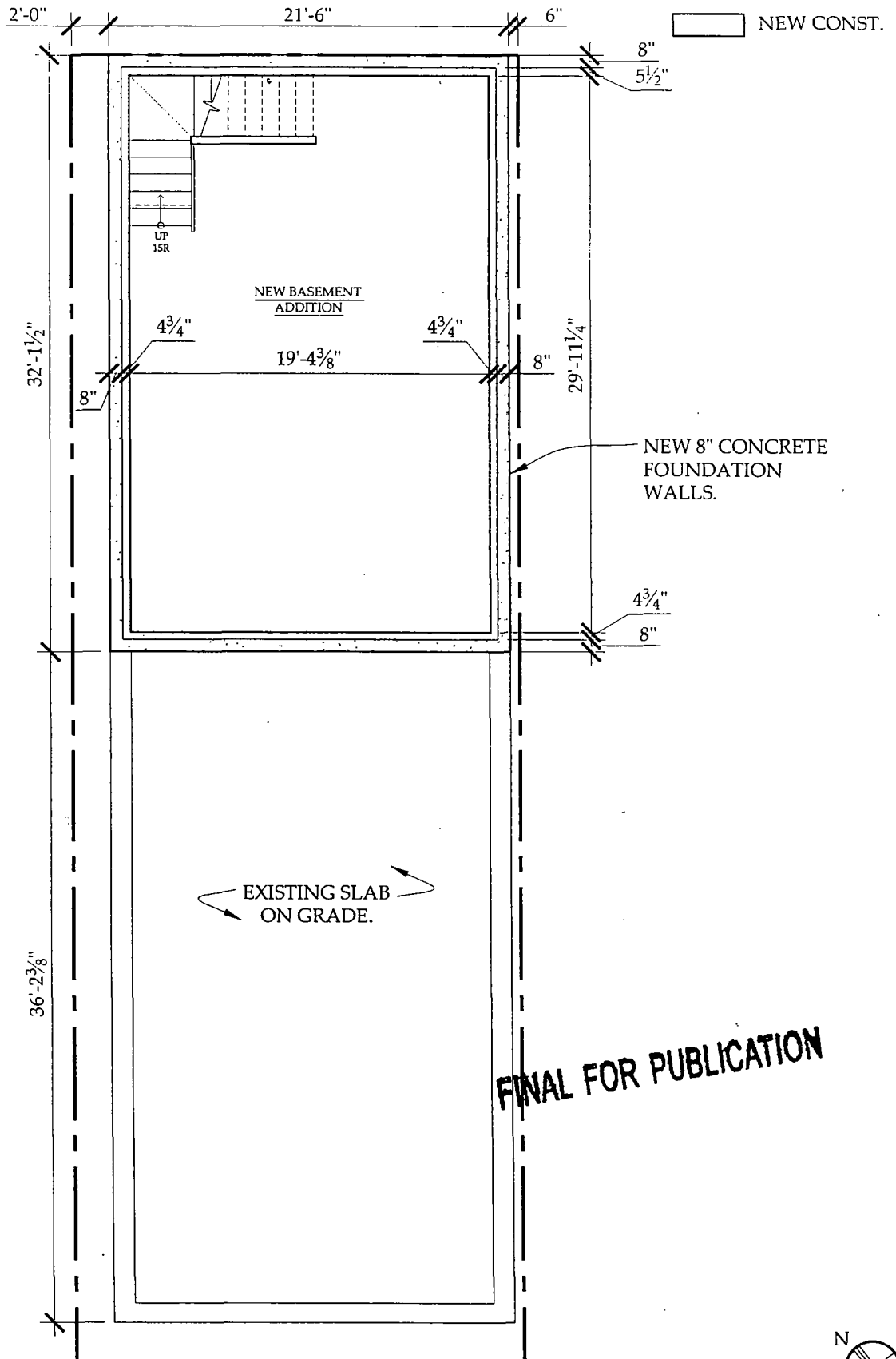
SCALE: 1" = 20'-0"

PROPOSED SITE PLAN
1337 N. WICKER PARK AVE.
04-26-2016



N

20 West Hubbard
Chicago IL 60654
TEL 312 464 0222
FAX 312 464 0225



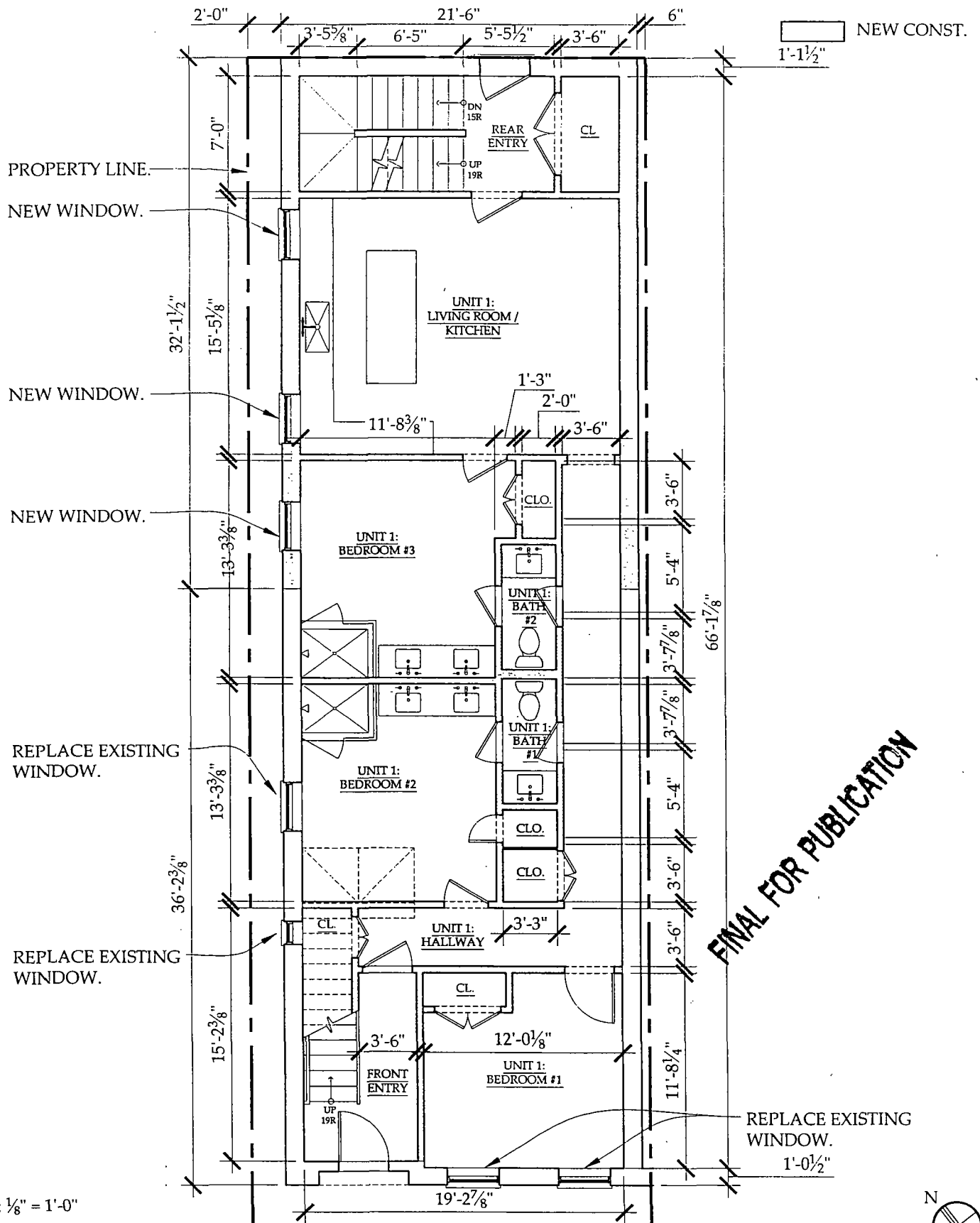
SCALE: 1/8" = 1'-0"

BASEMENT FLOOR PLAN
 1337 N. WICKER PARK AVE.
 12-28-2015



N

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FIRST FLOOR PLAN

1337 N. WICKER PARK AVE.

12-28-2015

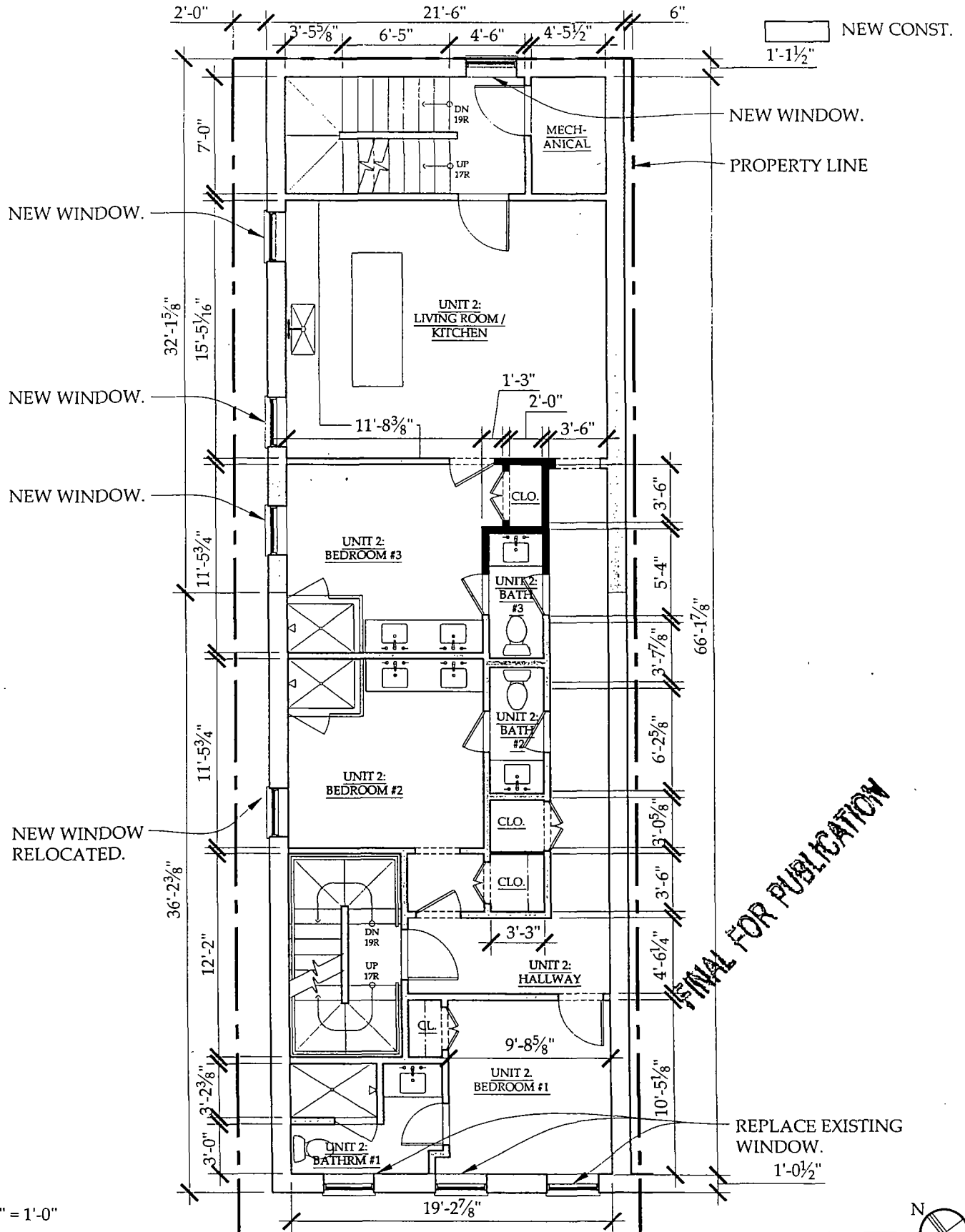


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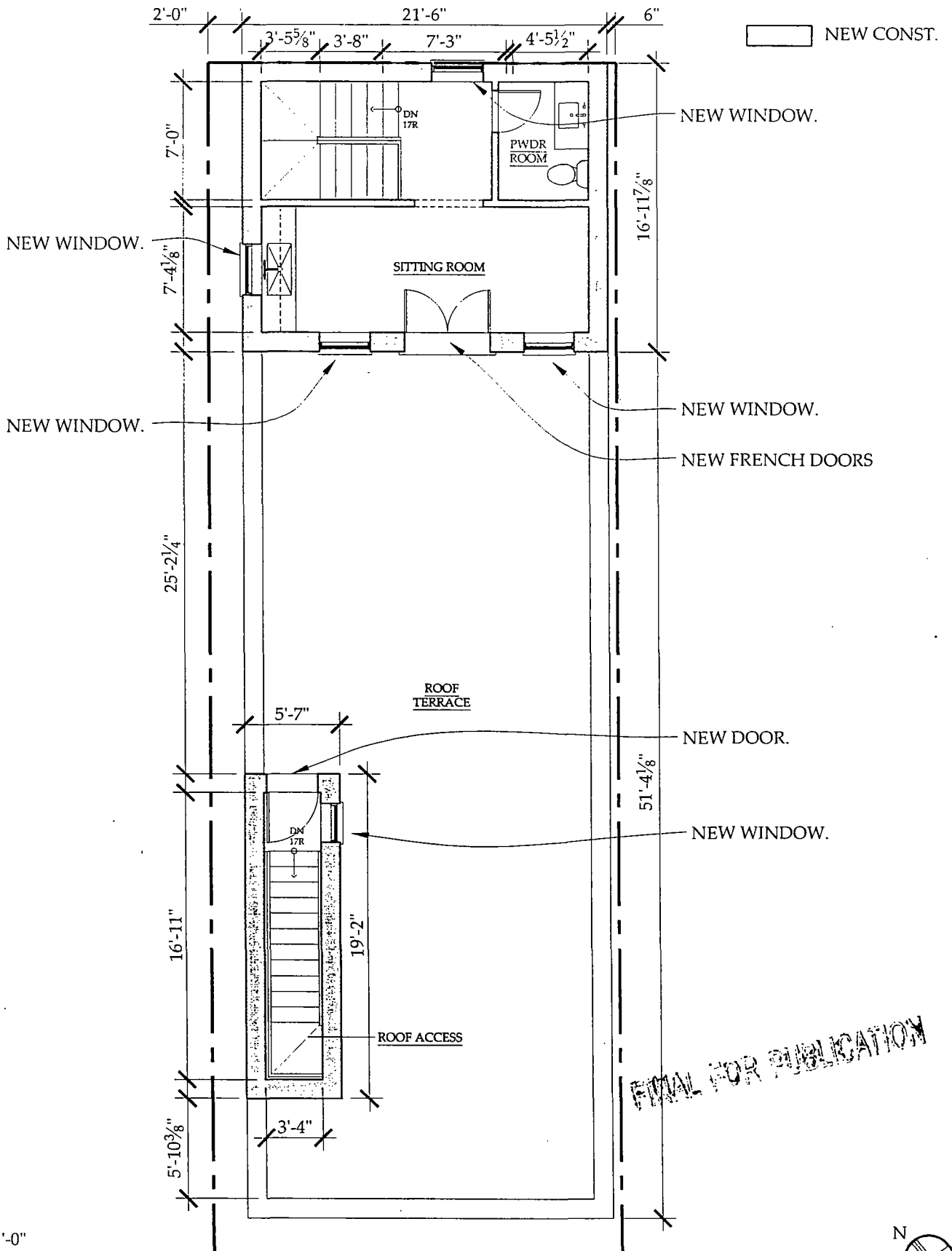
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN
 1337 N. WICKER PARK AVE.
 12-28-2015

NOT FINAL FOR PUBLICATION



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SCALE: 1/8" = 1'-0"

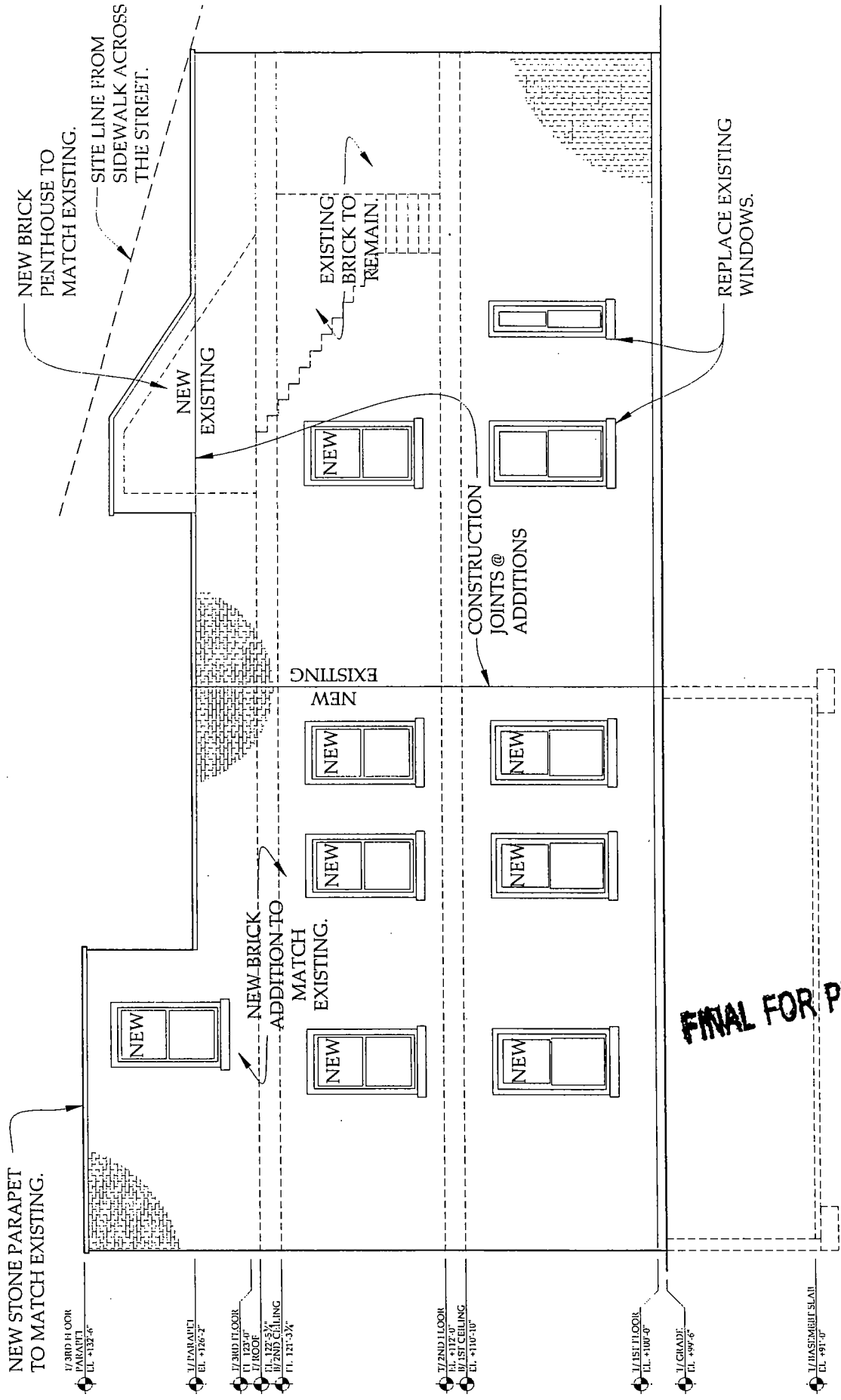
PENTHOUSE / THIRD FLOOR PLAN
 1337 N. WICKER PARK AVE.
 04-26-2016

FINAL FOR PUBLICATION

**RUGO
 RAFF**

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SCALE: 1/8" = 1'-0"

NORTH ELEVATION
 1337 N. WICKER PARK AVE.
 04-26-2016



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NEW STONE PARAPET
TO MATCH EXISTING.

T/ 3RD FLOOR
PARAPET
EL: +132'-6"

NEW WINDOW.

T/ PARAPET
EL +126'-2"

T/ 3RD FLOOR
EL 123'-0"
T/ ROOF
EL: 122'-5 $\frac{3}{4}$ "
B/ 2ND CEILING
EL: 121'-3 $\frac{3}{4}$ "

NEW BRICK
ADDITION TO
MATCH EXISTING.

NEW WINDOW.

T/ 2ND FLOOR
EL. +112'-0"
B/ 1ST CEILING
EL: +110'-10"

NEW CLASS B METAL
DOOR.

NEW CONCRETE
STOOP.

T/ 1ST FLOOR
EL. +100'-0"

T/ GRADE
EL: +99'-6"

T/ BASEMENT SLAB
EL: +91'-0"

20'-10"

FINAL FOR PUBLICATION

SCALE: $\frac{3}{16}$ " = 1'-0"

EAST ELEVATION

1337 N. WICKER PARK AVE.

12-28-2015

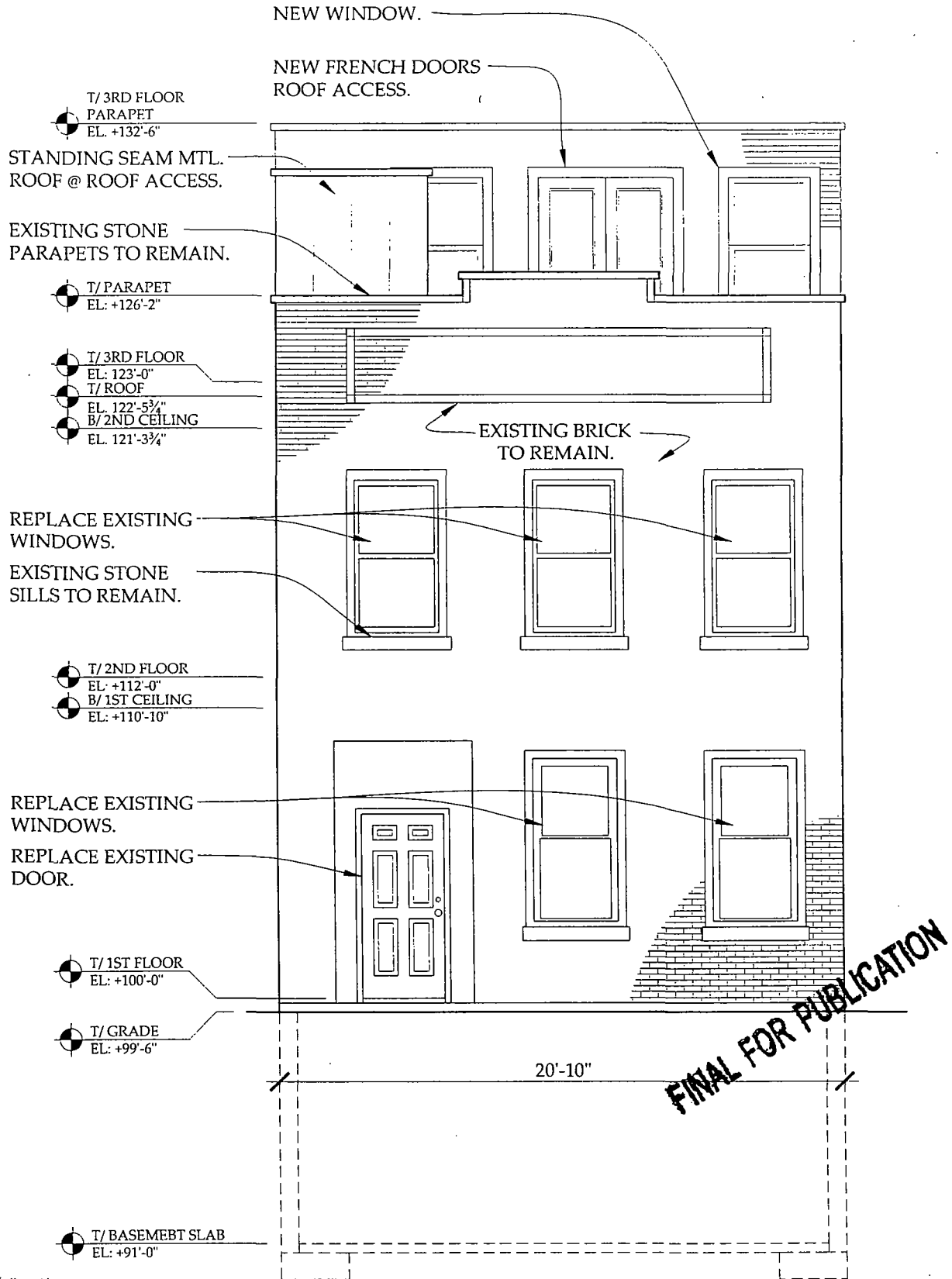
**RUGO
RAFF**

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SCALE: $\frac{3}{16}" = 1'-0"$

WEST ELEVATION
1337 N. WICKER PARK AVE.
04-26-2016



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