



City of Chicago



O2020-4537

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 4253 N Wolcott Ave - App No. 20513T1
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, the Chicago Zoning Ordinance,
be amended by changing all the RS-3 Residential Single-Unit (Detached House) District
symbols and indications as shown on Map No.11-II in the area bounded by

North Wolcott Avenue; a line 541.77 feet north of and parallel to North
Berteau Avenue; North Honore Avenue; and a line 511.75 feet north of
and parallel to North Berteau Avenue;

to those of an RT3.5 Residential Multi-Unit 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: 4253 N. Wolcott Avenue

Final for Publication

ZONING NARRATIVE FOR 4253 N. WOLCOTT AVE., CHICAGO, IL 60613

TYPE 1 NARRATIVE AND PLANS

Use: Existing two-story residential building containing two (2) dwelling units and rear 2-car garage will remain. Interior and exterior renovations are planned for the building, as well as converting the basement into one (1) dwelling unit. When complete, the building will have a total of three (3) dwelling units.

Project's Floor Area: 0.8043

Project's Density: 3 Dwelling Units, 1,535.33 sq. ft.

Parking: Existing 2-car garage

Setbacks: Front: 13'-0" (existing)
Rear: 76.99'
Side Setbacks:

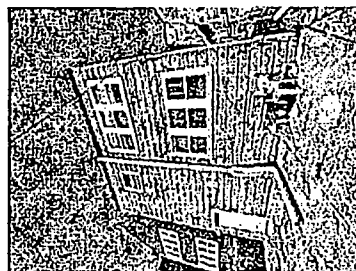
- North Side Setback: 2'-7" (existing)
- South Side Setback: 3'-1" (existing)

Building Height: 23'-8"

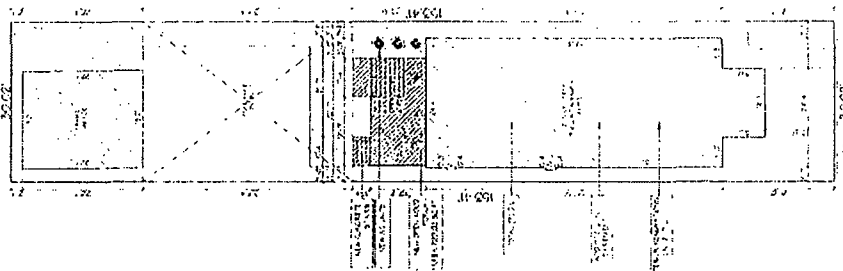
INTERIOR & EXTERIOR RENOVATIONS TO (2) D.U., ADD (1) D.U. TO BASEMENT ON MASONRY BUILDING
4253 N WOLCOTT AVE, CHICAGO, IL 60613



FRONT VIEW



REAR VIEW



TRAINING INDEX

- [illegible]

WOLCOTT AVE

IC: 43-0792;



OUR DESIGN FIRM:

773-784-9755
773-784-0750

ARCHITECTS
ENGINEERS

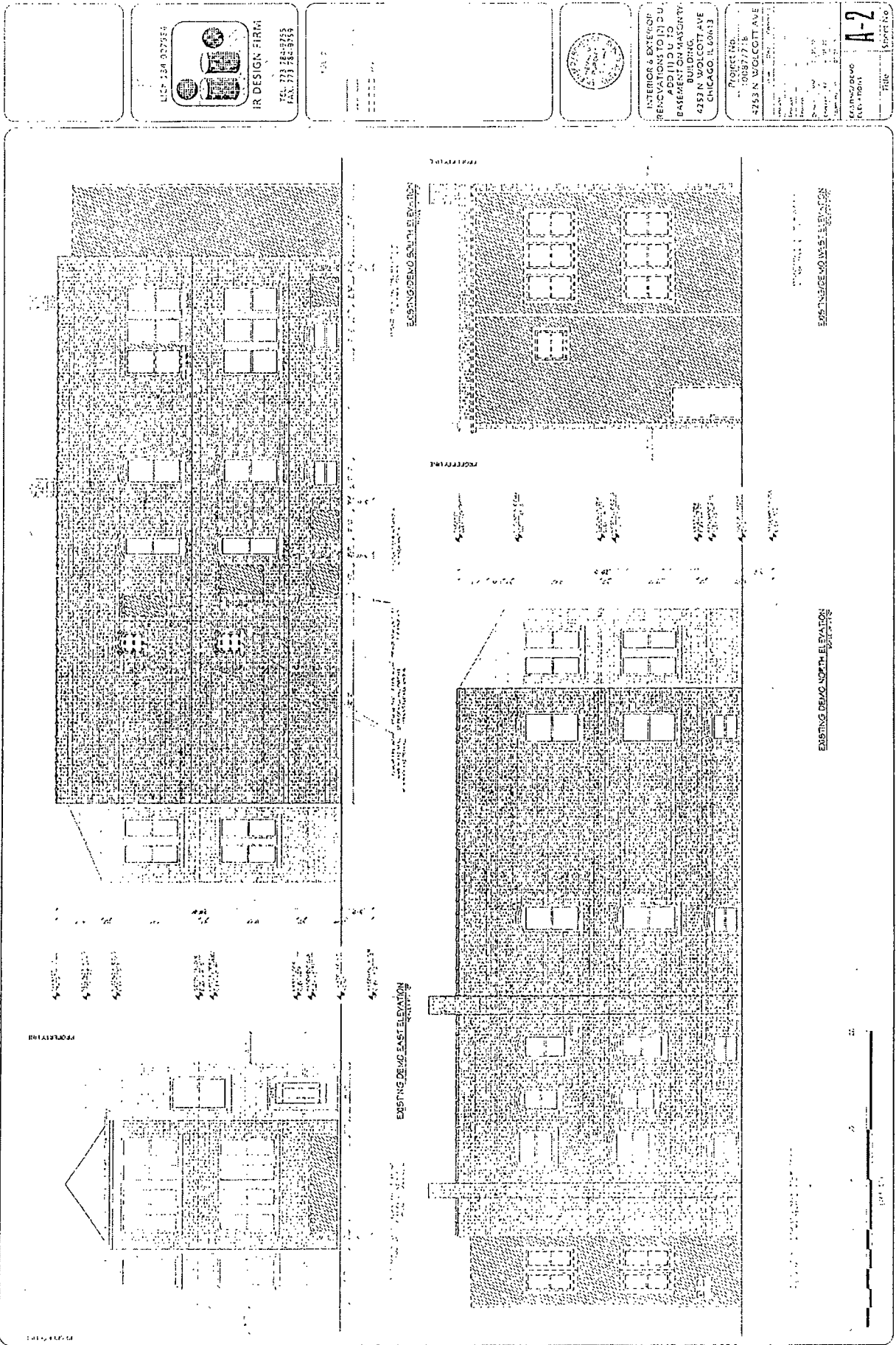
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INTERIOR & EXTERIOR
RENOVATIONS TO (2) DU
ADD 1100 TO
BASEMENT ON MASONRY
BUILDING
1753 N. MOLCOM AVE
CHICAGO, IL 60647

Project No. : 00877718
4353 N WOLCOTT AVE

13.00 7 1/2 LBS
2000 VISA
01032 NVAJ:11

End for Publication



[illegible]

PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

1/128" = 1'-0"

1/256" = 1'-0"

1/512" = 1'-0"

1/1024" = 1'-0"

1/2048" = 1'-0"

1/4096" = 1'-0"

1/8192" = 1'-0"

1/16384" = 1'-0"

1/32768" = 1'-0"

1/65536" = 1'-0"

1/131072" = 1'-0"

1/262144" = 1'-0"

1/524288" = 1'-0"

1/1048576" = 1'-0"

1/2097152" = 1'-0"

1/4194304" = 1'-0"

1/8388608" = 1'-0"

1/16777216" = 1'-0"

1/33554432" = 1'-0"

1/67108864" = 1'-0"

1/134217728" = 1'-0"

1/268435456" = 1'-0"

1/536870912" = 1'-0"

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1/2147483648" = 1'-0"

1/4294967296" = 1'-0"

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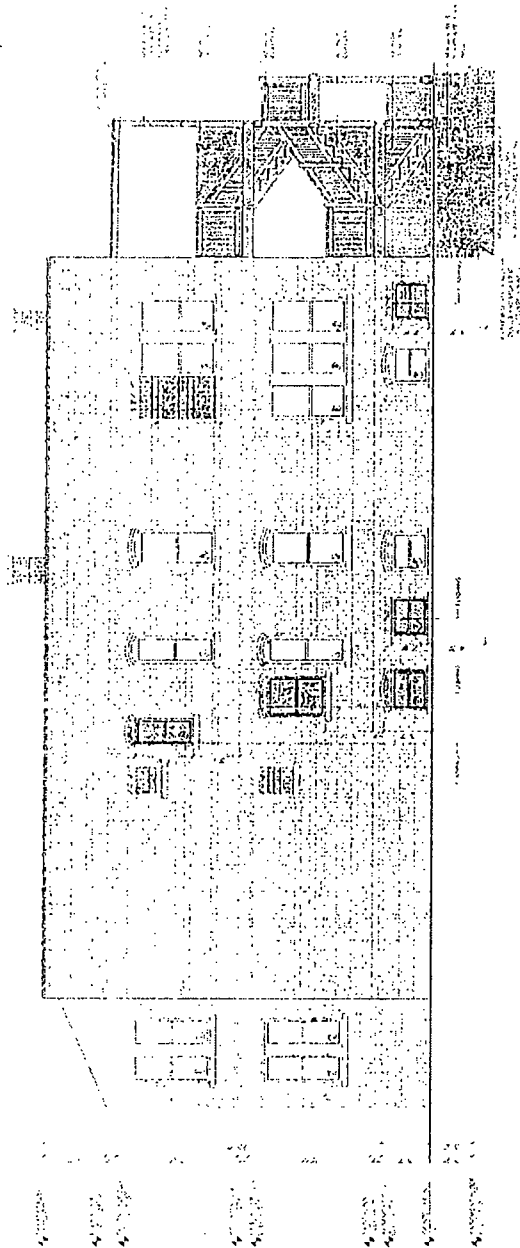
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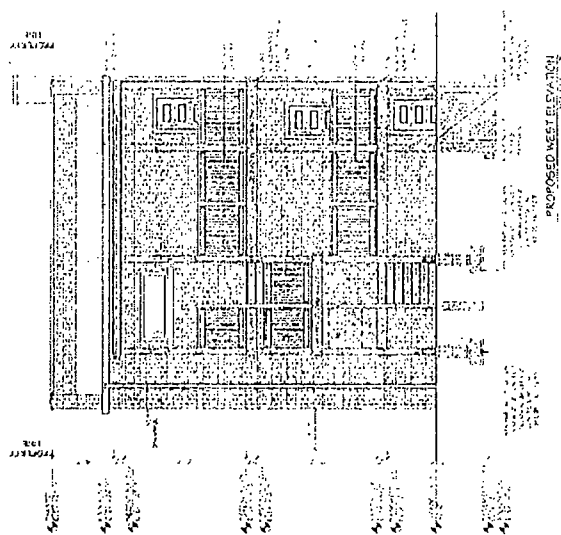
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PROPOSED SOUTH ELEVATION



MOLEVA319 1.53M 0.550d07N0

TEL 773.784.6756
FAX 773.784.6755

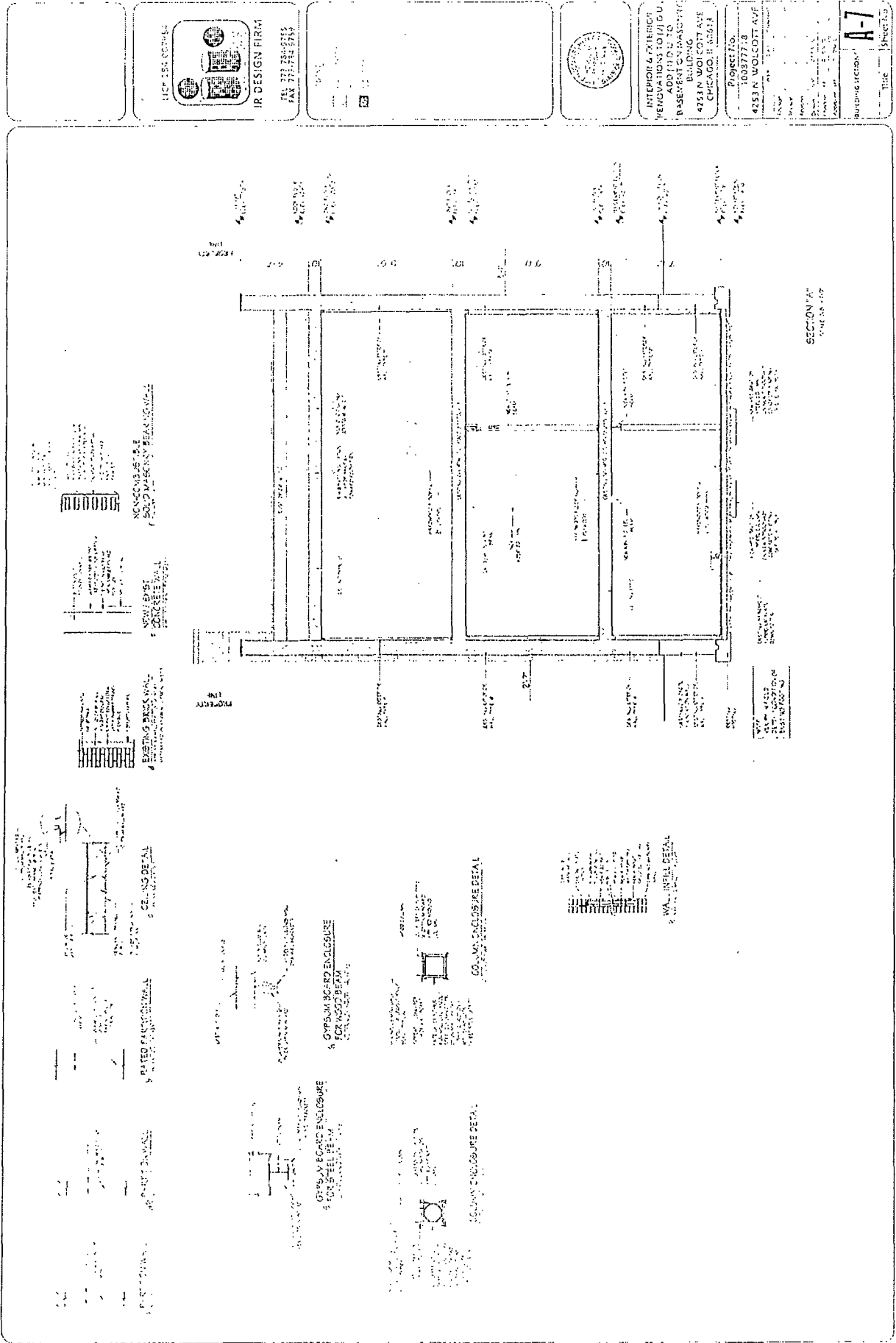


INTERIOR & EXTERIOR
RENOVATIONS TO YOUR
ADDITION TO
BASEMENT OR MASONRY
BUILDING
4253 S. WOLCOTT AVE
CHICAGO, ILL. 60609

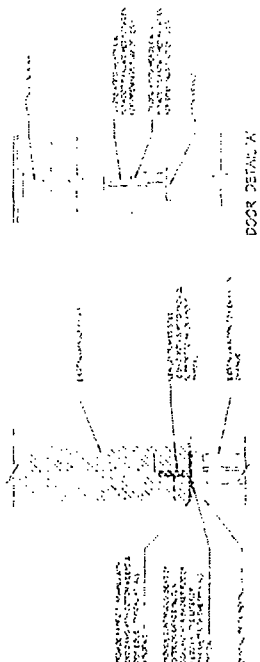
Project No
10087718
4255 N WOLCOTT AVE

B-A

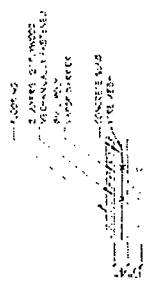
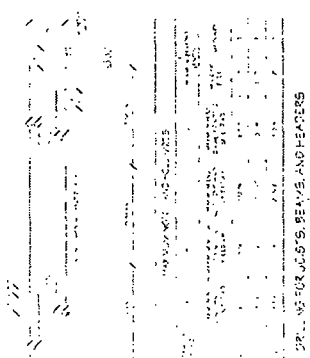
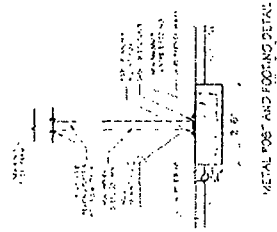
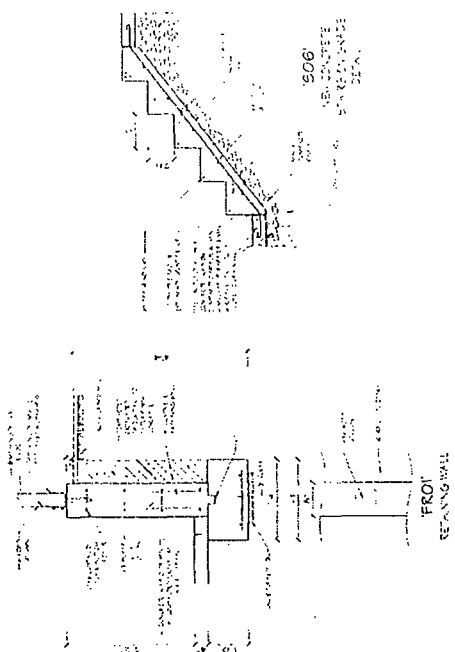
SECRET



REINFORCED CONCRETE									
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	NO.	DESCRIPTION	QTY	UNIT
1	CONCRETE	1.00	CU YD	1.00	1.00	11	REINFORCING BARS	1.00	LB
2	FORMWORK	1.00	SQ YD	1.00	1.00	12	WELDED WIRE MESH	1.00	SQ YD
3	PAINT	1.00	GA	1.00	1.00	13	GRANULAR FILL	1.00	CY
4	BRICK	1.00	1000	1.00	1.00	14	GRAVEL	1.00	CY
5	CEMENT	1.00	BA	1.00	1.00	15	ASPHALT	1.00	SQ YD
6	SAND	1.00	CY	1.00	1.00	16	PAVING	1.00	SQ YD
7	GRAVEL	1.00	CY	1.00	1.00	17	CONCRETE	1.00	CU YD
8	ASPHALT	1.00	SQ YD	1.00	1.00	18	REINFORCING BARS	1.00	LB
9	PAINT	1.00	GA	1.00	1.00	19	WELDED WIRE MESH	1.00	SQ YD
10	BRICK	1.00	1000	1.00	1.00	20	GRANULAR FILL	1.00	CY



DOOR DETAIL A



NEW CONCRETE SLAB DETAIL

BEAM POCKET DETAIL

1117 1-24 0021-00

IR DESIGN FIRM
773 773 8875
773 773 8875

Project No. 10037718
4753 N. WOLCOTT AVE
CHICAGO, ILL. 60642

INTERIOR EXTERIOR
RENOVATIONS TO 2111
ADD 1110 UIC
BASEMENT CONVERSION
BUILDING
4753 N. WOLCOTT AVE
CHICAGO, ILL. 60642

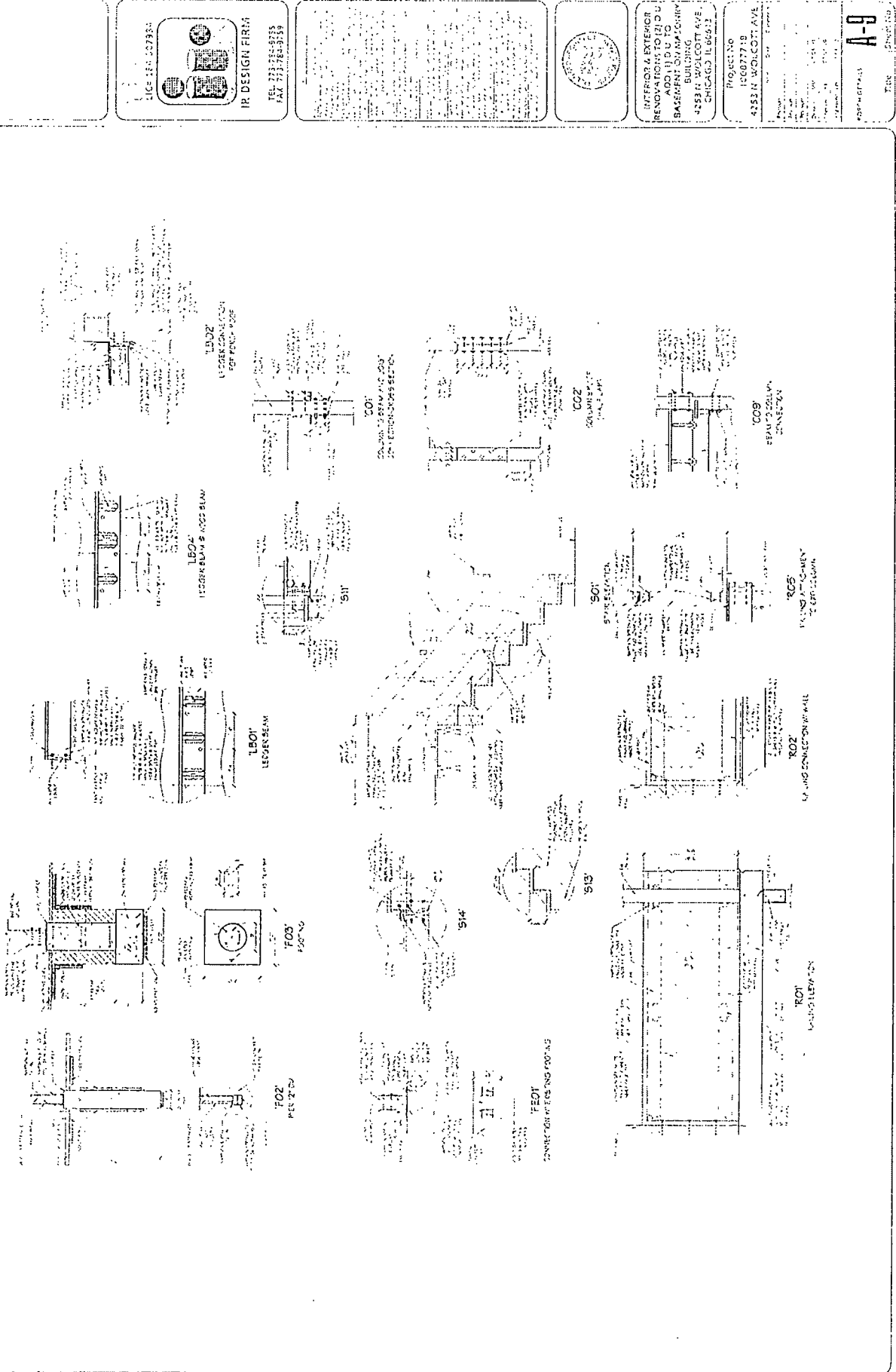
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4753 N. WOLCOTT AVE
CHICAGO, ILL. 60642

Scale: 1/4" = 1'-0"

Author: J. R. Smith
Checker: J. R. Smith
Date: 10/1/00

Sheet No. A-8

Final for Publication



11/18/2010 10:27:50



IR DESIGN FIRM

TEL 773-751-8755
FAX 773-751-9759



INTERIOR & EXTERIOR
RENOVATIONS TO 1210 U
ADRIANO TO
BASEMENT SYCAMORE
BUILDING
4353 N. WOLCOTT AVE
CHICAGO IL 60612

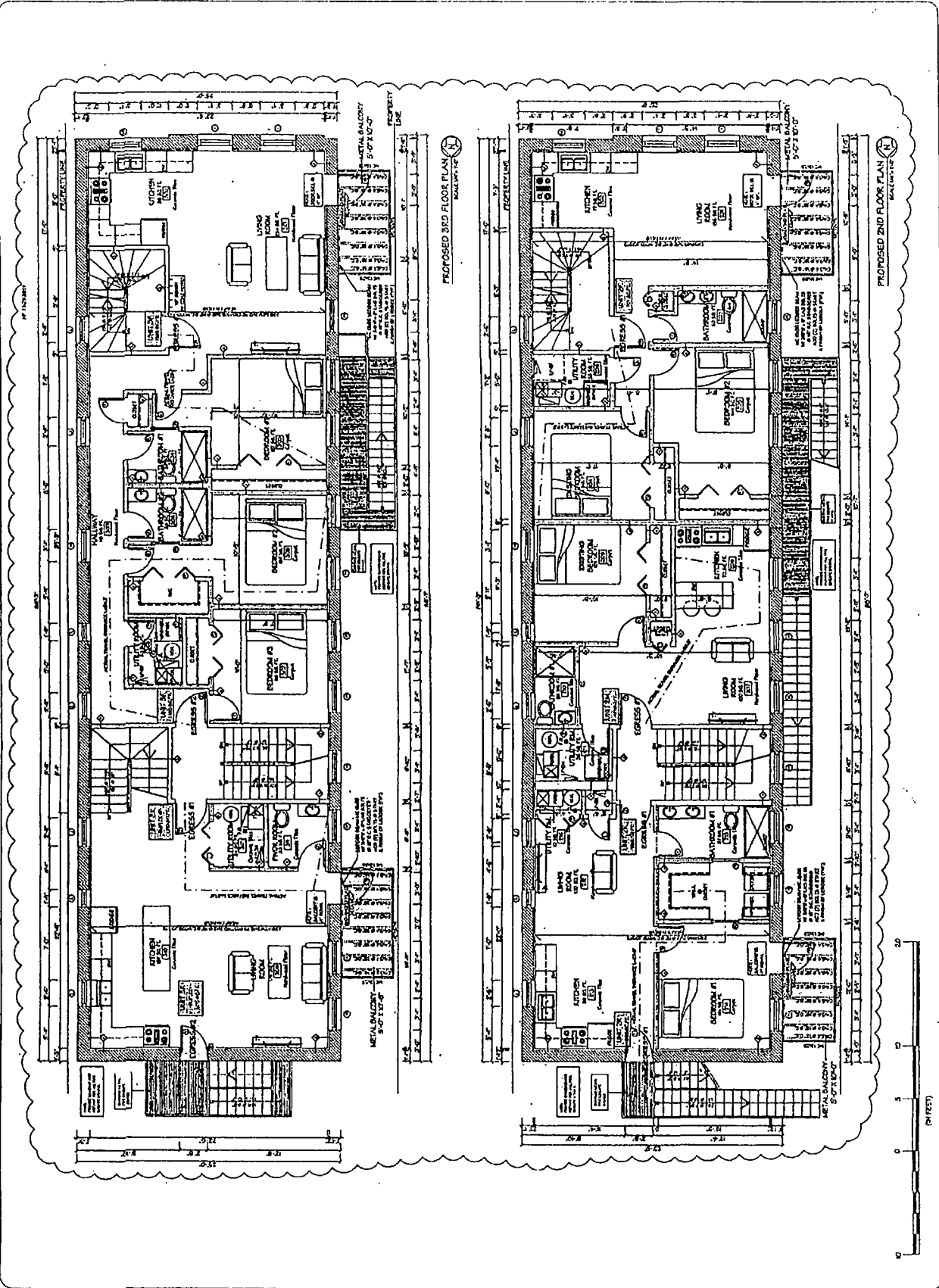
PROJECT NO
10007718
4353 N. WOLCOTT AVE

DATE
11/18/2010
TIME
10:27:50

APP'D BY
A-9

TITLE SHEET

PROFESSIONAL DESIGN FIRM 1436 W. BLACKHAWK ST. CHICAGO, IL 60642	CERTIFIED CONNECTIONS 	PROFESSIONAL DESIGN FIRM 1436 W. BLACKHAWK ST. CHICAGO, IL 60642	IR DESIGN FIRM TEL: 773-784-9555 FAX: 773-785-5559	LEGEND EXISTING PROPOSED FINISH HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA HATCHING AREA		ANTERIOR RENOVATIONS 10084 1034 1436 W. BLACKHAWK ST. CHICAGO, IL 60642	TO (1) RESIDENTIAL UNIT & (1) COMMERCIAL UNIT ON (1) CORNER BUILDING WITH BALCONIES 1436 W. BLACKHAWK ST. CHICAGO, IL 60642	PROPOSED 2ND & 3RD FLOOR PLANS 	PROJECT NO. 10084 1034 1436 W. BLACKHAWK ST. CHICAGO, IL 60642	SHEET NO. A-6 2ND & 3RD FLOOR PLANS	SHEET NO. A-6 2ND & 3RD FLOOR PLANS
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SEAL OF THE CITY OF CHICAGO
OFFICE OF THE CLERK OF THE BOARD OF EXAMINERS
CONDITIONAL PERMIT

CERTIFIED CORRECTIONS

PROFESSIONAL DESIGN FIRM
LIC# 184-007364

IR DESIGN FIRM
TEL: 773-784-9755
FAX: 773-784-9759

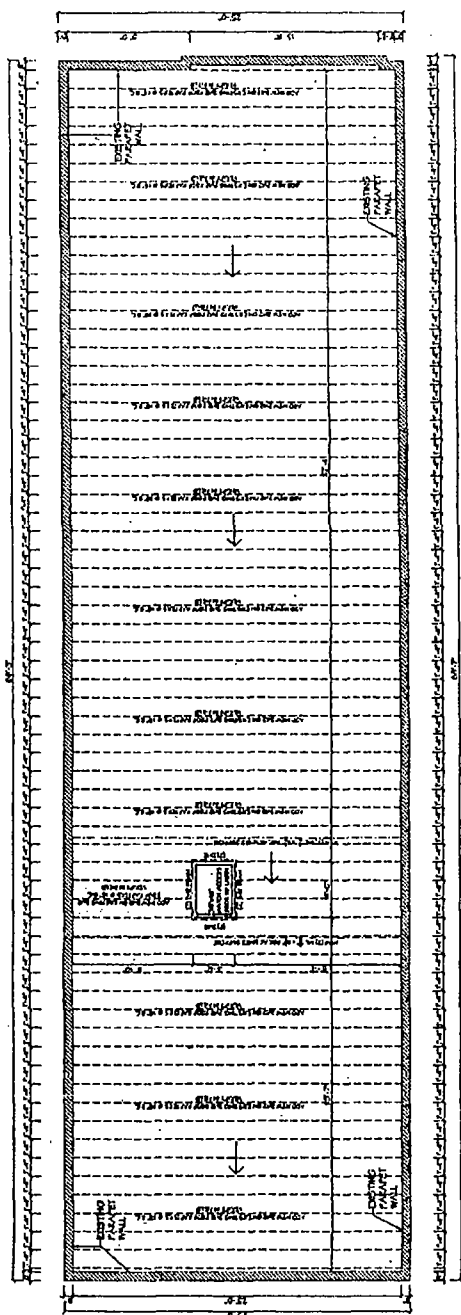
LEGEND

- EXISTING ROOF WALL
- EXISTING WALL
- EXISTING DOOR
- EXISTING WINDOW
- NEW ROOF WALL
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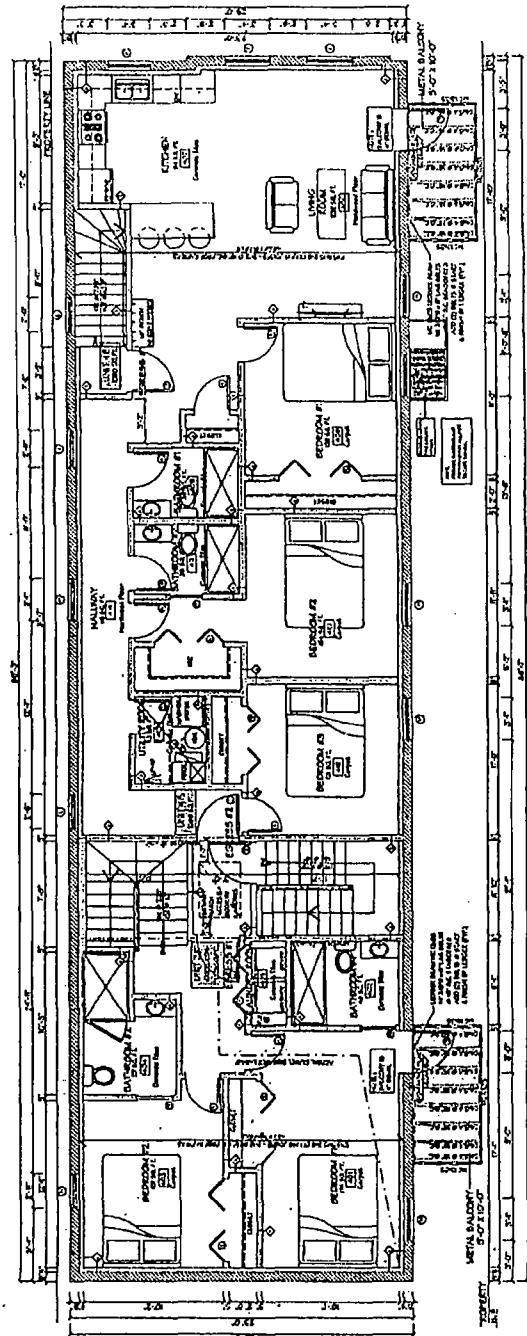
INTERIOR RENOVATIONS
TO (1) RESIDENTIAL UNIT
& (1) COMMERCIAL UNIT
ON 1431 S. BRICK
BURNINGHAM BLVD.
BALCONIES
CHICAGO, IL 60607

PROJECT NO.
100841034
1431 S. BRICK
BURNINGHAM BLVD.
CHICAGO, IL 60607

PROPOSED 4TH & ROOF FLOOR PLANS
A-7



PROPOSED ROOF FLOOR PLAN



PROPOSED 4TH FLOOR PLAN

