FINAL FOR PUBLICATION

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1416 North Maplewood Avenue

The Project

The subject property is improved with a vacant three-story residential building with three dwelling units and no parking. The existing zoning height of the building is 30 feet 4 inches.

1416 Maplewood LLC (the "Applicant") previously rezone the property under a Type 1 rezoning to allow construction of a 2-story addition over the front portion of the existing building and 4-story rear addition and add one additional dwelling unit to the building for a total of four dwelling units on the property. Three rear surface parking spaces were to be added. The Applicant seeks to modify the previously approved Type 1 rezoning but continues to seek to add a 2-story addition over the front portion of the building, construct a rear 4-story addition all to contain a total of four units and provide three surface parking spaces at the rear of the property. The modifications to the project result from structural issues related to the building that will require reconstruction of the existing south wall and increasing its setback from the south property line from the existing 0.95 feet to 3.00 feet. The existing front and north walls will be retained. The proposed zoning height of the building will be 44 feet 7 and 3/4 inches.

The area in the vicinity of the property is improved with one to four-story single and multi-family buildings, some of which appear to be nonconforming as to bulk and density. The zoning classifications in the area include RS-3, RT-4, RM-4.5, RM-5 and PD 1464 with an underlying zoning of B2-3. The property is a transit served location based on the CTA's Western Avenue bus routes (Routes 49, X49 and 49B) that is 1,036 feet east of the property and North Avenue bus route (Route 72) that is 1,140 feet north of the property.

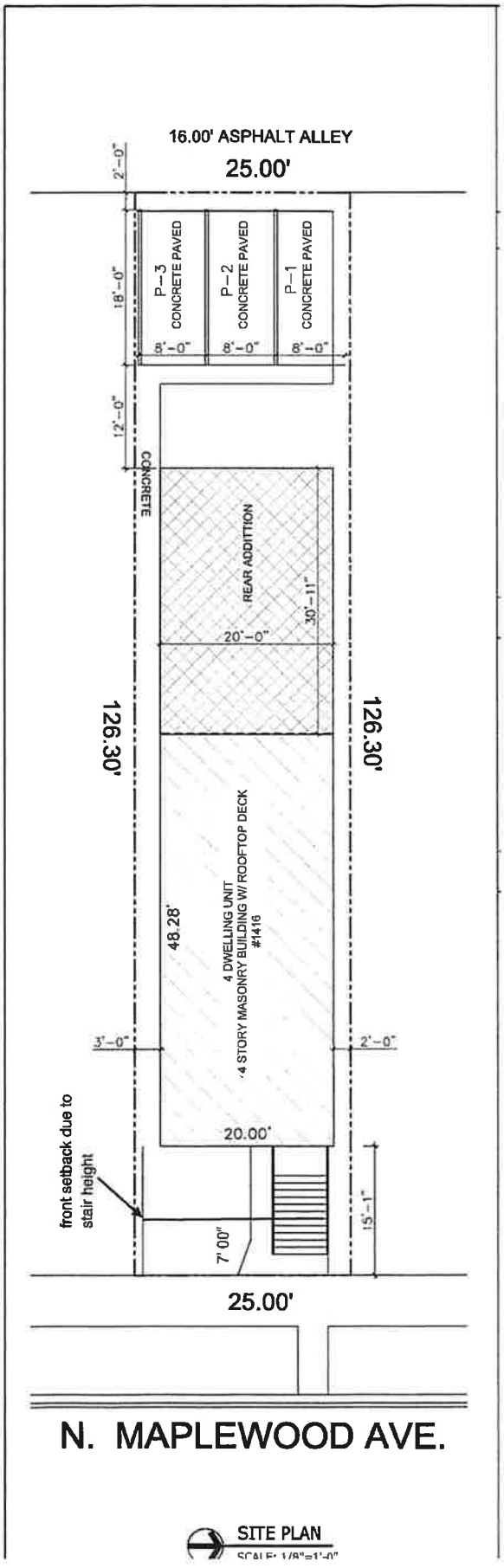
To allow the proposed project as revised, the Applicant seeks to amend the previously approved B2-3 Type 1 to a new B2-3 Type I to provide for the design changes. In addition, as part of the new Type 1, the Applicant seeks under Section 17-13-0303-D the following: 1) to reduce the required front yard setback to 7.00 feet under 17-13-1101-B.

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

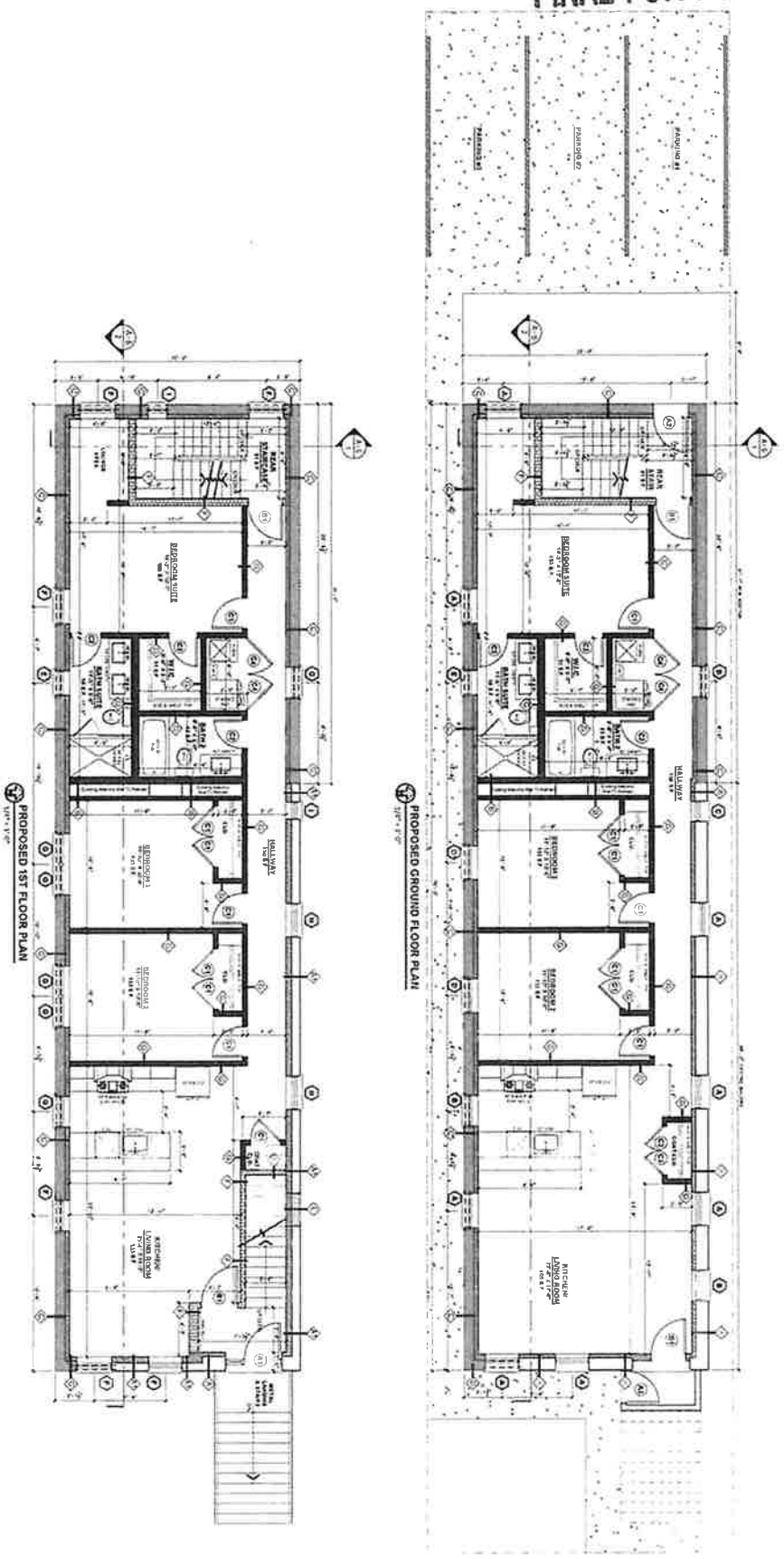
Lot Area:	3,157.50 square feet
FAR:	2.01
Floor Area:	6,328 square feet
Residential Dwelling Units:	4
MLA:	789 square feet
Automobile Parking (existing):	3
Setbacks (existing)	Front (Maplewood Avenue): 7.00 feet
	North: 1.98 feet
	South: 3.00 feet
	Rear (alley): 32.0 feet

A set of plans is attached.

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

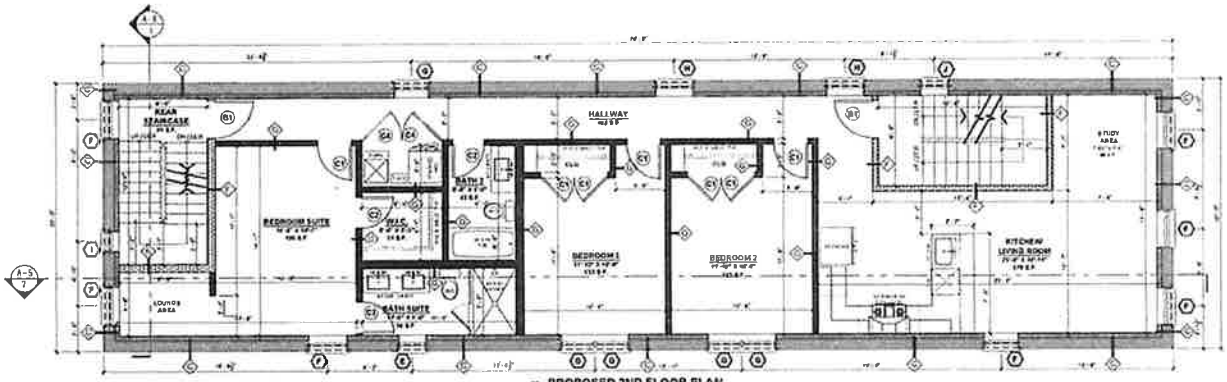


A-1

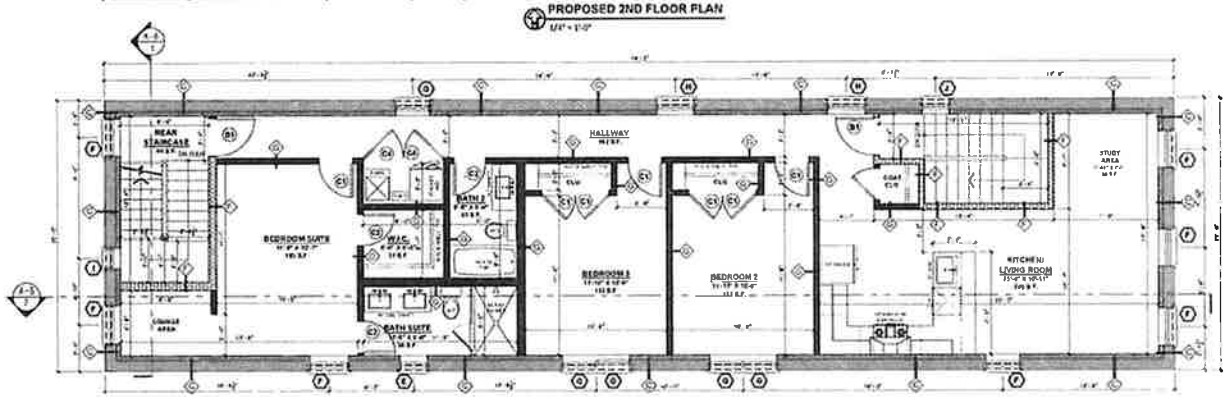
1416 N. MAPLEWOOD AVE.
CHICAGO, IL 60622

PROPOSED GROUND AND FIRST FLOOR PLANS

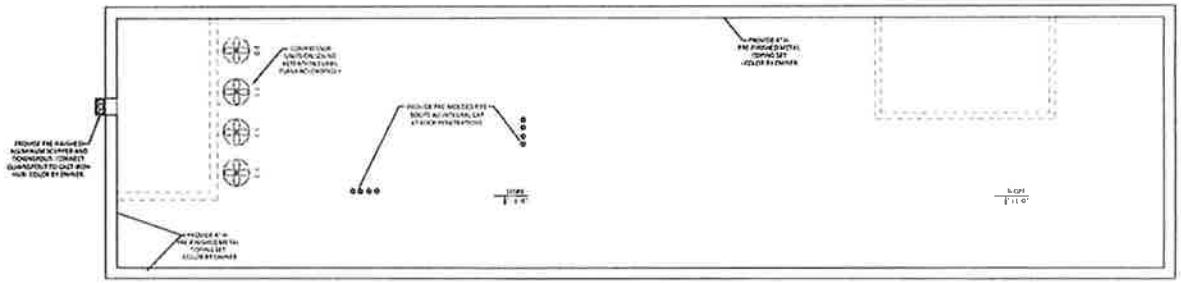
FINAL FOR PUBLICATION



PROPOSED 2ND FLOOR PLAN



PROPOSED 3RD FLOOR PLAN



PROPOSED ROOF PLAN

PROJECT
ANDREW WANG

SAFETY & LIABILITY NOTICE

THIS ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. (OSSUE 1/4/21) © THE NEZPOH GROUP, INC. ALL RIGHTS RESERVED. THIS DRAWING AND ALL IDEAS CONTAINED HEREIN ARE THE PROPERTY OF THE NEZPOH GROUP, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE NEZPOH GROUP, INC.

PROPOSED SECOND, THIRD AND ROOF FLOOR PLANS

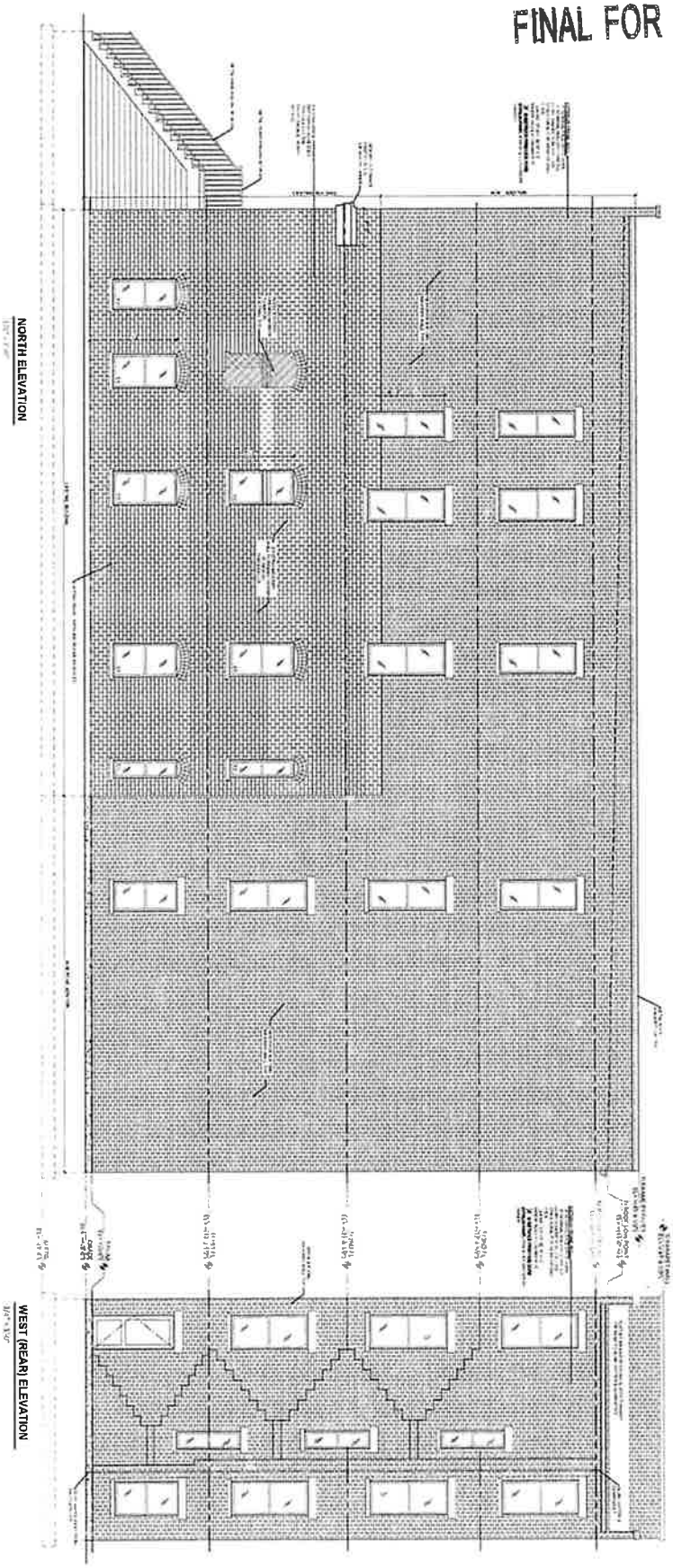
1416 N. MAPLEWOOD AVE.
CHICAGO, IL 60622

DATE:

SHEET

A-2

FINAL FOR PUBLICATION



NORTH ELEVATION

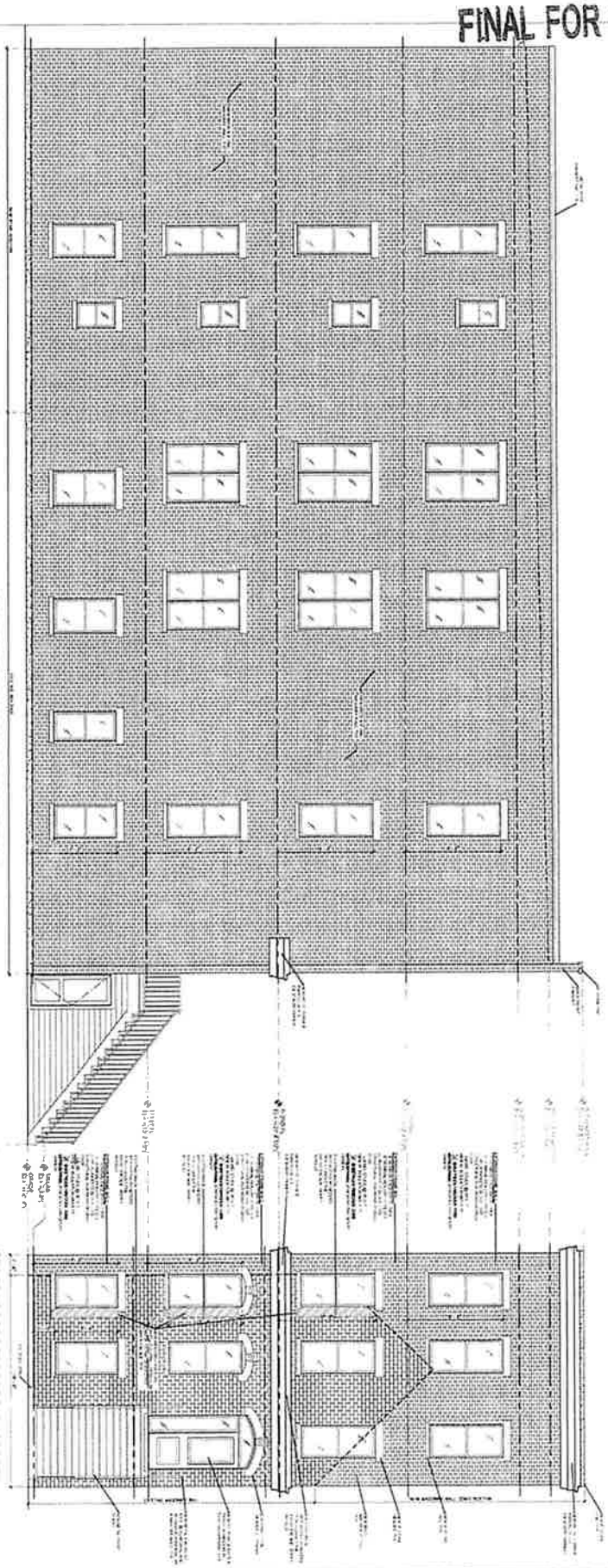
WEST (REAR) ELEVATION

1416 N. MAPLEWOOD AVE.
CHICAGO, IL 60622

BUILDING NORTH AND
WEST ELEVATIONS

A-4

FINAL FOR PUBLICATION

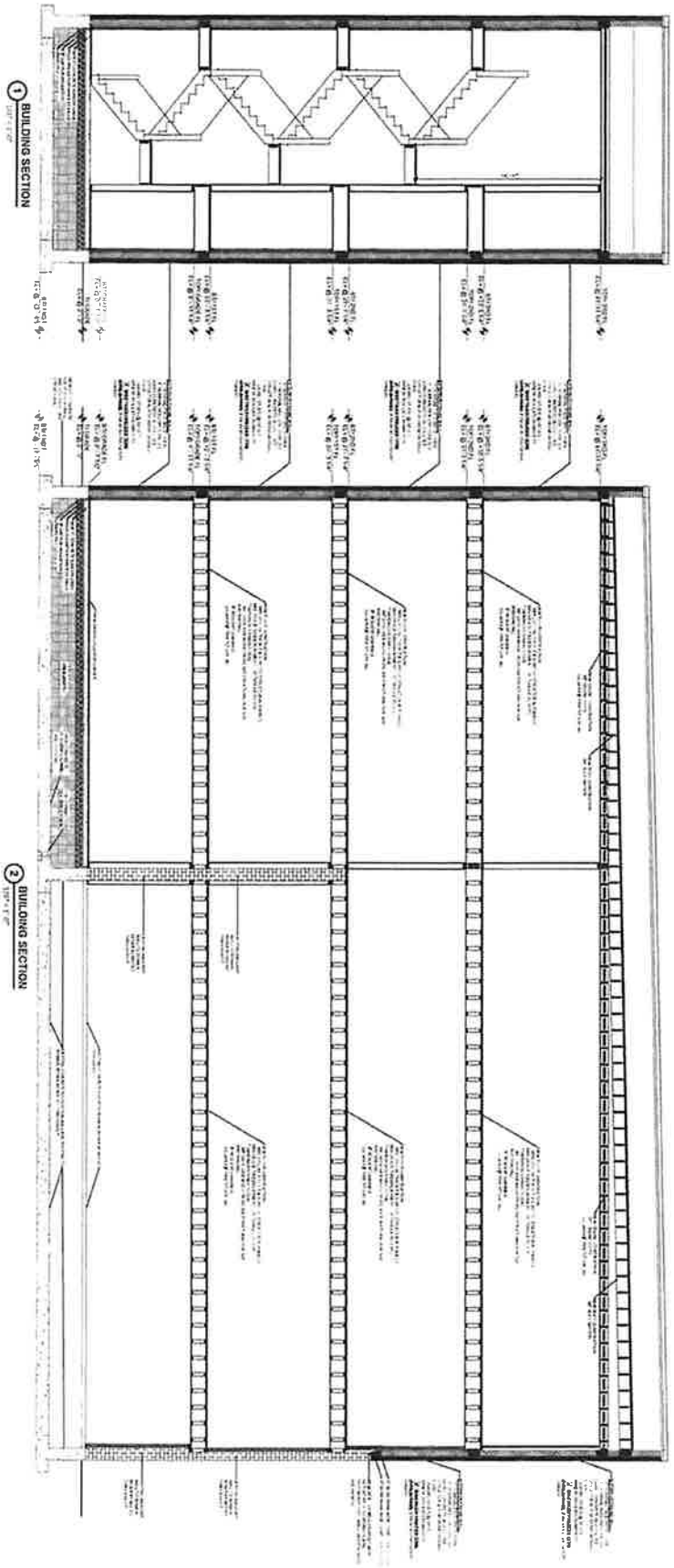


A-5

1416 N. MAPLEWOOD AVE.
CHICAGO, IL 60622

BUILDING SOUTH AND
EAST ELEVATIONS

FINAL FOR PUBLICATION



A-6

1416 N. MAPLEWOOD AVE.
CHICAGO, IL 60622

BUILDING SECTIONS