



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2016-5581, Version: 1

ORDINANCE

BE/T 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 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

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 312 464 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: $\frac{1}{8}'' = 1'-0''$

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

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: +126'-2" ■
STANDING SEAM MTL. ROOF @ ROOF ACCESS.

EL. +132'-6"

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'-<τ
B/ 1ST CEILING
EL: +111'-10"

SCALE: 3/16" = V~0"

WEST ELEVATION

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

20 West Hubbard

Chicago IL 60654

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