Final for Publication

SUBSTITUTE NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from RS-3 then to RM-6
1239 North Wood Street

The Project

The property is improved with a three-story "L" shaped building with a partially completed fourth floor addition. The existing improvements contains two completed residential dwelling units and one partially completed residential unit. The Applicant seeks to rezone the property to allow rehabilitation of the existing building by completion of the fourth-floor addition on top of the existing building and construction of a new four-story addition (the "New Addition") east and north of the existing building. After completion of the fourth-floor addition on the existing building and the New Addition, the building will contain a total of twenty-six (26) residential dwelling units with eleven (11) parking spaces in the ground floor of the New Addition. Roof-top decks will be provided on top of the fourth-floor addition on the existing building and on top of the New Addition. The building's height, including the proposed additions, as measured to the main parapet will be 55 feet 2.5 inches, and to the parapet of the elevator penthouse 68 feet 4.5 inches.

The property is located on the southeast corner of North Wood Street and West Potomac Avenue. The area is primarily improved with multi-family buildings ranging in height from two stories to four stories. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current RS-3 to an RM-6 under a Mandatory Type I Map Amendment. The area has a mix of zoning classifications, including RS-3, RT-4, RM4.5, RM-5, RM-5.5, B3-2 and B2-3. It is improved with some buildings of similar size, scale, and density to the subject building as proposed to be redeveloped. The property is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is located the requisite distances from designated bus line corridor in Table 17-17-0400-B, as follows 452 feet from Division Street (CTA Routes 36 & 70), 938 feet from Milwaukee Avenue (CTA Routes 56, 68, 76, 85/85A, 81, 88, 91 & 92), and 1147 feet from Ashland Avenue (CT Routes 9, X9 & 63). It also is within the requisite distances to two CTA Blue Line station entrances being 1,135 feet from the CTA Division Blue Line station entrance and 2,345 feet from the CTA Damen Blue Line station entrance. Accordingly, the property qualifies for a parking reduction under the Transit Served provision of the Zoning Ordinance

The Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) Variations under Section 17-13-1101-B to reduce the required front yard from 15.0 feet to 11.18 feet, the require rear setback from 30.0 feet to 1.75 feet and the required east side setback from 14.4 feet to 0.0 feet, with west side setback at 3 ft. 8.5 in.; 2) a Variation under 17-13-1003-EE to reduce the required parking from 26 spaces to 10 spaces; 3) a Variation under Section 17-13-1003-LL to reduce the required percentage of EVSE-ready and/or EVSE-installed spaces to 20%; and 4) a Variation under Section 17-13-1101-D to reduce the required loading berths from 1 to none.

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

Lot Area:	14, 400 square feet	
Floor Area:	36,552.80 square feet	
Maximum FAR:	2.60	
Residential Dwelling Units:	26	
MLA Density:	553 square feet	
Height:	68 feet 4.5 inches	
Bicycle Parking:	26 spaces	
Automobile Parking:	10*	
Setbacks:	Front (Potomac Avenue):	11.18 feet

Final for Publication

East Side:	None
West Side (Wood Street):	3 feet 8.5 inches
Rear (Alley):	1.75 feet

*A set of plans, including an aerial showing the TSL distance of 452 feet to Division Street (CTA Routes 36 & 70).

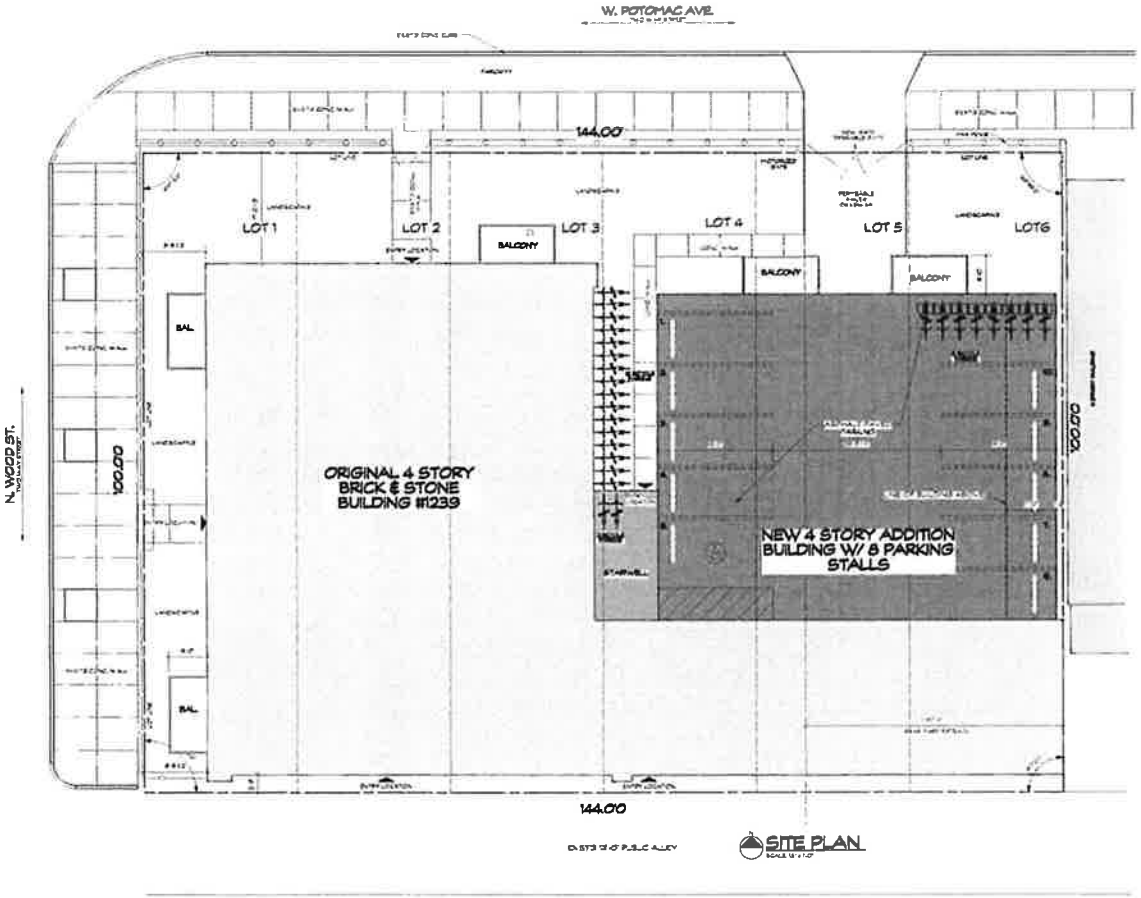
Final for Publication

INT. & EXT. ALTERATIONS TO EXIST'G 4 STORY MASONRY BUILDING W/ A 4 STORY ADDITION - TOTAL 26 DWELLING UNITS

1239 N WOOD ST
CHICAGO, IL 60622
OWNER: 1239 WOOD LLC

ARCHITECT: LASZLO SIMOVIC ARCHITECTS, LLC
6512 N ARTESIAN AVE
CHICAGO, IL 60645
OFFICE@LASZLOARCH.COM

JANUARY 7, 2025



SITE PLAN

I CERTIFY THAT I AM THE REGISTERED ENTRY PROFESSIONAL FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR 1239 N WOOD ST, CHICAGO, IL 60622 (VERIFY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO AS OF APRIL 22, 2009

SIGNED _____ (ARCHITECT) DATE JUNE 13, 2024

ILLINOIS LICENSE NUMBER 001-012275

THESE DRAWINGS ARE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE & BELIEF, ARE IN COMPLIANCE WITH THE CITY OF CHICAGO BUILDING CODE.

EXPIRES

PROFESSIONAL DESIGN FIRM LICENSE NO. 184.008791
EXPIRES 4/30/2025

© LASZLO SIMOVIC ARCHITECTS 2025

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE
CHICAGO, IL 60645
PH: 773-504-2226
FAX: 773-504-2226

STATE OF ILLINOIS
LASZLO SIMOVIC
001-012275
REGISTERED ARCHITECT

PROJECT:
INT. & EXT. ALT. TO EXIST'G 4 STORY MASONRY BUILDING W/ A 4 STORY ADDITION - TOTAL 26 DWELLING UNITS
1239 N WOOD ST
CHICAGO, IL 60622

OWNER:
1239 WOOD ST, LLC

SCALE: AS NOTED
DATE: 10/30/2023

A-0

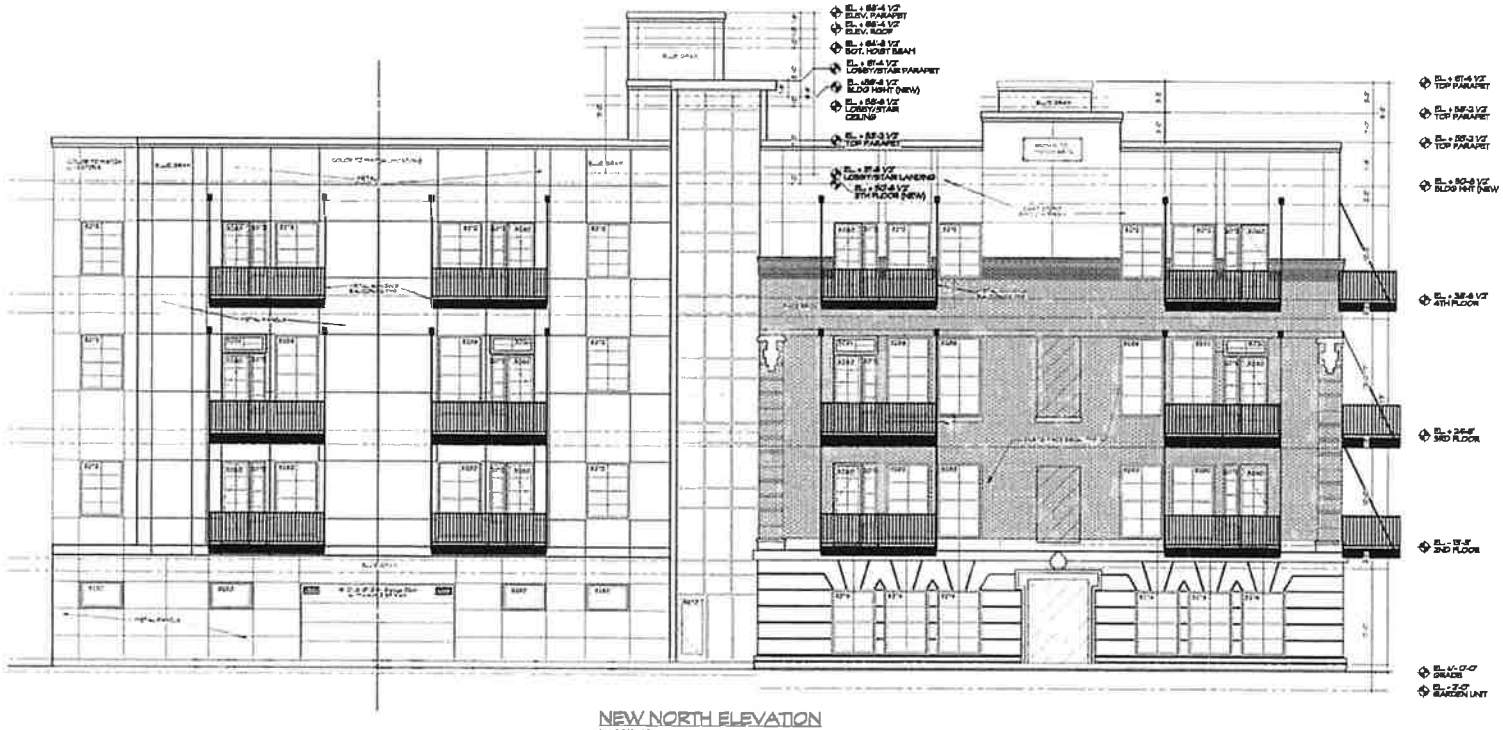
final for publication

Final for Publication

Final for publication

Final for Publication

Final Publication



NEW NORTH ELEVATION

GENERAL NOTES

LASZLO SIMOVIC ARCHITECTS, L.L.C.
6912 N. ARTESIAN AVE.
CHICAGO, ILLINOIS 60645
TEL 773-334-2228
FAX 773-334-2225

STATE OF ILLINOIS
LASZLO SIMOVIC
001-013178
REGISTERED ARCHITECT

PROJECT:
1116 SET
1116 W. ARTESIAN AVE.
CHICAGO, IL 60622
1124-28 W. WOOD ST.
CHICAGO, IL 60622

OWNER:
1128 WOOD ST., LLC

PROJECT NO.
SCALE: AS NOTED
DATE: 10/20/2022

A-14

Final for Publication

LASZLO SIMOVIC ARCHITECTS, LLC.
6512 N. ARTESIAN AVE.
CHICAGO, ILLINOIS 60645
PH: 773.338.2338 FAX: 773.338.2339

OWNER
1429 WOOD STREET

PROJECT
17 EXIT, 17 STORY
148 BALCONY 4 STORY ATTICK
TOTAL 165 DWELLING UNITS
1429 N WOOD ST
CHICAGO, IL 60622

PROJECT NO.

SCALE AS NOTED

DATE 10/20/2015

A-16

Final for Publication