



# City of Chicago



O2021-327

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 1/27/2021

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 5-H at 1922 W Wilmont Ave - App No. 20599T1

**Committee(s) Assignment:** 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 of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-H in the area bounded by:**

**North Wilmot Avenue; a line 146.33 feet northwest of north Oakley Avenue as measured along the northwest line of west Wilmot Avenue and perpendicular thereto; the alley next southwest of and parallel to north Wilmot Avenue; and a line 170.33 feet northwest of north Oakley Avenue as measured along the northwest line of west Wilmot Avenue and perpendicular thereto.**

**To those of an RM5, Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 1922 North Wilmot Avenue, Chicago**

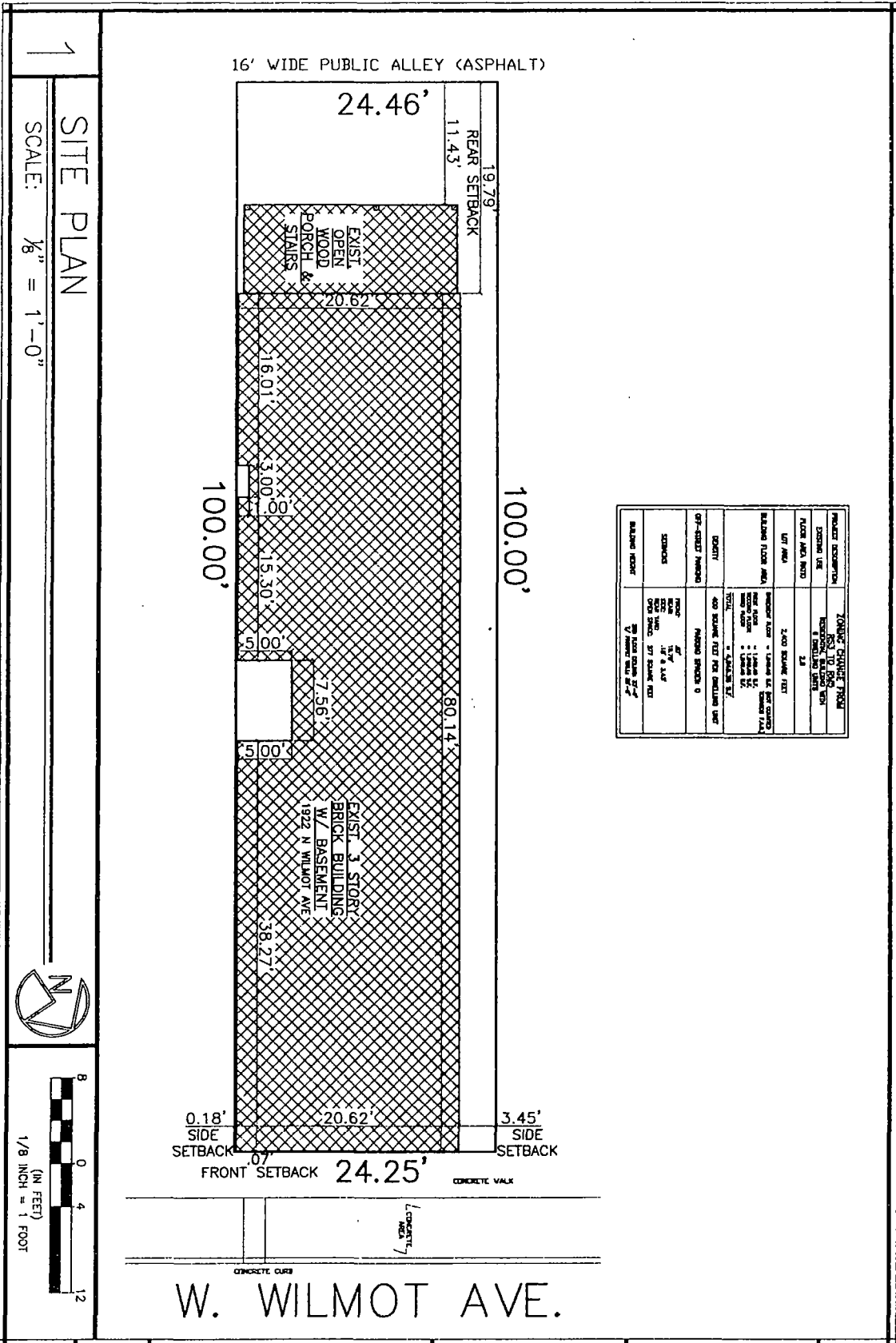
10/17/2017

**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR  
1922 NORTH WILMOT AVENUE, CHICAGO**

The subject property is currently improved with a 3-story residential building with 6 dwelling units. The Applicant needs a zoning change to comply with the minimum lot area per dwelling unit and the maximum floor area ratio requirements, in order to allow a division of an improved zoning lot at 1922-24 West Wilmot into 2 new zoning lots, so that the existing 6 dwelling unit residential building can remain, as is, on the newly created zoning lot measuring 24' x 100'. The lot at 1924 West Wilmot will be improved with a new single-family house.

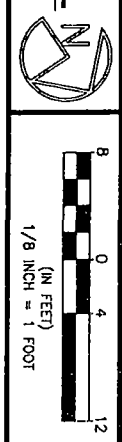
Project Description:	Zoning Change from an RS3 to an RM5
Existing Use:	Residential building with 6 dwelling units
Floor Area Ratio:	2.0
Lot Area:	2,400 Square Feet
Existing Building Floor Area:	First Floor – 1,649.46 S.F. Second Floor – 1,649.46 S.F. <u>Third Floor – 1,649.46 S.F.</u> Total: 4,948.38 S.F.
Density:	400 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 0 *
Existing Set Backs:	Existing Front: .07' Existing Side: .18' & 3.45' Existing Rear: 19.79' * Existing Rear Yard Open space: 277 SF
Existing Building Height:	3 <sup>rd</sup> Floor Ceiling: 33'-4" T/Parapet Wall: 38'-6"

\* The Applicant will seek variation relief if required

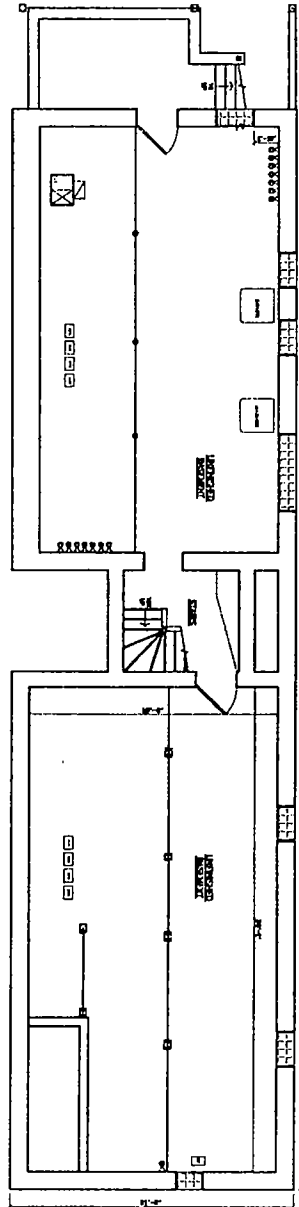


PROJECT DESCRIPTION	OWNER
REAR PORCH	1922 N WILMOT AVE
EXISTING USE	REAR PORCH
FLOOR AREA, SQ. FT.	24
LOT AREA	2,400 SQUARE FEET
BUILDING FLOOR AREA	REAR PORCH - 24 SQ. FT.
IDENTITY	400 SQUARE FEET PER BUILDING UNIT
OFF-GRADE FINISH	FINISHED FINISH 0
SCREENS	SCREENS 0
BUILDING HEIGHT	30 FEET MAXIMUM

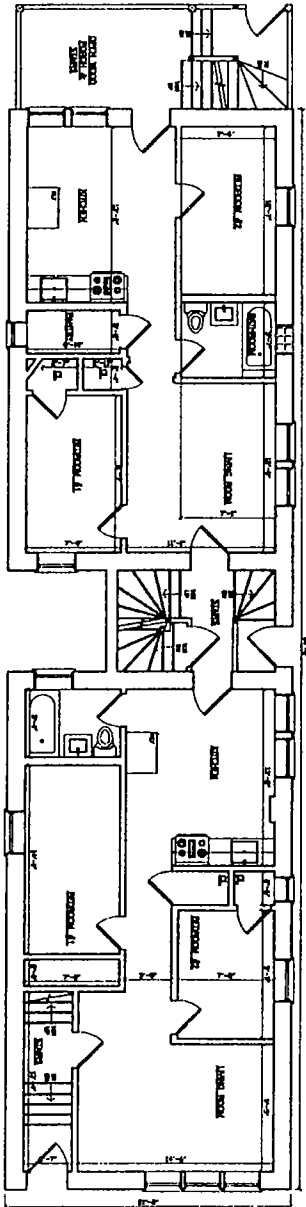
SITE PLAN  
SCALE: 1/8" = 1'-0"



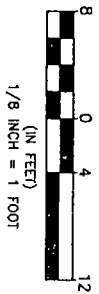
PROJECT: 1922 N. WILMOT AVE. ARCHITECT: ARCHITECTS DATE: 1-18-2021	ARCHITECTURAL ENGINEERING: <b>ARCHITECTS</b> 2133 N. Broadway Chicago, IL 60647 773.329.3700 773.329.3700	1922 N. WILMOT AVE. CHICAGO, IL	SITE PLAN	1/8" = 1'-0"
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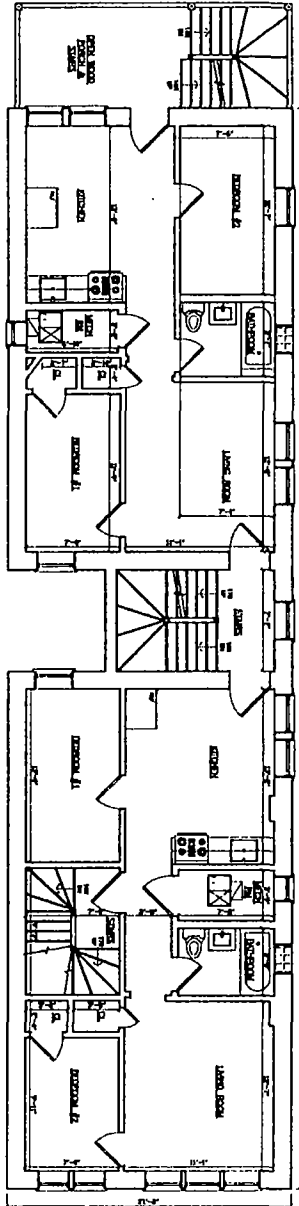
1  
PROPOSED BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



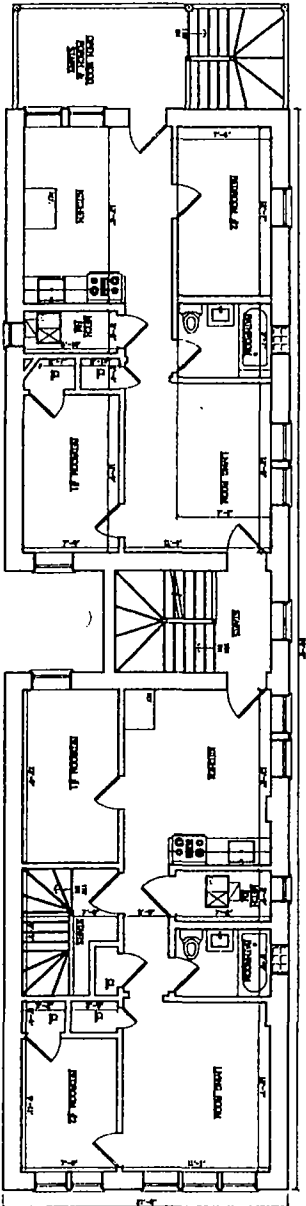
2  
PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



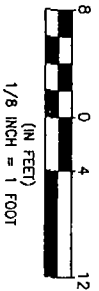
PROJECT 1922 N. WILMOT AVE. CHICAGO, IL DATE: 11-20-2011	ARCHITECTURE PLANNING	<b>ARCHITECTS</b> <b>PROJECTS</b> <small>3123 N. Damen Ave. Chicago, IL 60647</small> <small>773.333.3736 office 773.333.2634 fax</small>	1922 N. WILMOT AVE. CHICAGO, IL	PROPOSED FLOOR PLANS	<small>ALUMINUM EXTRUSION 3/8" FINISH: ANODIZED</small>
	A2				



1  
PROPOSED SECOND FLOOR PLAN  
SCALE:  $\frac{1}{8}'' = 1'-0''$



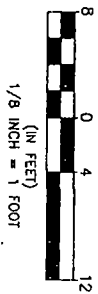
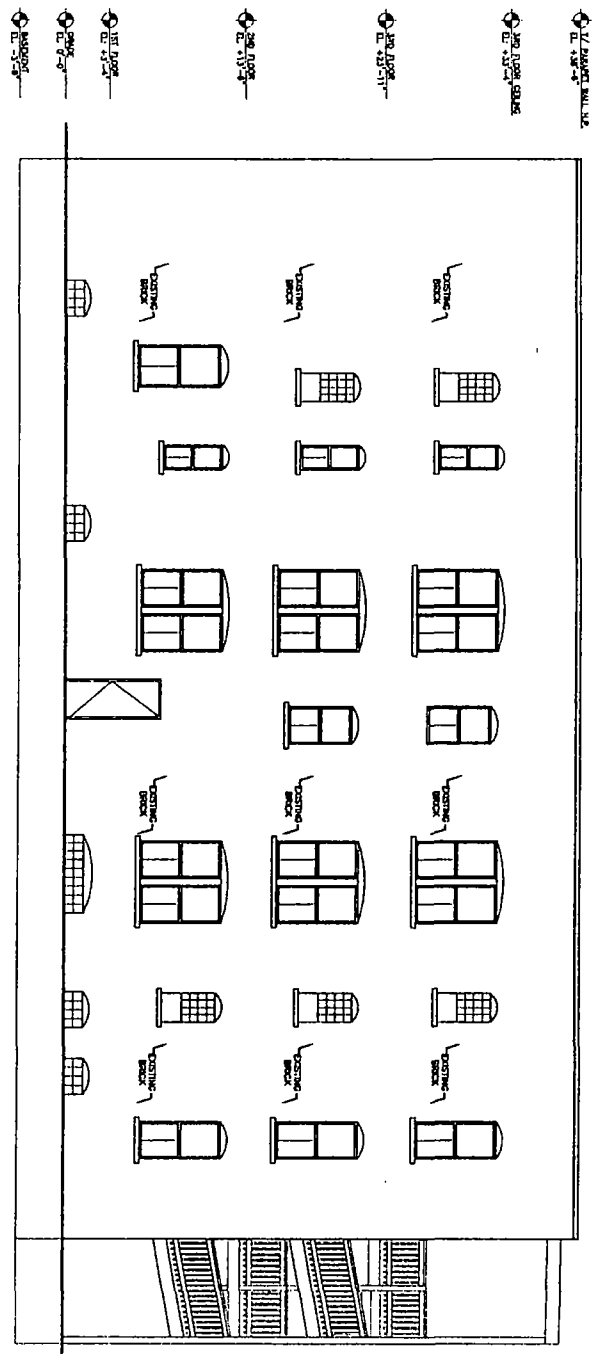
2  
PROPOSED THIRD FLOOR PLAN  
SCALE:  $\frac{1}{8}'' = 1'-0''$



<b>A3</b> <small>3/16"</small>	PROJECT: 1922 N. WILMOT AVE.	ARCHITECTURE: <b>ARCHITECTS</b>	2113 N. Dearborn Ave. Chicago, IL 60614	1922 N. WILMOT AVE. CHICAGO, IL	PROPOSED FLOOR PLANS	DRAWN BY:
	SCALE: $\frac{1}{8}'' = 1'-0''$	PLANNING:	773.732.2706 office 773.732.2834 fax			CHECKED BY:

1  
NORTHWEST ELEVATION

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



A4  
1/8"

PROJECT:  
1922 N. WILMOT AVE

ARCHITECTS  
PLANNERS

**ARCHITECTS**

717 N. Dearborn Ave  
Chicago, IL 60610  
773.772.2748  
773.772.2614 fax

1922 N. WILMOT AVE.  
CHICAGO, IL

ELEVATION

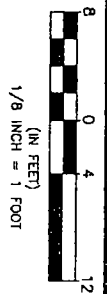
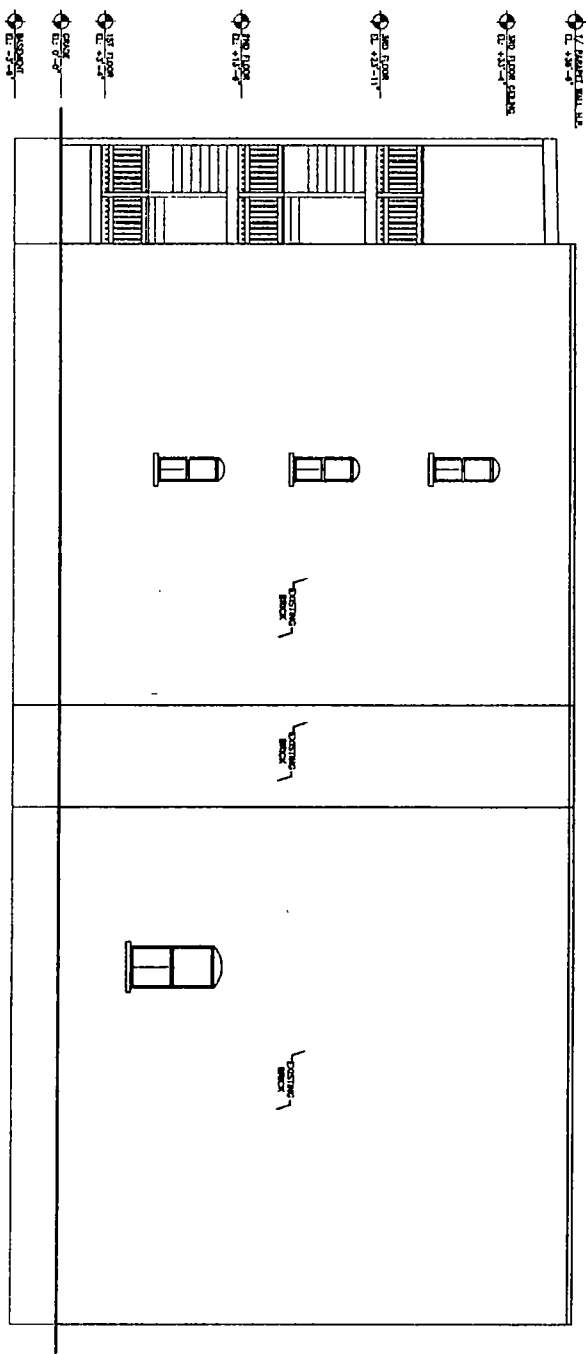
DATE:  
11.15.2011

1922 N. WILMOT AVE.

1

# SOUTHEAST ELEVATION

SCALE:  $\frac{1}{8}" = 1'-0"$



**A5**

PROJECT:  
1222 N. WILMOT AVE.  
CHICAGO, IL 60642

ARCHITECTURE  
**ARCHITECTS**  
ARCHITECTURAL ENGINEERING

2122 N. Dearborn Ave.  
Chicago, IL 60614  
312.772.2100  
312.772.2254

1222 N. WILMOT AVE.  
CHICAGO, IL

ELEVATION

DATE: 1.18.2011

1222 N. WILMOT AVE. CHICAGO, IL 60642



1

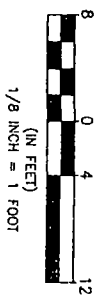
NORTHEAST ELEVATION

SCALE:  $\frac{1}{8}" = 1'-0"$

2

SOUTHWEST ELEVATION

SCALE:  $\frac{1}{8}" = 1'-0"$



<p>PROJECT:</p> <p>1922 N. WILMOT AVE.</p> <p>DATE:</p> <p>12-1-11</p> <p>BY:</p> <p>S-148-11</p>	<p>ARCHITECTURE</p> <p>ARCHITECTS</p> <p>ARCHITECTURAL ENGINEERING</p>	<p>2121 N. Dearborn St.</p> <p>Chicago, IL 60614</p> <p>312.772.2796</p> <p>312.772.2814</p>	<p>1922 N. WILMOT AVE.</p> <p>CHICAGO, IL</p>	<p>ELEVATIONS</p>	<p>ALUMINUM</p> <p>PRINTED IN U.S.A.</p>
					<p>A6</p>

1922 N. WILMOT AVE.