



City of Chicago



O2019-5523

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1248 N Paulina St - App No. 20076T1
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 B3-2 Community Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by

The public alley next north and parallel to North Paulina Street; Moorman Street; North Paulina Street; a line 24 feet west of and parallel to Moorman 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.

Common Address of Property:

1248 North Paulina Street

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

1248 NORTH PAULINA STREET

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to allow for ground floor residential in an existing 2 story building with a proposed third story addition. The building will have 3 residential dwelling units and 2 parking spaces. The property is located in a Transit Oriented District. There will be no commercial space. The building height is 40 feet.

	EXISTING	PROPOSED
Lot Area	2,400 square feet	2,400 square feet
MLA	800 square feet	800 square feet
Parking	2 parking spaces*	2 parking spaces*
Rear Setback	30 feet	30 feet
South Setback	0	0
North Setback	0	0
Front Setback	0	0
FAR	1.56	2.16
Building Square Footage	3,763 square feet	5,161 square feet
Building Height	28'3" feet	40 feet

*The property is located within 1,320 feet of the Chicago and Bishop Route 66 Bus Stop TOD

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John Joyce Architects, Inc.
 2751 West Irving Street
 Suite 100
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CLIENT	CLUGH BELINSON RESIDENCE
PROJECT NAME	1248 N PAULINA STREET
DATE	10/11/10
DESIGN / BUILD	
ISSUE	01.22.15 DESIGN REVIEW 07.12.19 Z-7800
SCALE	1/8" = 1'-0" (AS SHOWN)
DATE	10/11/10
DESIGNED BY	JJ
DRAWN BY	JJ
CHECKED BY	JJ
DATE	07.12.19

1248 N. PAULINA STREET
 RENOVATION / ADDITION
 SHEET TITLE
 SITE PLAN
 SHEET NO. 001
 A001

1248 N PAULINA AVENUE EXISTING AREA

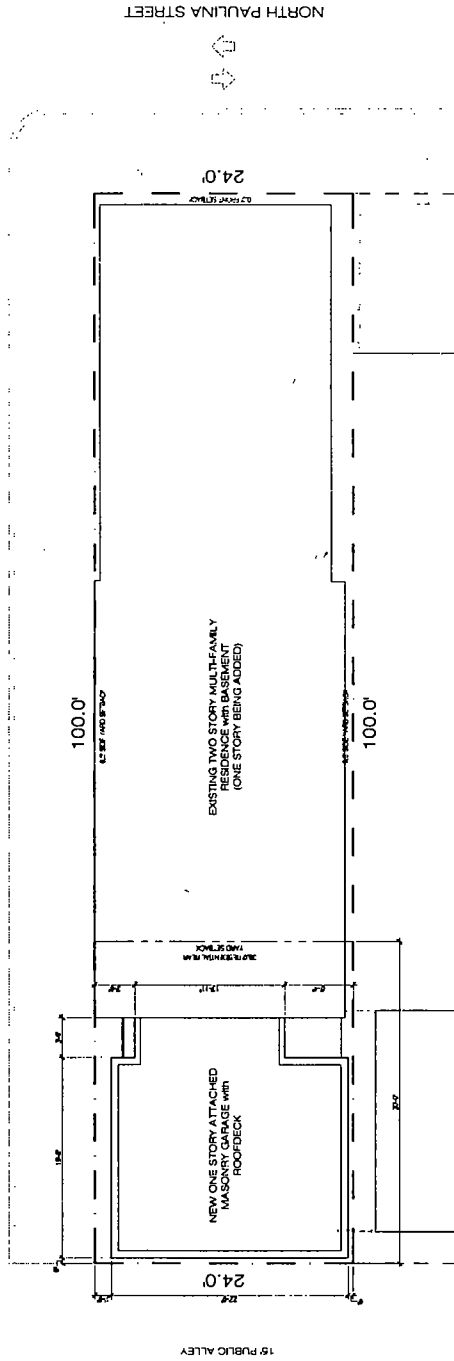
BASEMENT	- 0 SF (> 50% below grade)
FIRST FLOOR	- 1,706 sf
SECOND FLOOR	- 1,706 sf
THIRD FLOOR	- 351 sf
TOTAL	- 3,763 sf

1248 N PAULINA AVENUE PROPOSED AREA

BASEMENT	- 0 SF (> 50% below grade)
FIRST FLOOR	- 1,749 sf
SECOND FLOOR	- 1,706 sf
THIRD FLOOR	- 1,706 sf
TOTAL	- 5,161 sf

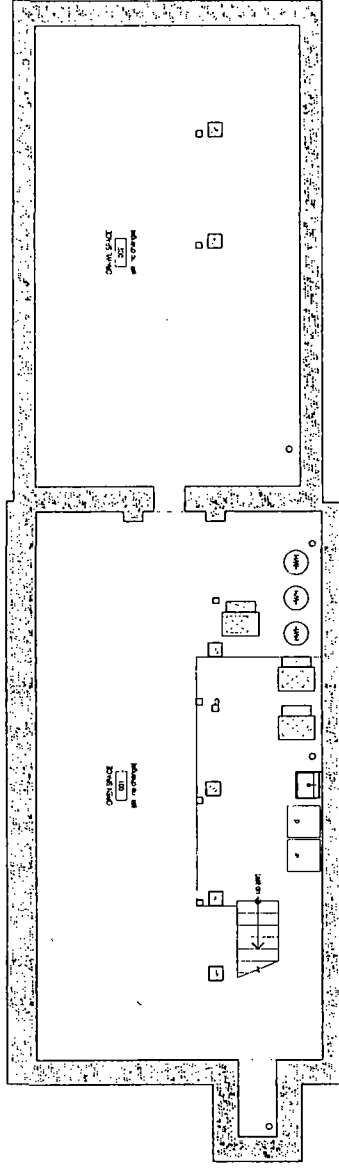


WEST MORMAN STREET

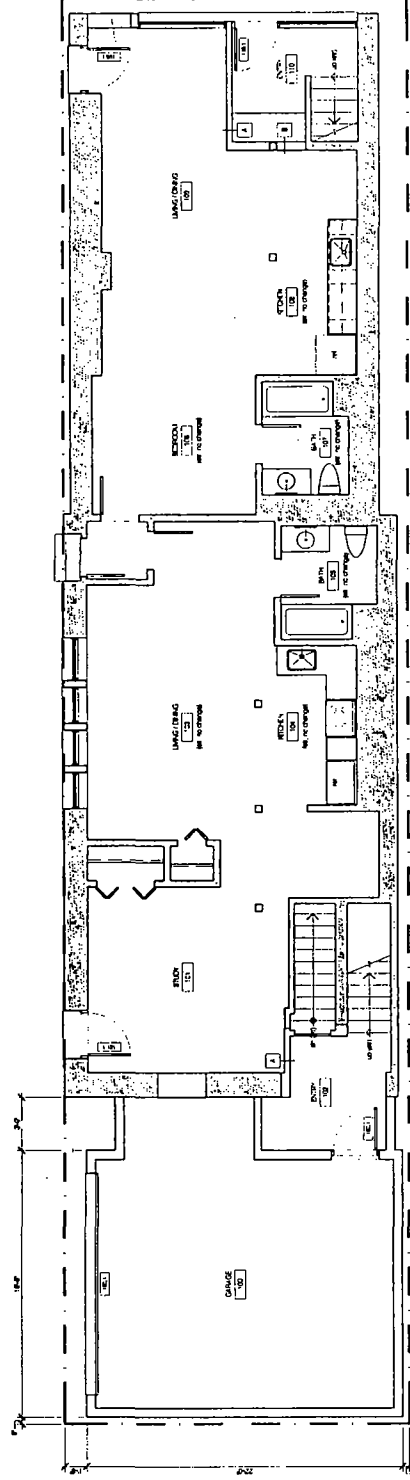


SITE PLAN

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1 | BASEMENT PLAN



2 | FIRST FLOOR PLAN



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CLIENT
 CLOUGH BELINSON
 RESIDENCE
 1248 N PAULINA STREET
 DENVER, COLORADO 80202

PROFESSIONAL ENGINEER
 ID#

DATE PREPARED
 DESIGN / BUILD

ISSUE
 06.17.19 ALPHABETICAL REV.
 07.12.19 2D-MAX

PROFESSIONAL SEAL

JOHN NUMBER
 1906

SCALE
 AS NOTED

DRAWN BY
 JJ

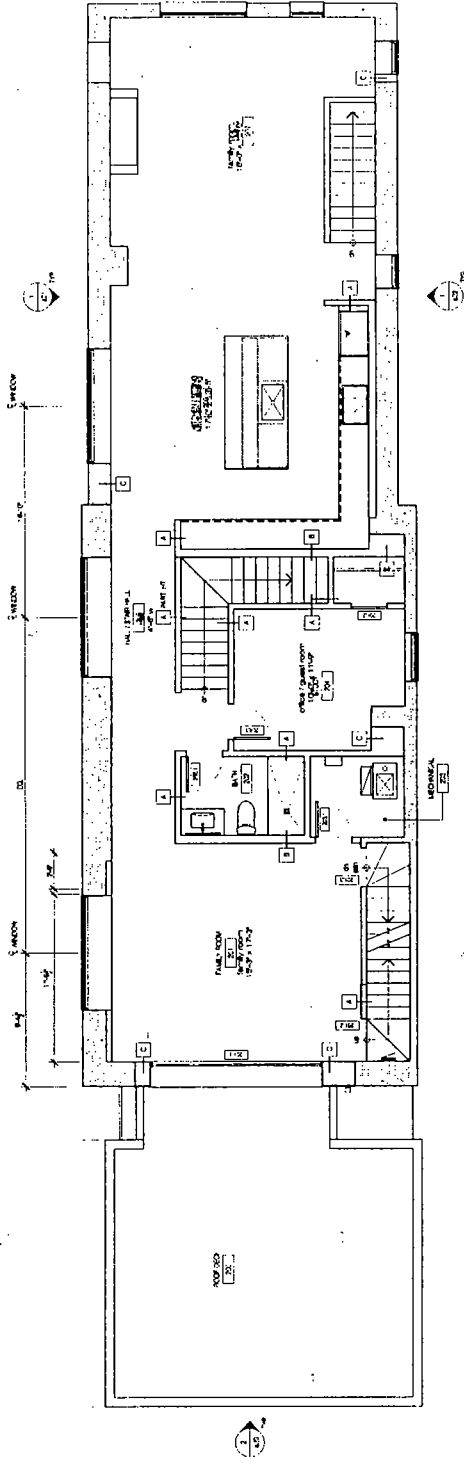
PROJECT
 C7 12 19

PROJECT
 1248 N PAULINA STREET
 RENOVATION / ADDITION

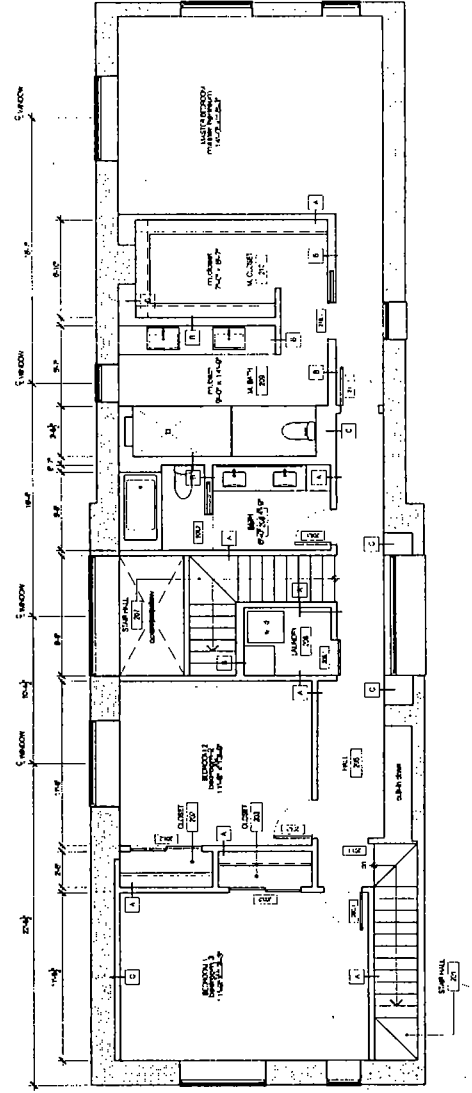
SHEET TITLE
 BASEMENT AND
 FIRST FLOOR PLANS

SHEET NUMBER
 A100

Final for Publication



1 SECOND FLOOR PLAN



2 FIRST FLOOR PLAN



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CLIENT
CLOUGH-BELINSON
 RESIDENCE
 1224 N. PAULINA STREET
 CHICAGO, ILLINOIS 60610
 GROUP: JAYCE ARCHITECTS
 TBD

ARCHITECT
DESIGN / BUILD

ISSUE
 08/11/19 ARCHITECTURAL RECORD
 07/11/19 ZONING

DATE: 08/11/19

DATE: 08/11/19
 SCALE: AS NOTED
 DRAWN BY: JJ
 CHECKED BY: JJ
 DATE: 07/12/19
 PROJECT: 1919

1224 N. PAULINA STREET
 RENOVATION / ADDITION
 SHEET NO.
 BASEMENT AND
 FIRST FLOOR PLANS
 SCALE: AS NOTED

A101

Final for Publication



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202 West Randolph Street
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CLIENT
CLOUGH BELINSON
RESIDENCE
1248 N PAULINA STREET
CHICAGO, IL 60610

ARCHITECT
JOHN JOYCE ARCHITECTS, INC.
DESIGN / BUILD

ISSUE
06.11.19 REVISION 1
07.12.19 2020A

PROFESSIONAL SEAL

JOB NUMBER
1906

SCALE
AS NOTED

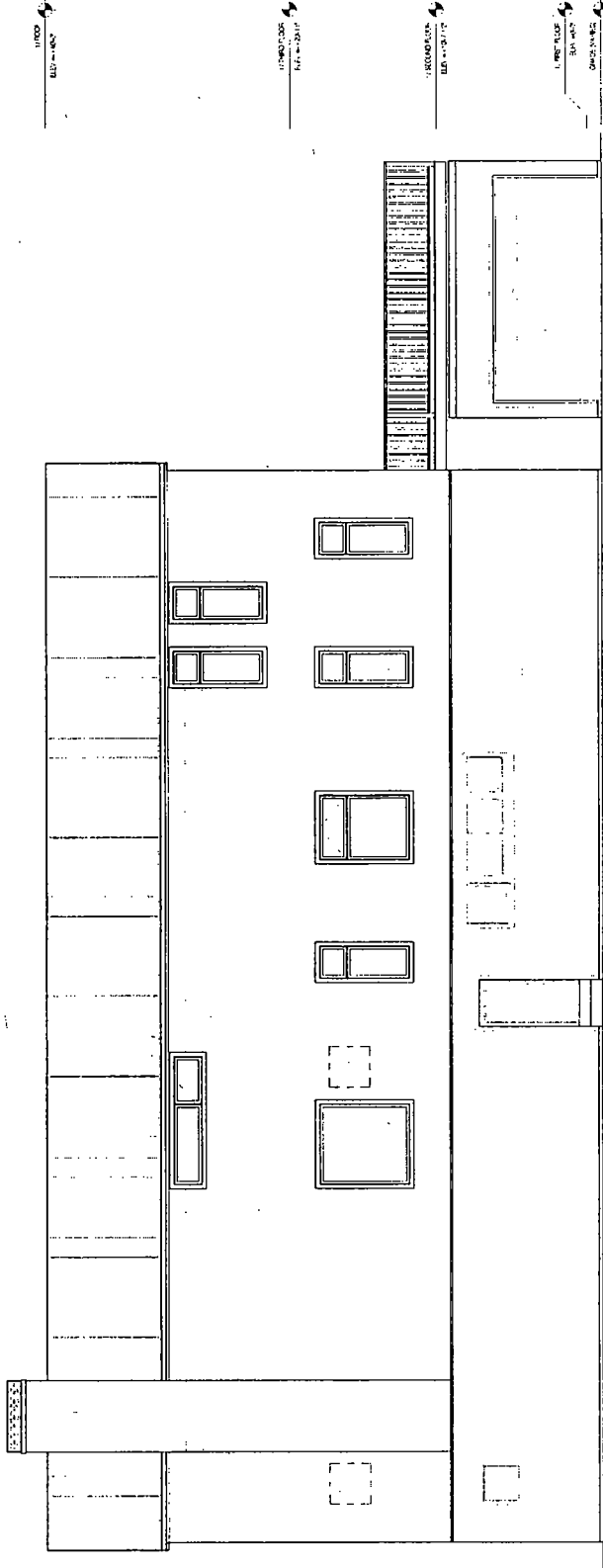
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JJ

DATE
07.12.19

PROJECT
1248 N PAULINA STREET
RENOVATION / ADDITION

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A200



1 NORTH ELEVATION

Final for Publication



john joyce architects, inc
 2101 W. 14th Street
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 773.772.6412 P. 773.772.6413 F.

CLIENT
 CLOUGH BELINSON
 RESIDENCE
 1248 N. PAULINA STREET
 CHICAGO, ILLINOIS
 STRUCTURAL ENGINEER
 TBD

DESIGN / BUILD

ISSUE
 08.17.19 ALTERNATIVE
 07.19.20 REVISED

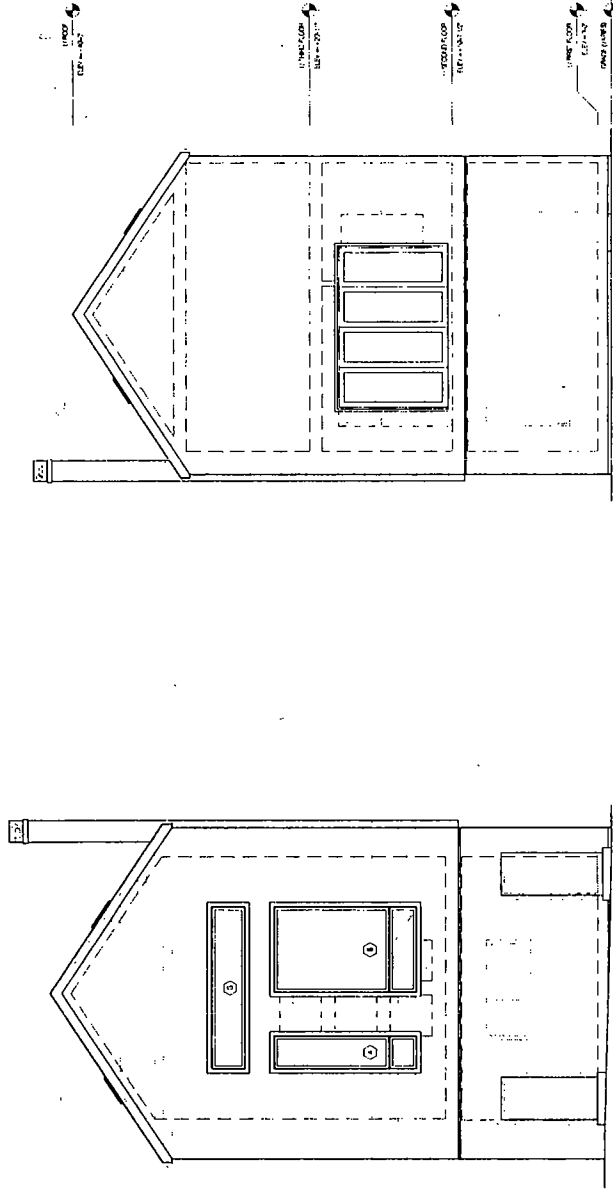
PROFESSIONAL SEAL

JOB NUMBER
 1908
 SCALE
 AS NOTED
 DRAWN BY
 JJ
 PROJECT
 07.12.19
 REVISED
 08.13.21

1248 N. PAULINA STREET
 RENOVATION / ADDITION

SHEET TITLE
 EXTERIOR
 ELEVATIONS
 SHEET NUMBER

A201



1 WEST ELEVATION

2 EAST ELEVATION

Final for Publication



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CLIENT
CLOUGH BELMISON
RESIDENCE
1248 N. PAULINA STREET
CHICAGO, IL 60622
STRUCTURAL ENGINEER
TBD

ARCHITECT
DESIGN / BUILD

DATE
06/17/19 APPROVAL REVIEW
07/12/19 2019

PROJECT
1248 N. PAULINA STREET

SCALE
AS NOTED

DATE
07/12/19

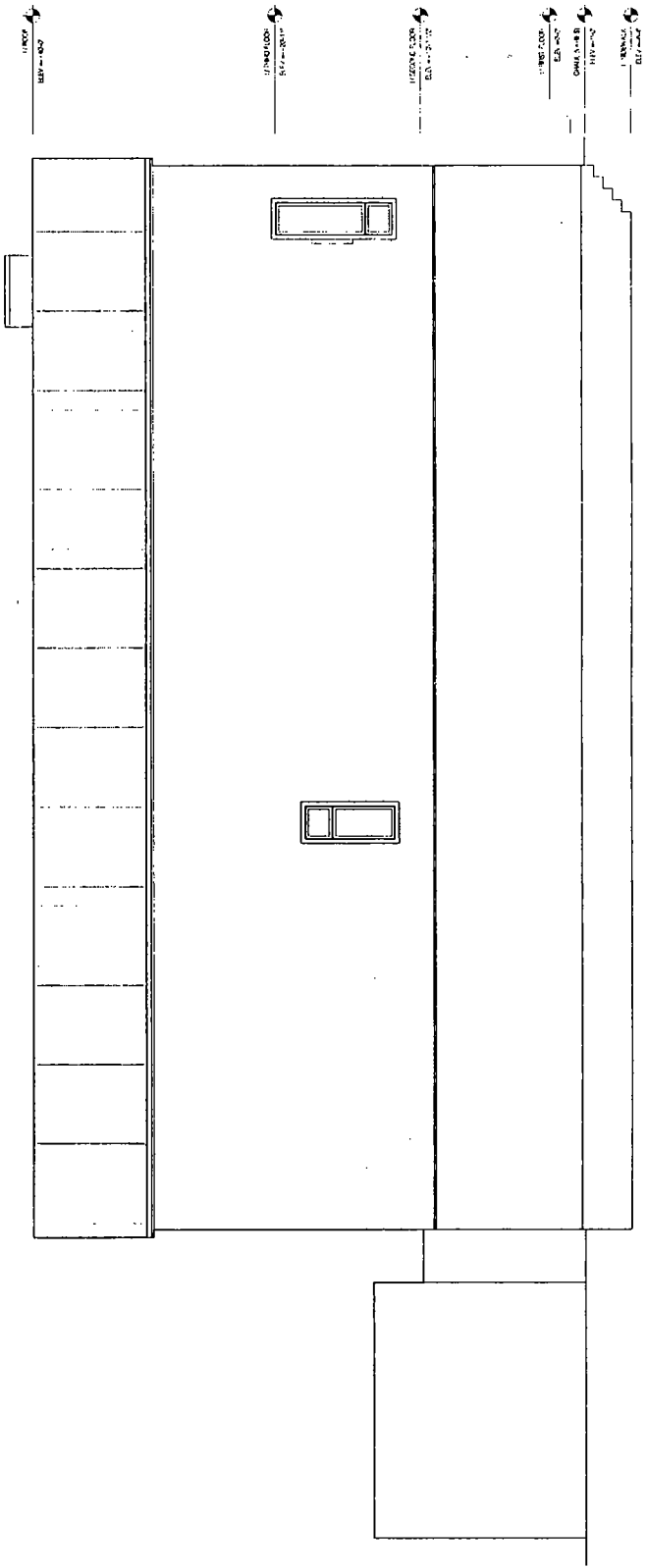
PROJECT
1248 N. PAULINA STREET

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PROJECT
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PROJECT
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PROJECT
1248 N. PAULINA STREET



1 | NORTH ELEVATION

A202