



City of Chicago



O2021-1206

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 1649-1659 W Wolfram St/2815-2825 N Paulina St - App No. 20660T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 current M1-2 Light Manufacturing/Business Park District symbols and indications as shown on Map No. 7-H in the area bounded by:

West Wolfram Street; a line 130.30 feet east of and parallel to North Paulina Street; the alley next south of and parallel to West Wolfram Street; and North Paulina Street

to those of an RS-3 Residential Single-Unit (Detached House) District.

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

Address: 1649 - 59 West Wolfram St./2815 - 25 North Paulina St.

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NARRATIVE AND PLANS
1649-59 West Wolfram St./2815 – 25 North Paulina St.
TYPE I REGULATIONS

Narrative: The subject property contains 16,102 square feet and is a vacant. The Applicant proposes to rezone the property from an M1-2 Limited Manufacturing/Business Park District to an RS-3 Single-Unit (Detached House) District to subdivide the property into five individual zoning lots and authorize the construction of five two-story single-family homes, each with basement and roof deck and with a two-car detached garage with roof deck. The height of each home will be 29 feet 1 inch.

Lot Area:	16,102 square feet
FAR:	0.90
Floor Area:	Corner home: 3,366.48 square feet Other homes: 2,777.63 square feet
Residential Dwelling Units:	5
MLA:	Corner home: 3,740.53 square feet Other homes: 3,086.25 square feet
Height:	29 feet 1 inch
Bicycle Parking:	1 per unit
Automobile Parking:	2 per unit
Loading:	0
Setbacks:	
Front (Wolfram Street):	17.25 feet
West Side:	Corner home: 1 foot Other homes: 2.5 feet
East Side:	All homes: 3.0 feet
Rear Side (alley):	34.58 feet

A set of drawings is attached with this Application.

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W. Waiman St
Chicago, IL

South Bldg Plans

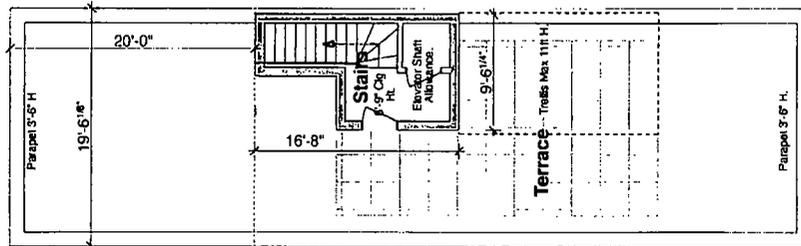
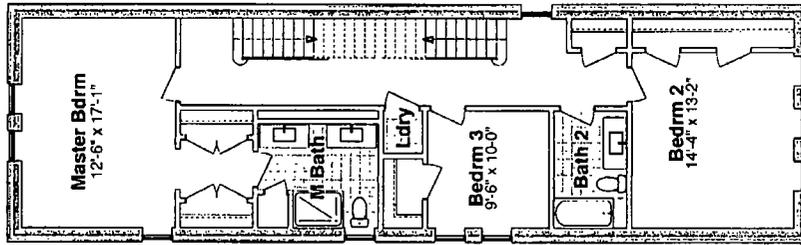
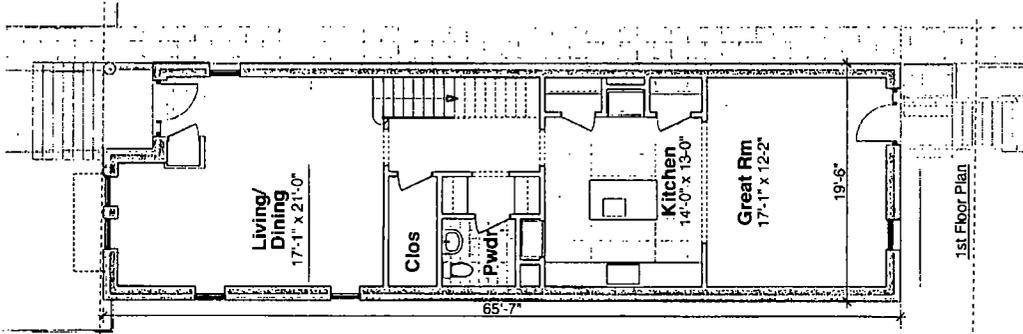
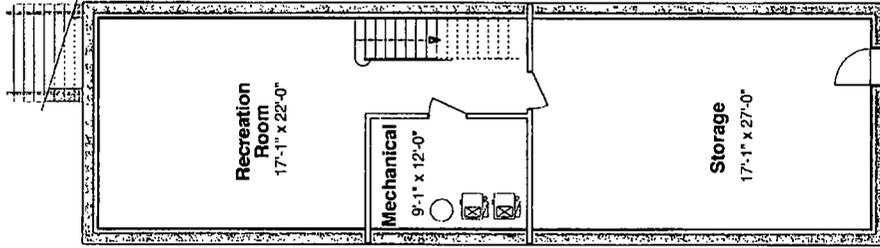


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W. Weisman St.
Chicago, IL

South Bldg Plans

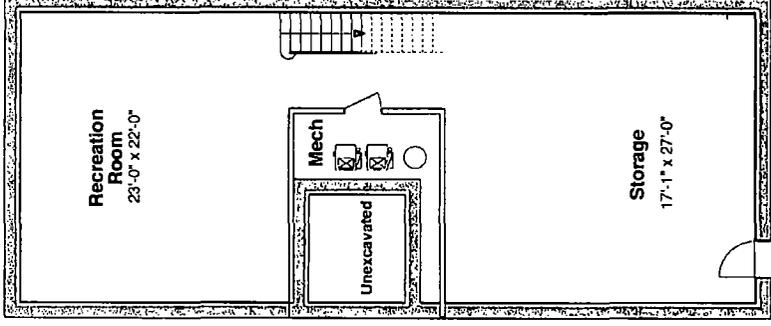


2 Story Corner Home
PCHS-200-01
© 2007

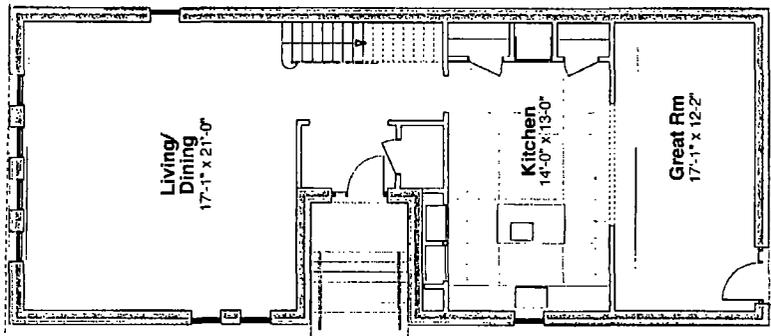


Pappageorge Hayes Partners
www.pappageorgehayes.com

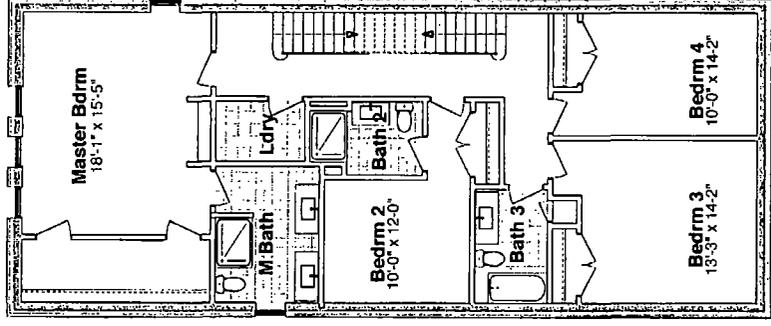
3/07/07
PH # 200000



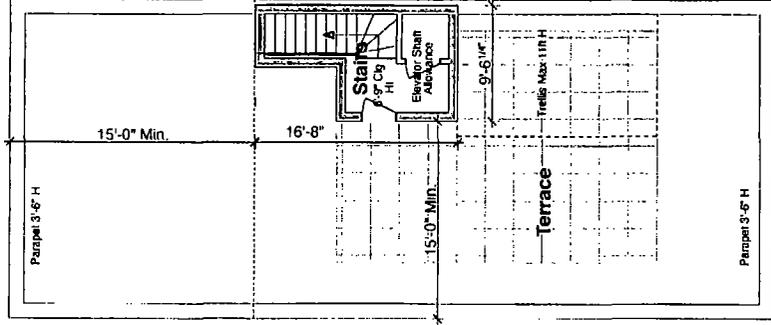
Basement Plan



1st Floor Plan



2nd Floor Plan



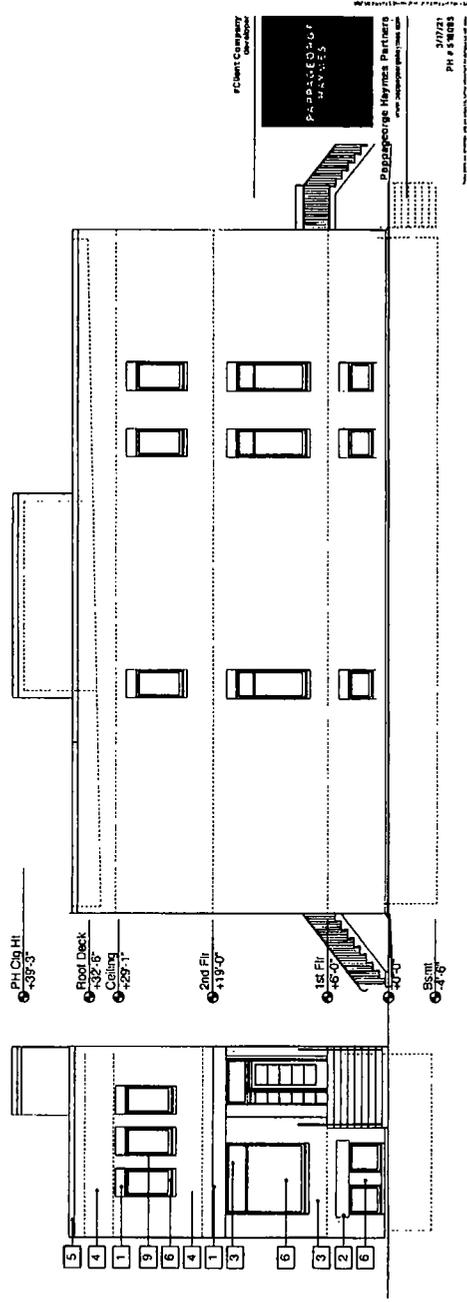
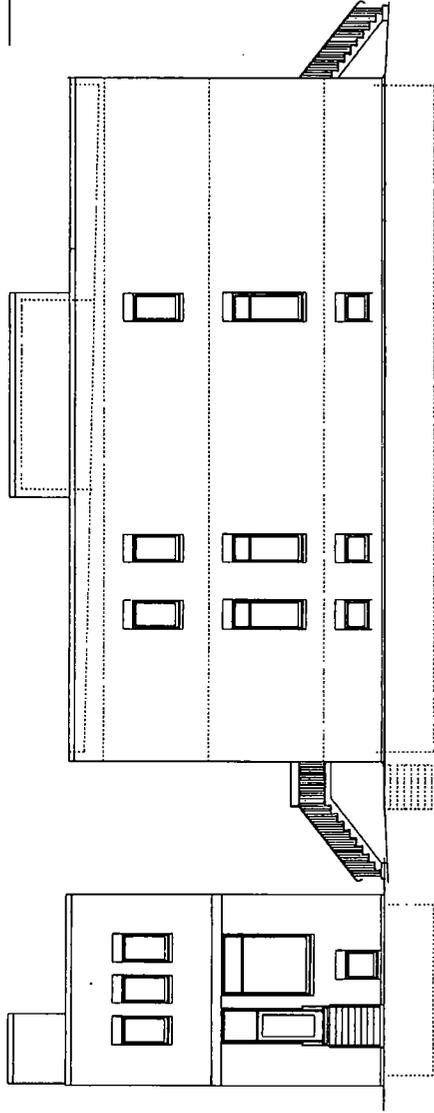
3rd Floor Plan

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W Madison St
Chicago, IL



- Materials Key**
- 1 Modular Face Brick, Running Bond, Color 1
 - 2 Modular Face Brick, Running Bond, Color 2
 - 3 Cast Stone Header Course or Lintel
 - 4 Cast Stone Sill or Trim, Nom. 4"
 - 5 Pld Metal Parapet Cap
 - 6 Painted, Insulated Window Assembly
 - 7 Painted, Insulated Door Assembly
 - 8 Painted, Insulated Sectional Door w/ Fixed Lites
 - 9 Painted metal cladding
 - 10 Pld Metal Rain Drainage Scupper & Downspout
 - 11 Cast Alum Address Numerals
 - 12 Brick Soldier Course or Lintel
 - 13 Exterior Wall Sconce Fixture



Client: Chicago
City: Chicago



Parsons Brinckerhoff
Architects
www.parsonsbrinckerhoff.com

3/17/21

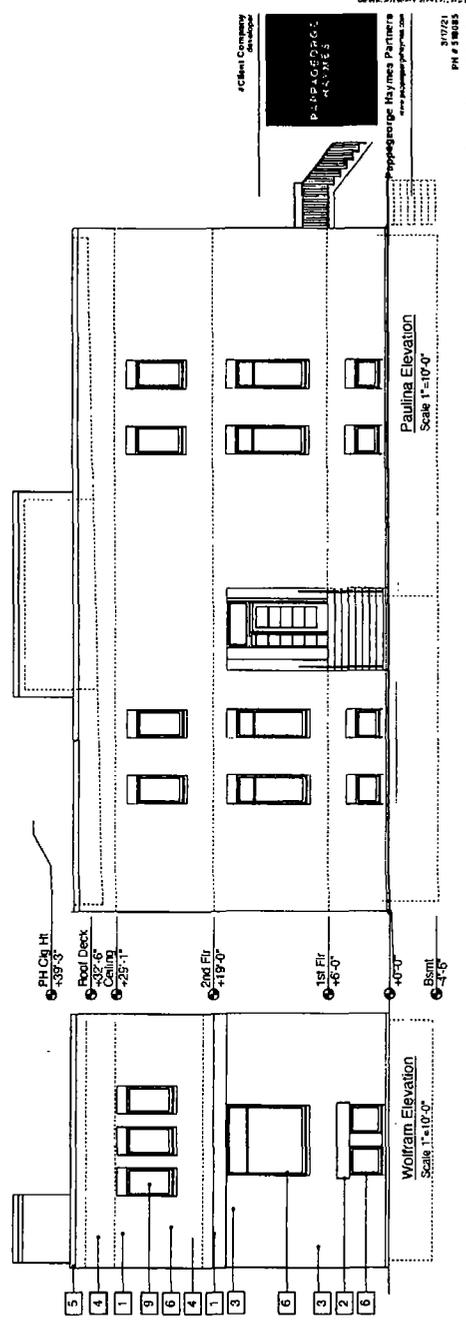
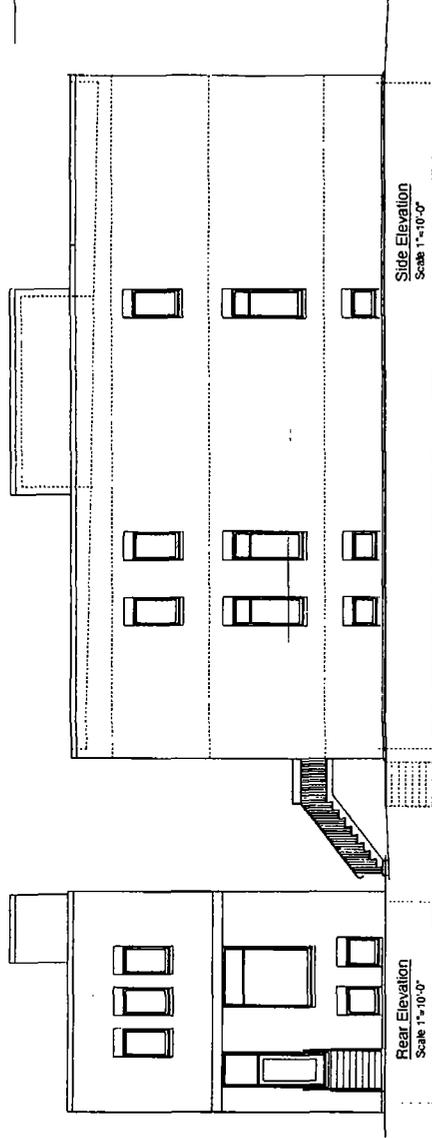
PH # 200088

FINAL FOR PUBLICATION

W. Weirman St.
Chicago, IL



- Materials Key**
- 1 Modular Face Brick, Running Bond, Color 1
 - 2 Modular Face Brick, Running Bond, Color 2
 - 3 Cast Stone Header Course or Lintel
 - 4 Cast Stone Sill or Trim, Nom. 4"
 - 5 Pld Metal Parapet Cap
 - 6 Painted, Insulated Window Assembly
 - 7 Painted, Insulated Door Assembly
 - 8 Painted, Insulated Sectional Door w/ Fixed Lites
 - 9 Painted metal cladding
 - 10 Pld Metal Rain Drainage Scupper & Downspout
 - 11 Cast Alum Address Numerals
 - 12 Brick Soldier Course or Lintel
 - 13 Exterior Well Sconce Fixture



Client Company
Architect

PAULINA
ASSOCIATES

George Haynes Partner
www.georgehaynes.com

2/07/21
PH # 200000

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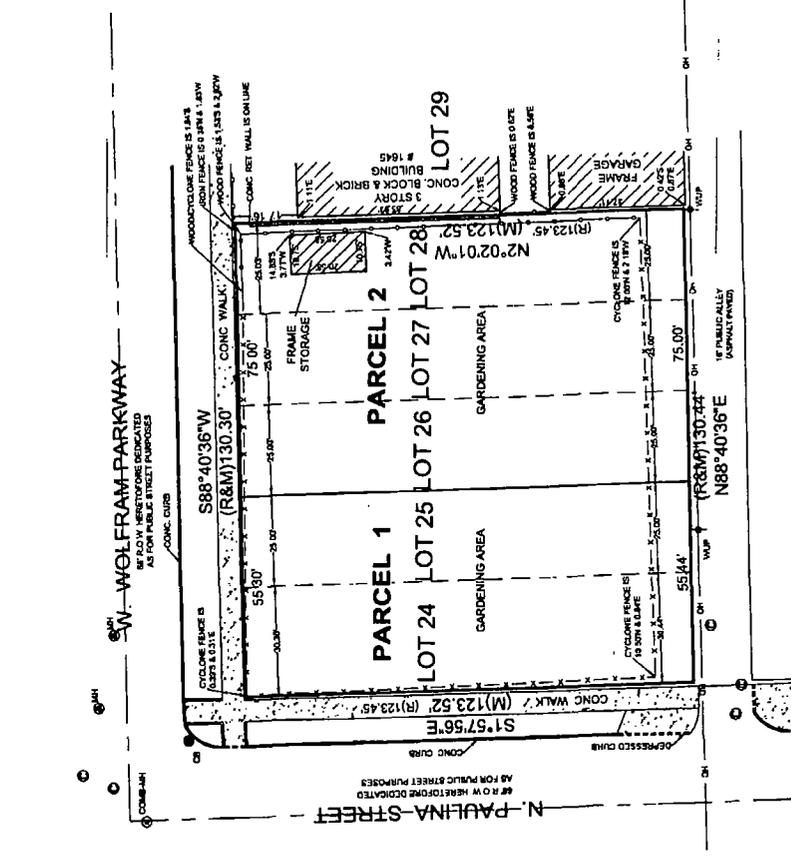
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60095
 TEL: (847) 299-1010 FAX: (847) 299-5987
 EMAIL: USURVET@USANDS.COM

PLAT OF SURVEY
 OF

PARCEL 1
 LOTS 24 AND 25 IN A 1/4 ACRES ADDITION TO CHICAGO, A SUB OF THE NORTH 10 FEET OF THE SOUTH 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, LINE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2
 LOTS 26, 27 AND 28 IN A 1/4 ACRES ADDITION TO CHICAGO, A SUB OF THE NORTH 10 FEET OF THE SOUTH 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, LINE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS
 14-30-235-001-0000 PARCEL(S)
 14-30-235-002-0000 PARCEL(S)
 PARCEL 2 AREA: 6,428 SQ. FT. OR 0.147 ACRE
 PARCEL 1 AREA: 10,123.52 SQ. FT. OR 0.232 ACRE
 TOTAL AREA: 16,551.52 SQ. FT. OR 0.379 ACRE



ORDERED BY:	KGILES LLC	DATE:	MARCH 13, 2021
SCALE:	1" = 20'	FILE NO:	2021 - 26173-3
DATE:	MARCH 13, 2021	REVISION:	

STATE OF ILLINOIS) ss.
 COUNTY OF COOK)

I, ROY G. LANNICZAK DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE DESCRIBED SURVEY PLAT AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICES CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, MARCH 13, A.D. 2021.

BY: *Roy G. Lanniczak*
 ROY G. LANNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2790
 LICENSE EXPIRES: NOVEMBER 30, 2022
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-006578
 LICENSE EXPIRES: APRIL 30, 2023

