

17-13-0303-C (1) Narrative Zoning Analysis - 1337 N. Wicker Park

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 1,920 sq.ft.

Proposed Land Use: The Applicant is proposing to permit a three-story rear addition to the existing two-story, two (2) dwelling unit building located at the subject property. The proposed rear addition will be masonry construction. After the addition is constructed, the resulting building will contain 2,818 sq. ft. of total floor area and measure 33 feet in height.

- (A) The Project's floor area ratio: 1.47
- B) The project's density (Lot Area Per Dwelling Unit): 960
- C) The amount of off-street parking: 0 (existing condition, no change)
- (D) Setbacks:
 - a. Front Setback: 11.7' (existing condition, no change)
 - b. Rear Setbacks: 0 (Variation required)
 - c. Side Setbacks: 2 foot West side setback 0 East side setback
(existing conditions, Variations may be required)
 - d. Rear Yard Open Space: none
- (E) Building Height: 33 feet

*17-10-0207-A

*17-13-0303-C(2) - Plans Attached.

16'-0" PUBLIC ALLEY

24.00*
WICKER PARK AVENUE
66' R.O.W.

SCALE: 1" = 20'-0"

PROPOSED SITE PLAN

1337 N. WICKER PARK AVE. 04-26-2016

20 West Hubbard

Chicago IL 60654

TEL 312 464 0222 FAX 312 464 0225

NEW CONST.

NEW BASEMENT ADDITION

19'-4³/₈"

NEW 8" CONCRETE
FOUNDATION
WALLS.

4³/₄"

EXISTING SLAB^{^5}
ON GRADE.

i
co

SCALE: V₈" = 1'-0"

BASEMENT FLOOR PLAN

1337 N. WICKER PARK AVE. 12-28-2015
20 West Hubbard

Chicago IL 60654

TEL 312 4G4 0222 FAX 312 464 0225

FIRST FLOOR PLAN

1337 N. WICKER PARK AVE. 12-28-2015

20 West Hubbard Chicago IL 60654

TEL 312 464 0222 FAX 312 464 0225

NEW WINDOW RELOCATED.

SCALE: $V_s'' = 1'-0''$

SECOND FLOOR PLAN

1337 N. WICKER PARK AVE. 12-28-2015

NEW CONST.

N

20 West Hubbard

Chicago IL 60654

TEL 312 464 0222 FAX. 312 464 0225

NEW WINDOW.

NEW WINDOW.

SCALE: $V_g'^{1}-0''$

PENTHOUSE / THIRD FLOOR PLAN

1337 N. WICKER PARK AVE. 04-26-2016

20 West Hubbard

Chicago IL 60654

TEL 312 464 0222 FAX 312464 0225

NEW
PARAPET
MATCH EXISTING.

STONE
TO

TV
FLOOR
PARAPET
EL: +132'-6'

3RD
-N

NEW WINDOW.

T/ PARAPET
EL +126'-2^M

T/ 3RD FLOOR EL 123'-0" T/ ROOF

EL: 122'-5³/₄"

B/ 2ND CEILING

EL: 121'-3³/₄"

NEW BRICK
ADDITION TO X MATCH EXISTING.

NEW WINDOW.

SCALE: $3/16'' = 1'-0''$

EAST ELEVATION

1337 N. WICKER PARK AVE. 12-28-2015

20 West Hubbard Chicago IL 60654
TEL 312 464 0222 FAX 312 464 0225

NEW WINDOW.

II 3RD FLOOR PARAPET

EL. +132'-6"

EL: +126'-2"

STANDING SEAM MTL. ROOF @ ROOF ACCESS.

NEW FRENCH DOORS ROOF ACCESS.

T/ 3RD FLOOR

EL: 123'-0" T/ ROOF

EL. 122'-5³/₄"

B/2ND CEILING

EL. 121'-3³/₄"

-EXISTING BRICK

TO REMAIN. y

T/ 2ND FLOOR

EL: +112'-0"

B/ 1ST CEILING

EL: +111'-10"

SCALE: $\frac{3}{16}'' = 1'-0''$

WEST ELEVATION

1337 N. WICKER PARK AVE. 04-26-2016

20 West Hubbard
Chicago IL 60654
TEL 312 464 0222 FAX 312 464 0225