



# City of Chicago



O2020-6231

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/16/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-H at 650 N Wood St - App No. 20565T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## 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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-H in the area bounded by

West Huron Street; North Wood Street; the alley next south of and parallel to West Huron Street; and a line 46.20 feet west of and parallel to North Wood Street

to those of an RM-5.5 Residential Multi-Unit District.

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

Common Address of Property:

650 North Wood Street

**17-13-0303-C (1) Narrative Zoning Analysis**

650 North Wood Street, Chicago, Illinois.

Proposed Zoning: *RM-5.5 Residential Multi-Unit District*

Lot Area: 5,710.275 square foot (*recorded*)

Proposed Land Use: The subject property is currently improved with a three-story (with basement) *mixed-use* building, which contains a single *commercial* unit and two (2) *dwelling* units - on and between the Basement and 1<sup>st</sup> Floor and an additional six (6) *dwelling* units – on and between the 2<sup>nd</sup> and 3<sup>rd</sup> Floors, for a total of one (1) *commercial* unit and eight (8) *dwelling* units. The existing building is *non-conforming*, under the current Zoning Ordinance. The Applicant is seeking a *Zoning Map Amendment* in order to permit the conversion of the existing *commercial* unit into a *dwelling* unit, resulting in an all *residential* building, with a total of nine (9) *dwelling* units, at the subject site. The proposed *Zoning Change*, therefore, is required in order to bring the existing building into compliance and to permit the establishment of one (1) additional *dwelling* unit therein. Aside for certain interior renovations necessary to convert the *commercial* unit to a *dwelling* unit, the proposal does not call for the physical expansion of the exterior footprint or envelope of the existing building. There is, and will remain, off-street parking for four (4) vehicles, provided via a detached garage, at the rear of the building. The existing building is masonry in construction and measures 38 feet-8 inches in height.

- (A) The Project's Floor Area Ratio (*existing*): 12,551.18 square feet (2.198 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 9 dwelling units (634.97 square feet)
- (C) The amount of off-street parking (*existing*): 4 vehicular parking spaces
- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 32 feet-8 inches
  - c. Side Setbacks:
    - North: 0 feet-0 inches
    - South: 0 feet-0 inches
- (E) Building Height:
  - 38 feet-8 inches

# Interior Tenant Remodeling Project

## Existing Apartment Unit

### 650 N. Wood Ave., Chicago, IL

**Scope of Work**

1. All work to be done in accordance with the drawings and specifications.

2. All work to be done in accordance with the 2018 Chicago Electrical Code.

3. All work to be done in accordance with the 2018 Chicago Mechanical Code.

4. All work to be done in accordance with the 2018 Chicago Plumbing Code.

**Building Code Violations**

1. The proposed work shall be in accordance with the 2018 Chicago Electrical Code, 2018 Chicago Mechanical Code, and 2018 Chicago Plumbing Code.

2. All work shall be done in accordance with the applicable building codes.

3. All work shall be done in accordance with the applicable fire codes.

4. All work shall be done in accordance with the applicable safety codes.

5. All work shall be done in accordance with the applicable accessibility codes.

**2018 Chicago Electrical Code**

Chicago Electrical Code, 2018 Edition, published by the International Brotherhood of Electrical Workers (IBEW) and the International Union of Electrical Workers (IUOE).

**2018 Chicago Mechanical Code**

Chicago Mechanical Code, 2018 Edition, published by the International Brotherhood of Electrical Workers (IBEW) and the International Union of Electrical Workers (IUOE).

**2018 Chicago Plumbing Code**

Chicago Plumbing Code, 2018 Edition, published by the International Brotherhood of Electrical Workers (IBEW) and the International Union of Electrical Workers (IUOE).

**INDEX OF REFERENCES**

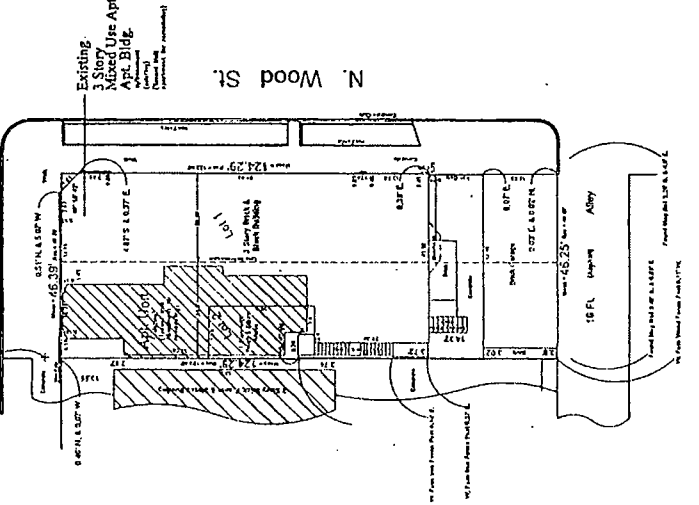
1. The City of Chicago, Department of Public Works, Department of Engineering and Construction, 122 N. LaSalle Street, Chicago, IL 60602.

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5. The City of Chicago, Department of Public Works, Department of Engineering and Construction, 122 N. LaSalle Street, Chicago, IL 60602.



**Site Plan**  
SCALE: 1/8" = 1'-0"

North

**Professional Engineer**  
Name: [Name] License No: [Number]

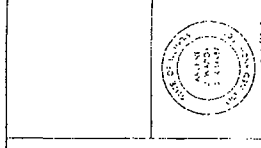
**Professional Architect**  
Name: [Name] License No: [Number]

**Professional Engineer**  
Name: [Name] License No: [Number]

**Professional Engineer**  
Name: [Name] License No: [Number]

**Professional Architect**  
Name: [Name] License No: [Number]

**Professional Engineer**  
Name: [Name] License No: [Number]

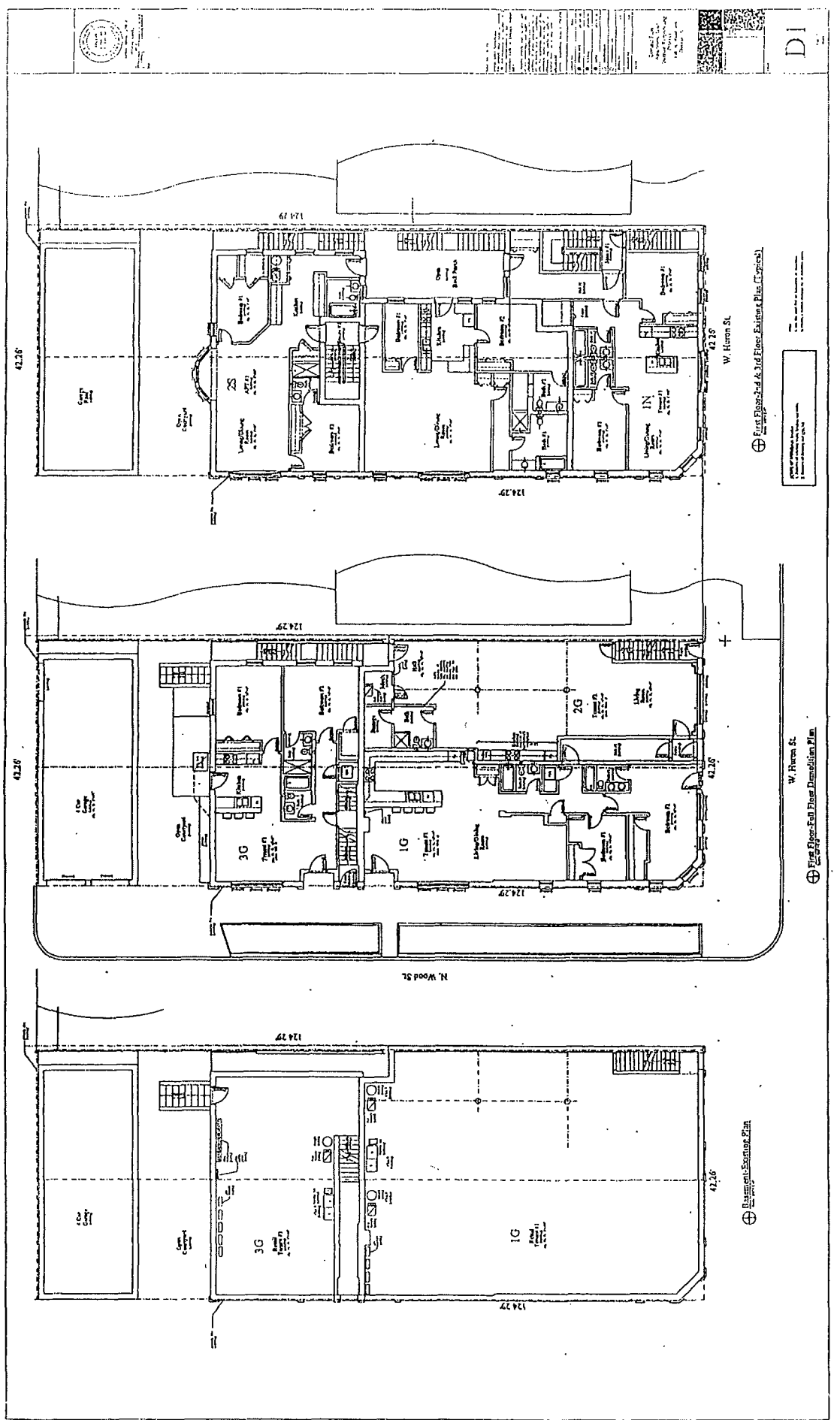


NO.	REVISION	DATE
1	Initial Issue	11/15/18
2	Revised	12/10/18
3	Revised	01/15/19
4	Revised	02/15/19
5	Revised	03/15/19
6	Revised	04/15/19
7	Revised	05/15/19
8	Revised	06/15/19
9	Revised	07/15/19
10	Revised	08/15/19
11	Revised	09/15/19
12	Revised	10/15/19
13	Revised	11/15/19
14	Revised	12/15/19
15	Revised	01/15/20
16	Revised	02/15/20
17	Revised	03/15/20
18	Revised	04/15/20
19	Revised	05/15/20
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41	Revised	03/15/22
42	Revised	04/15/22
43	Revised	05/15/22
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45	Revised	07/15/22
46	Revised	08/15/22
47	Revised	09/15/22
48	Revised	10/15/22
49	Revised	11/15/22
50	Revised	12/15/22

11







DI

W. Heron St.

W. Heron St.

N. Wood St.

Demolition Existing Plan

First Floor - Full Floor Existing Plan (Original)

First Floor - Full Floor Demolition Plan

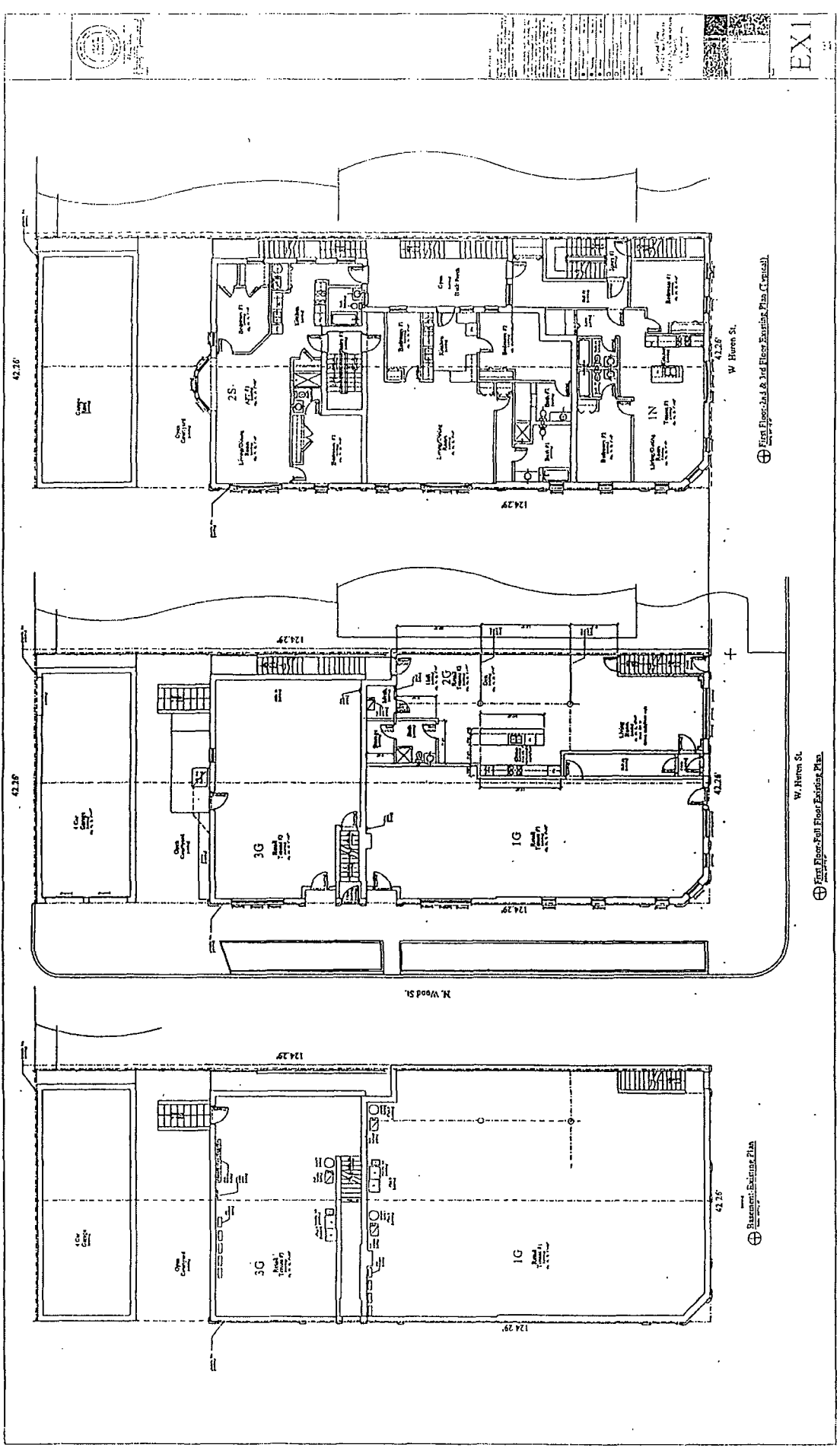


Architectural title block containing project information, date, and scale.

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

North Arrow

FINAL FOR PERMITS



EXI

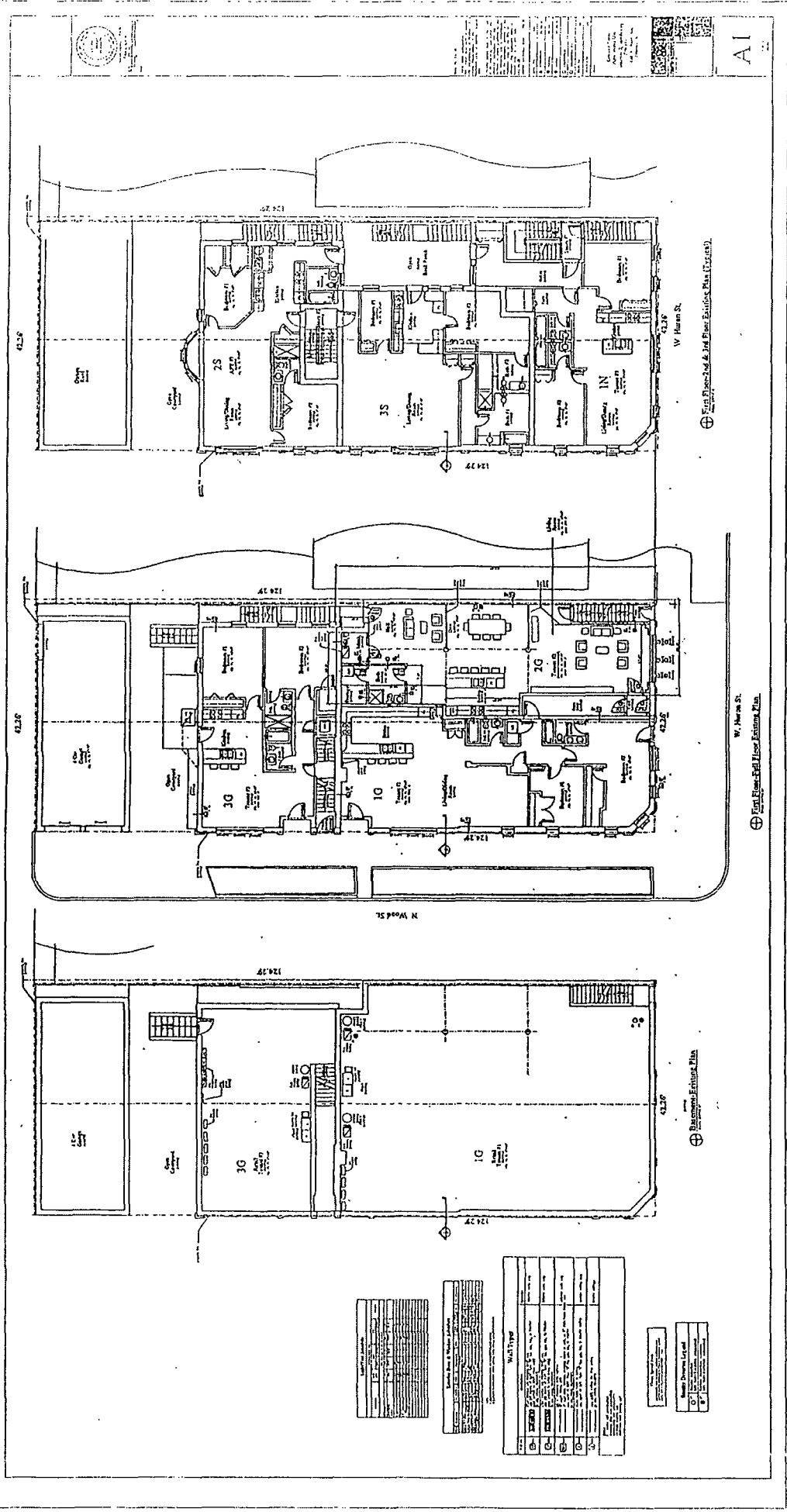
⊕ First Floor, 2nd & 3rd Floor Existing Plans (Typical)

⊕ First Floor, Full Floor Existing Plan

⊕ Basement Existing Plan



Final for Publication



Architectural Title Block containing project information, date, and scale.

AI

Room No.	Room Name	Area (sq. ft.)
1G	...	...
1N	...	...
2G	...	...
2N	...	...
3G	...	...
3N	...	...

Room No.	Room Name	Area (sq. ft.)
1G	...	...
1N	...	...
2G	...	...
2N	...	...
3G	...	...
3N	...	...

Wall Type	Description
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

Symbol	Description
○	...
□	...
△	...
◇	...
▽	...
◇	...
▽	...



SEAL  
 STATE OF ILLINOIS  
 PROFESSIONAL ENGINEER  
 NO. 123456  
 EXPIRES 12/31/2024

DATE: 12-15-23  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

REVISIONS:  
 1. [Description]  
 2. [Description]  
 3. [Description]

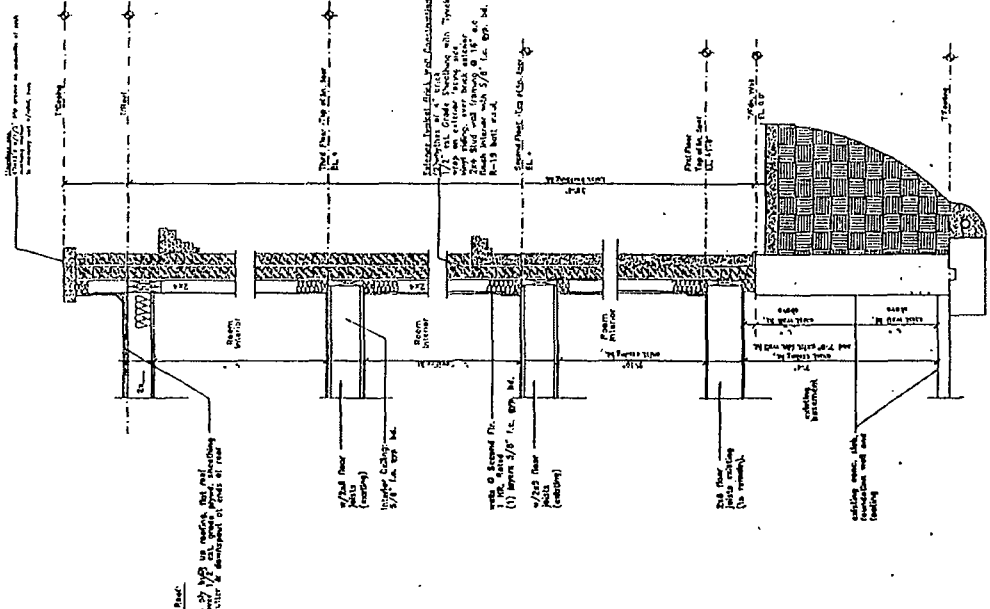
OWNER	DATE
DESIGNER	DATE
CHECKER	DATE
APPROVER	DATE
DATE	
BY	
FOR	
BY	
FOR	
BY	
FOR	
BY	
FOR	
BY	
FOR	

Ground Floor  
 Apartment Unit  
 Interior Remodeling  
 Project  
 123456 Ave  
 Chicago, IL

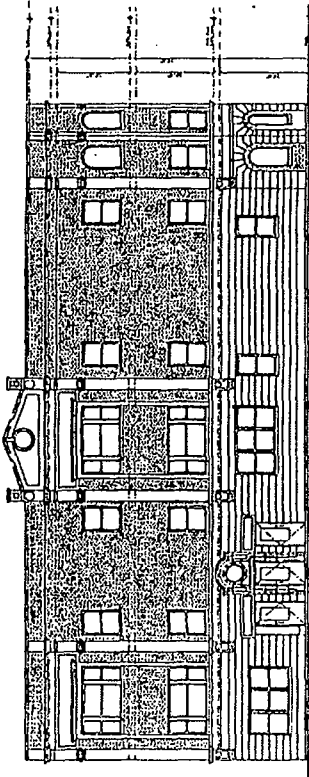


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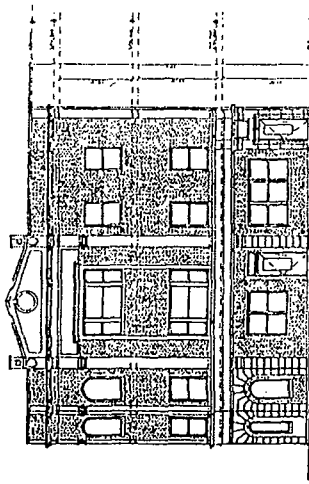
1 of 17  
 SHEET



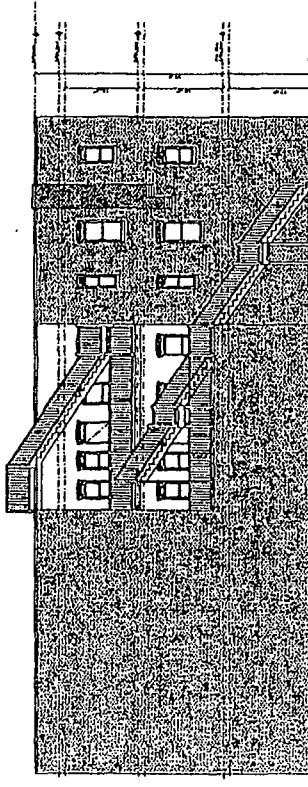
① Exterior Wall Section-Masonry Existing Wall w/Siding



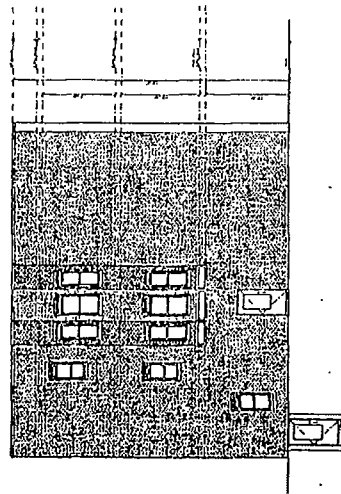
Exterior Existing Elevation - Wood St., East



Exterior Existing Elevation - Huron St.



Exterior Existing Elevation - Raymond St., West



Exterior Existing Elevation - Alex View, South



Architect's Name  
Professional License No.  
Date of Issue  
Expiration Date  
State of Registration



EX2