



City of Chicago



SO2014-4192

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/28/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1826 N Wilmot - App No. 18061T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18061-T1

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-H in the area bounded by

a line 276.06 feet northwest of the intersection of North Leavitt Street and North Wilmot Avenue as measured along the southwest right-of-way line of North Wilmot Avenue and perpendicular thereto; North Wilmot Avenue; a line 252 feet northwest of the intersection of North Leavitt Street and North Wilmot Avenue as measured along the southwest right-of-way line of North Wilmot Avenue and perpendicular thereto; and the alley next southwest of and parallel to North Wilmot 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: 1826 North Wilmot Avenue

FILE #
WARD
DRAW
MAY 21 1968

SUBSTITUTE PLANS & NARRATIVE

17-13-0303-C(1) Narrative Zoning Analysis – 1826 N. Wilmot Avenue

Proposed Zoning: RM4.5 Residential Multi-Unit District

Lot Area: 2,400 sq. ft.

The applicant intends to rehab the existing three story building to convert it to a single family home. The applicant is proposing a rear addition, and a partial fourth floor addition measuring 16'-0" x 22'-8". The total height including the partial fourth floor addition will be 42'-6". Two (2) garage parking spaces located at the rear of the subject property will serve the single family home.

- (a) Floor area ratio: 1.76 FAR (4,211 sq. ft.)
- (b) Lot Area Per Dwelling Unit: 2,400 sq. ft. per D.U. (1 D.U)
- (c) Off-street parking: 2
- (d) Setbacks:
 - a. Front Setbacks: 0' - existing condition
 - b. Rear Setbacks: 26'-11" (applicant will seek a variation to permit setback reduction)
 - c. Side Setbacks:
 - North Side: 0' (existing condition*)
* Rear addition will also have a 0' north side setback; applicant will seek a variation to permit setback reduction.
 - South Side: 0' - Applicant will seek a variation to permit setback reduction.
 - Combined: 0' - Applicant will seek a variation to permit setback reduction.
 - d. Rear Yard Open Space: 150 square feet (applicant will seek variation)
- (e) Building Height: 43'-0"

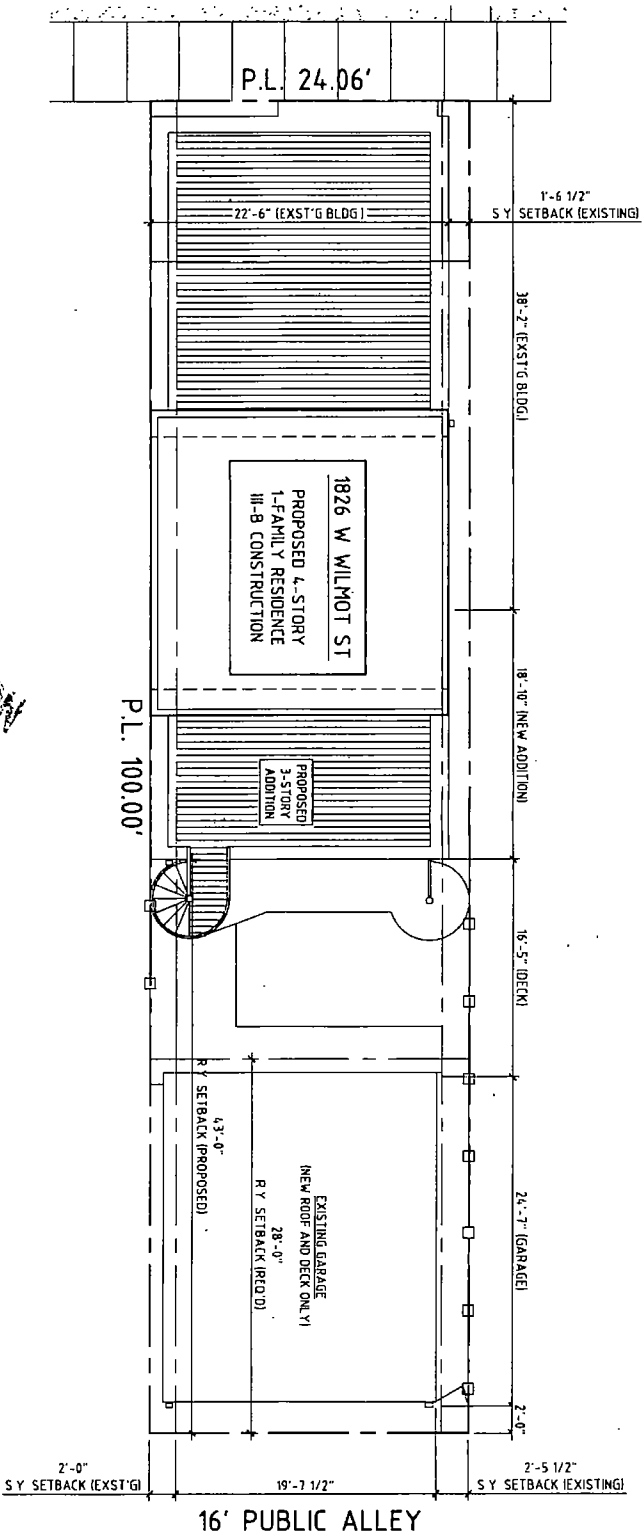
FINAL FOR PUBLICATION

1826 N Wilmot Avenue

Chicago, Illinois

1 SITE / ROOF PLAN

1/8" = 1'-0"



FINAL FOR PUBLICATION

DRAWING LIST COVER SHEET ADVERTISING A10 PROPOSED RESIDENTIAL AND SITE PLANS A11 PROPOSED 3-STORY ADDITION A12 PROPOSED 4-STORY RESIDENCE A13 PROPOSED 16' PUBLIC ALLEY A14 PROPOSED 24' GARAGE		LOCATION PLAN I hereby certify that these plans were prepared under my professional supervision and to the best of my professional knowledge conform to the City of Chicago Code.	
Brett A. Neuman 0001-019315			

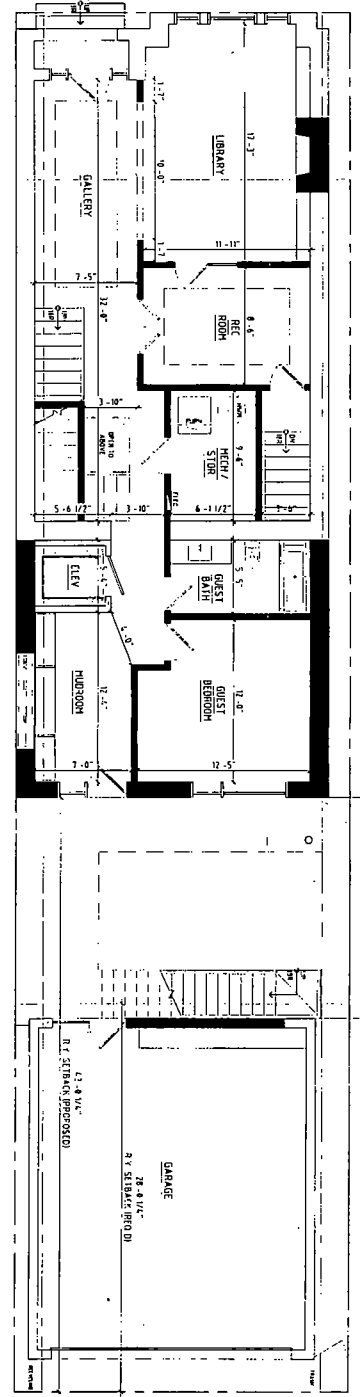
drawing #	A0.0
COVER SHEET	
SITE PLAN	
NOTES & MATRIX	
DATE	04/13/2014
ISSUE	1
DESIGNED BY	Brett A. Neuman
CHECKED BY	Brett A. Neuman
DATE	04/13/2014
OWNER REVIEW	
DATE	04/23/2014
REVISION	1
DATE	05/13/2014

na neuma architects llc
 1276 N. WILMOT AVE., 2ND FL. CHICAGO, IL 60642 P: 773.252.8448 F: 773.252.8447

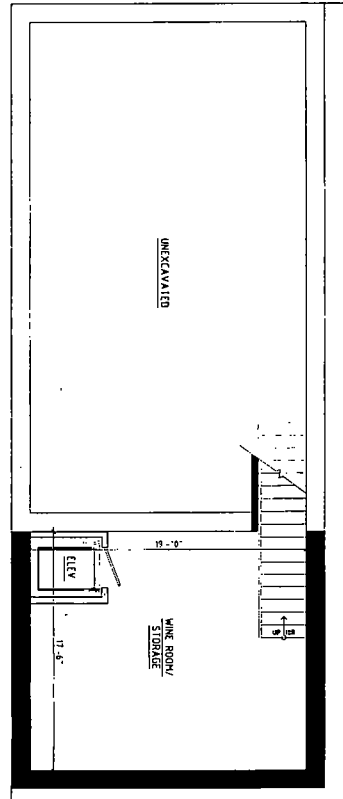
Smolinski Residence
 1826 N Wilmot Avenue
 Chicago, IL 60647

na

These drawings are prepared for the project described herein and are not to be used for any other project without the written consent of neuma architects llc. The drawings are prepared in accordance with the requirements of the City of Chicago and the State of Illinois. The drawings are not to be used for any other project without the written consent of neuma architects llc. The drawings are not to be used for any other project without the written consent of neuma architects llc. The drawings are not to be used for any other project without the written consent of neuma architects llc.



2 FIRST FLOOR PLAN



1 BASEMENT PLAN

FINAL FOR PUBLICATION



date	revised for
10-01-2013	OWNER REVIEW
12-13-2013	BDD SUBMITTAL
04-23-2014	ZONING SUBMITTAL
08-13-2014	ZONING RESUBMITTAL

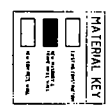
drawing # **A1.0**

FLOOR PLANS

Smolinski Residence
1826 N Wilmot Avenue
Chicago, IL 60647

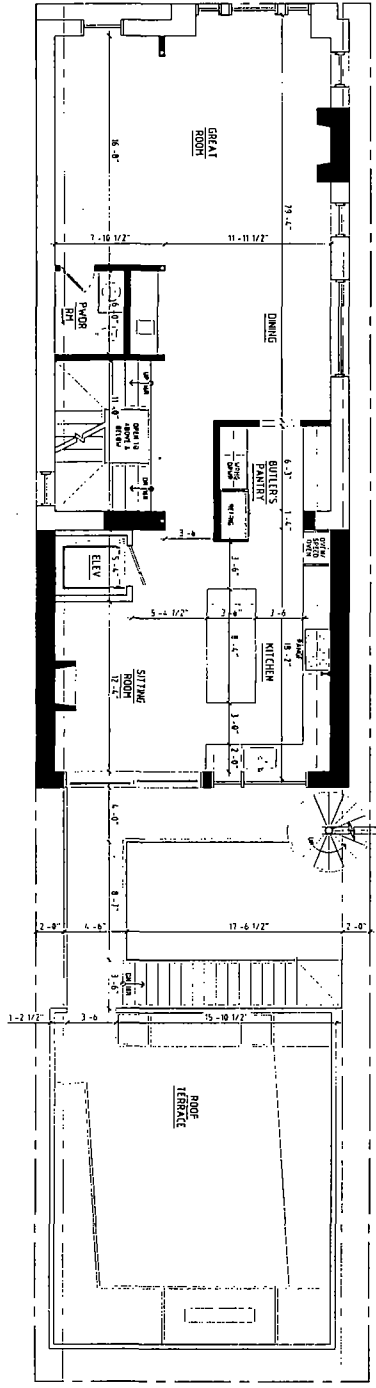
na naresh arora architects llc
1378 n paulina ave. 2nd fl. Chicago, IL 60642 p 773 252 8418 f 773 252 8447

CONSTRUCTION NOTES: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

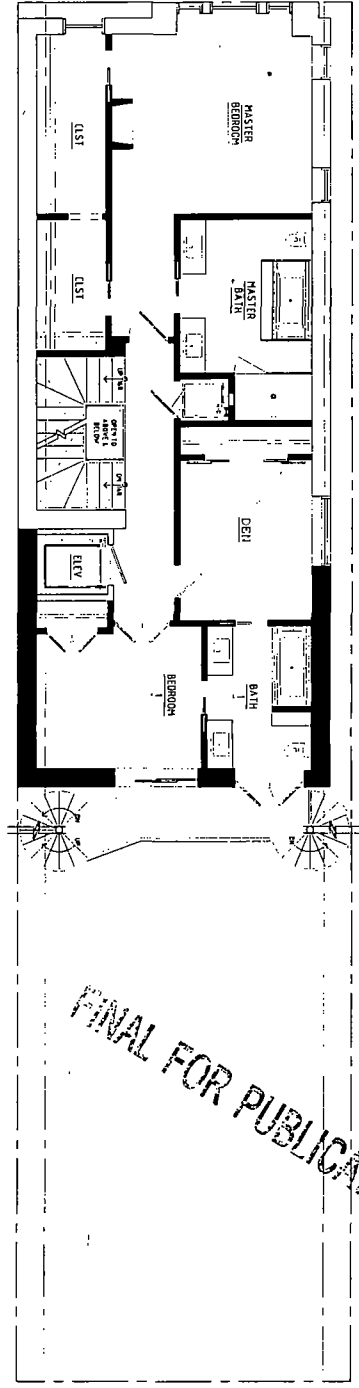


na

1 SECOND FLOOR PLAN
3/18/13 10:00



2 THIRD FLOOR PLAN
3/18/13 10:00



FINAL FOR PUBLICATION



drawing #	A1.1
FLOOR PLANS	
DATE	18.01.2013
ISSUED FOR	OWNER REVIEW
DATE	12.13.2013
ISSUED FOR	BCO RESUBMITTAL
DATE	06.02.2014
ISSUED FOR	CONTRACT SUBMITTAL
DATE	08.13.2014
ISSUED FOR	CONTRACT RESUBMITTAL

Smolinski Residence
1826 N Wilmot Avenue
Chicago, IL 60647

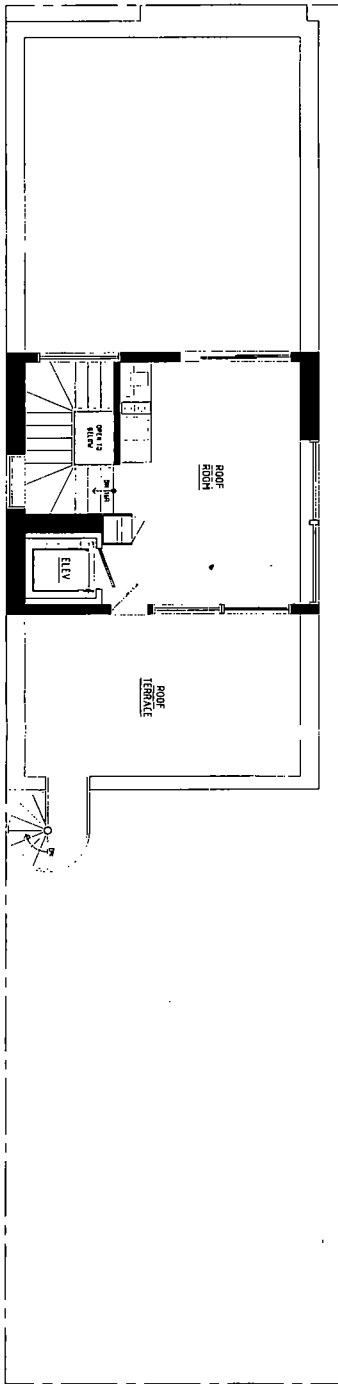
na ARCHITECTS ARCHITECTS LLC
1375 N. WILMOT AVE., 2ND FL. CHICAGO, IL 60622 P. 773.252.8448 F. 773.252.8447

MATERIAL KEY

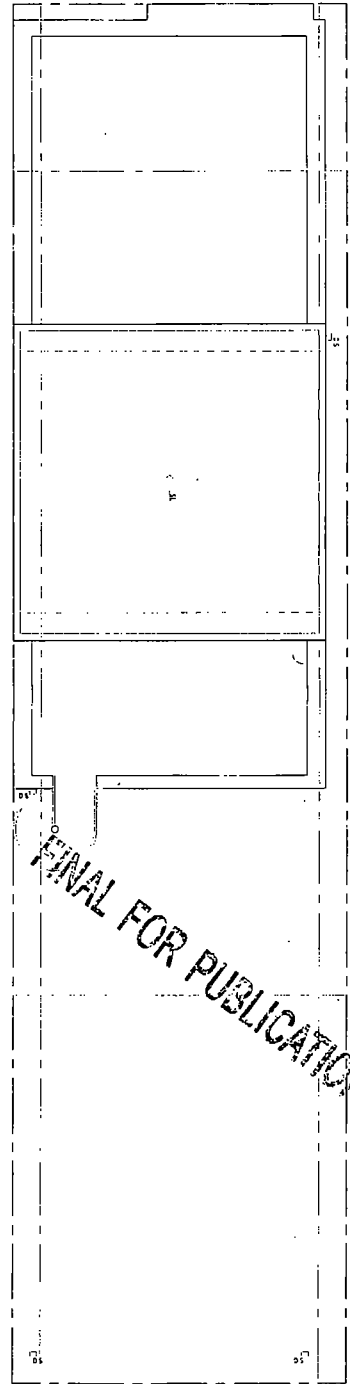
■	CONCRETE
■	WOOD
■	GLASS
■	STAINLESS STEEL
■	BRASS

na

1 FOURTH FLOOR PLAN
SHEET 10



2 ROOF PLAN
SHEET 10



FINAL FOR PUBLICATION



drawing #
A1.2

DATE	DESCRIPTION
08 12 2014	ZONING RESUBMITTAL
04 23 2014	ZONING SUBMITTAL
11 13 2013	BCO RESUBMITTAL
09 11 2013	OWNER REVIEW

Smolinski Residence
1826 N Wilmot Avenue
Chicago, IL 60647

na norwan architects llc
1375 N Milwaukee Ave. 2nd Fl. Chicago, IL 60622 p 773 252 9448 f 773 252 9447

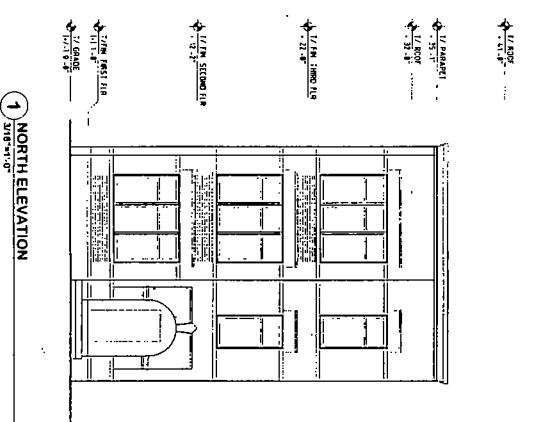
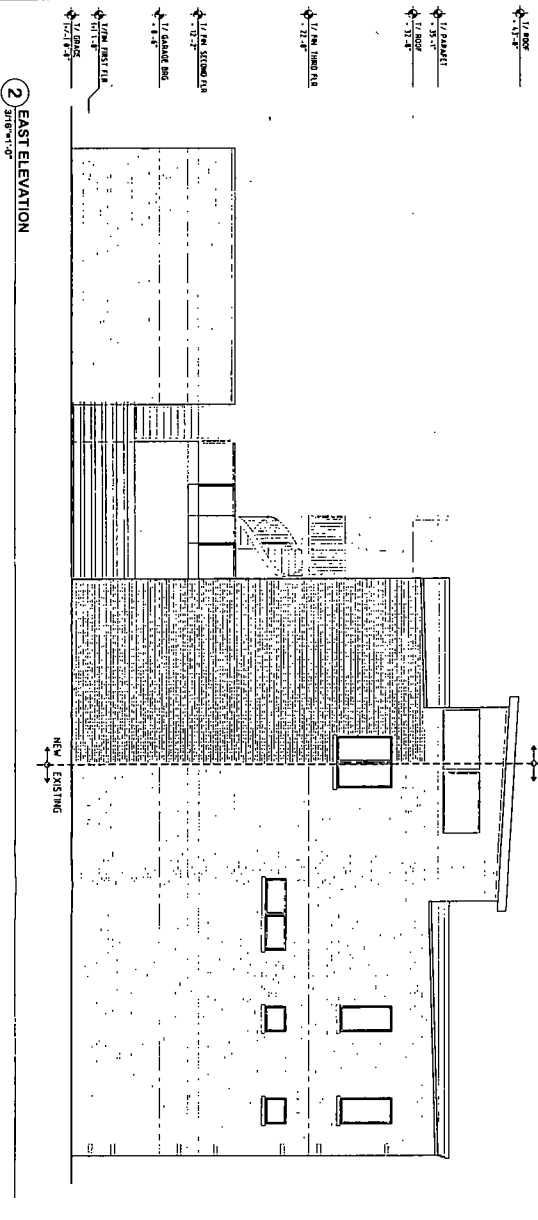
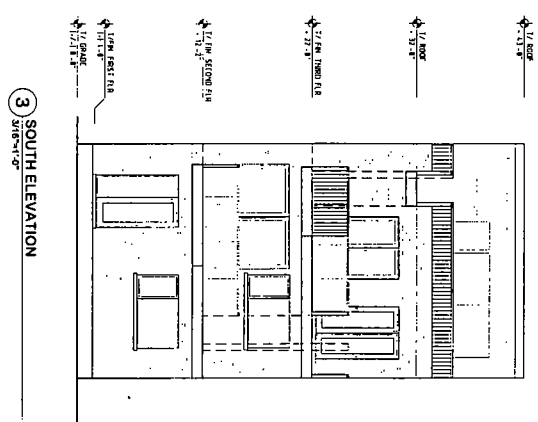
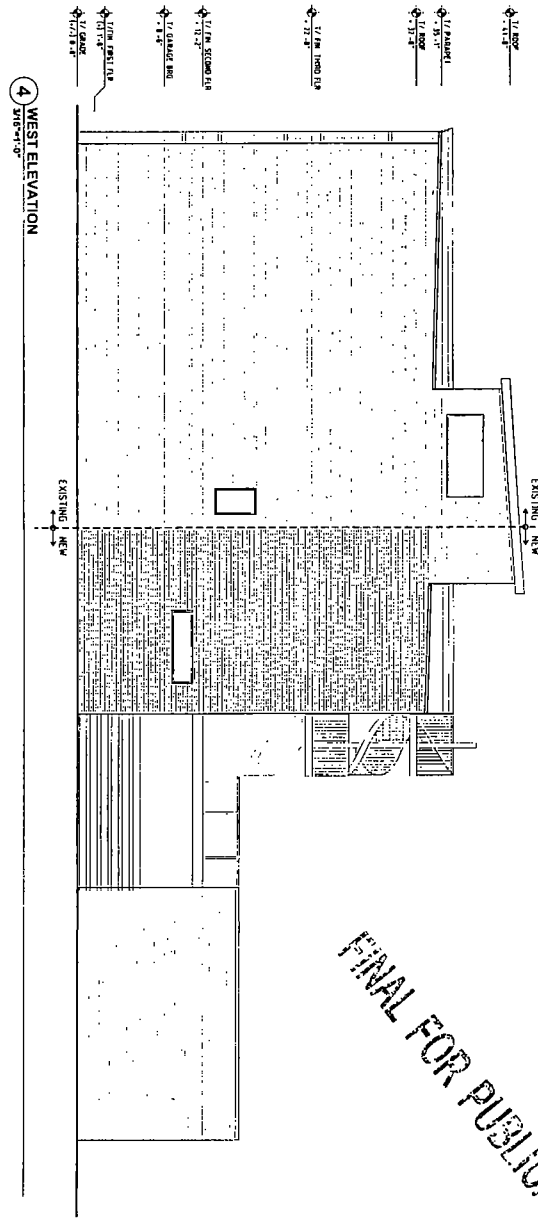
MATERIAL KEY

[Symbol]	ROOF FLOOR
[Symbol]	ROOF TERRACE

na

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSURANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSURANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSURANCE.

FINAL FOR PUBLICATION



drawing #	A2.0	
EXTENDERS ELEVATIONS		
DATE	18.01.2012	
BY	na	
FOR	na	
REVISION		
NO.	DATE	DESCRIPTION
1	18.01.2012	OWNER REVIEW
2	18.01.2012	BCO IN SUBMITTAL
3	08.22.2014	CONING SUBMITTAL
4	08.13.2014	CONING RESUBMITTAL

Smolinski Residence
1826 N Wilmet Avenue
Chicago, IL 60647

na **herman architects llc**
1375 N. Dearborn Ave., 2nd fl. Chicago, IL 60622 p 773 252 8448 f 773 252 8447

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

na