



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2022-1041  
**Type:** Ordinance  
**File created:** 4/27/2022  
**Status:** Passed  
**In control:** City Council  
**Final action:** 5/25/2022  
**Title:** Zoning Reclassification Map No. 3-H at 1320 N Wicker Park Ave - App No. 21003T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-H  
**Attachments:** 1. O2022-1041.pdf, 2. SO2022-1041.pdf

Date	Ver.	Action By	Action	Result
5/25/2022	1	City Council	Passed	Pass
5/24/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/27/2022	1	City Council	Referred	

### 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 CI-2, Neighborhood Commercial District symbols and indications as shown on Map No. 3-H in the area bounded by:

A line 194.4 feet southeast of and parallel to North Wolcott Avenue, as measured along the southwesterly line of North Wicker Park Avenue; North Wicker Park Avenue; a line 219.4 feet southeast of and parallel to North Wolcott Avenue, as measured along the southwesterly line of North Wicker Park Avenue; and the alley next southwest of and parallel to North Wicker Park Avenue

to those of an B2-3, Neighborhood Mixed-Use District.

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

Address: 1320 North Wicker Park Avenue

### **NARRATIVE AND PLANS**

TYPE I Rezoning Attachment 1320 North Wicker Park Avenue

#### The Project

925 N ASHLAND LLC (the "Applicant") proposes to rezone the subject property, which is improved with a three story residential building with six dwelling units, one illegal basement unit, and no parking to allow the legalization of the basement unit to convert the building from six to seven dwelling units. No additional parking is proposed. The existing height of the building, 44'-5" to the top of the parapet, will remain.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an CI-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District. The Applicant is electing to file this rezoning as a Type 1 rezoning amendment application.

### The Site

The subject property contains 3,125 square feet of land and is improved with a three story residential building with six residential dwelling units, one illegal basement unit, and no parking. The overall area is residential in nature and includes multi residential buildings. The Applicant proposes to rezone the property to allow the legalization of the illegal basement unit to convert the building from six to seven dwelling units. No additional parking is proposed. The existing height of the building, 44'-5" to the top of the parapet, will remain.

The following are the relevant zoning parameters for the proposed project:

Lot Area: 3,125 square feet

FAR:

8,248.4 square feet

Residential Dwelling Units:

446.4 square feet

Height:

Rear Yard Open Space:

Bicycle Parking:

Automobile Parking:

Setbacks (existing)

Front (North Wicker Park):

North Side : South Side. Rear (Alley):

0'

3.01' 0'

28.77'

\* A set of plans is attached

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