

Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-5581

Type: Ordinance Status: Passed

File created: 7/20/2016 In control: City Council

Final action: 9/14/2016

Title: Zoning Reclassification Map No. 3-H at 1337 N Wicker Park Ave - App No. 18906T1

Sponsors: Misc. Transmittal

Indexes: Map No. 3-H

Attachments: 1. O2016-5581 (V1).pdf, 2. O2016-5581.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
7/20/2016	1	City Council	Referred	

ORDINANCE

B£/T ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.3-H in the area bounded by

a line 80 northeast of and parallel to North Wicker Park Avenue; a line 81.6 feet southeast of and parallel to North Wolcott Avenue; North Wicker Park Avenue; and a line 57.6 feet southeast of and parallel to North Wolcott Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

1337 North Wicker Park Avenue

File #: O2016-5581, Version: 1

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

File #: O2016-5581, Version: 1		
·		
20 West Hubbard		
Chicago IL 60654		
EL 3)2 464 0222 FAX 312 464 0225		
NEW CONST.		
	BASEMENT ADDITION	
9'-4 ³ / ₈ "		
		NEW 8" CONCRETE FOUNDATION WALLS.
		4 ³ / ₄ "

EXISTING SLAB^5 ON GRADE.

SCALE: V_8 " = 1'-O"

BASEMENT FLOOR PLAN

File #: O2016-5581, Version: 1

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: Vs'' = l'-O''

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: Vg'^l'-O"

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 STONE PARAPET TO

MATCH EXISTING.

TV 3RD FLOOR - N

PARAPET EL: +132'-6'

NEW WINDOW.

T/ PARAPET EL +126⁻-2^M

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

EL: 122'-5³4"

<u>B/ 2ND CEILING</u>

EL: 121'-3³/₄"

NEW BRICK ADDITION TO X MATCH EXISTING.

NEW WINDOW.

SCALE: $^{3}/_{16}$ " = 1'-O

File #: O2016-5581, Version: 1

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-<r B/ 1ST CEILING EL: +11IT-10"

SCALE: $^{3}/_{16}" = V \sim 0"$

WEST ELEVATION

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

20 West Hubbard

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