NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from RM-5.5 to 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 RM-5.5 Residential Multi-Unit District to an RS-3, which was the property's designation prior to a zoning change by a prior owner, and then 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 11 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:	2.54
Residential Dwelling Units:	26
MLA Density:	553 square feet
Height:	68 feet 4.5 inches
Bicycle Parking:	26 spaces
Automobile Parking:	11*

Setbacks:	Front (Potomac Avenue):	11.18 feet
	East Side:	None
	West Side (Wood Street):	3 feet 8.5 inches
	Rear (Alley):	1.75 feet

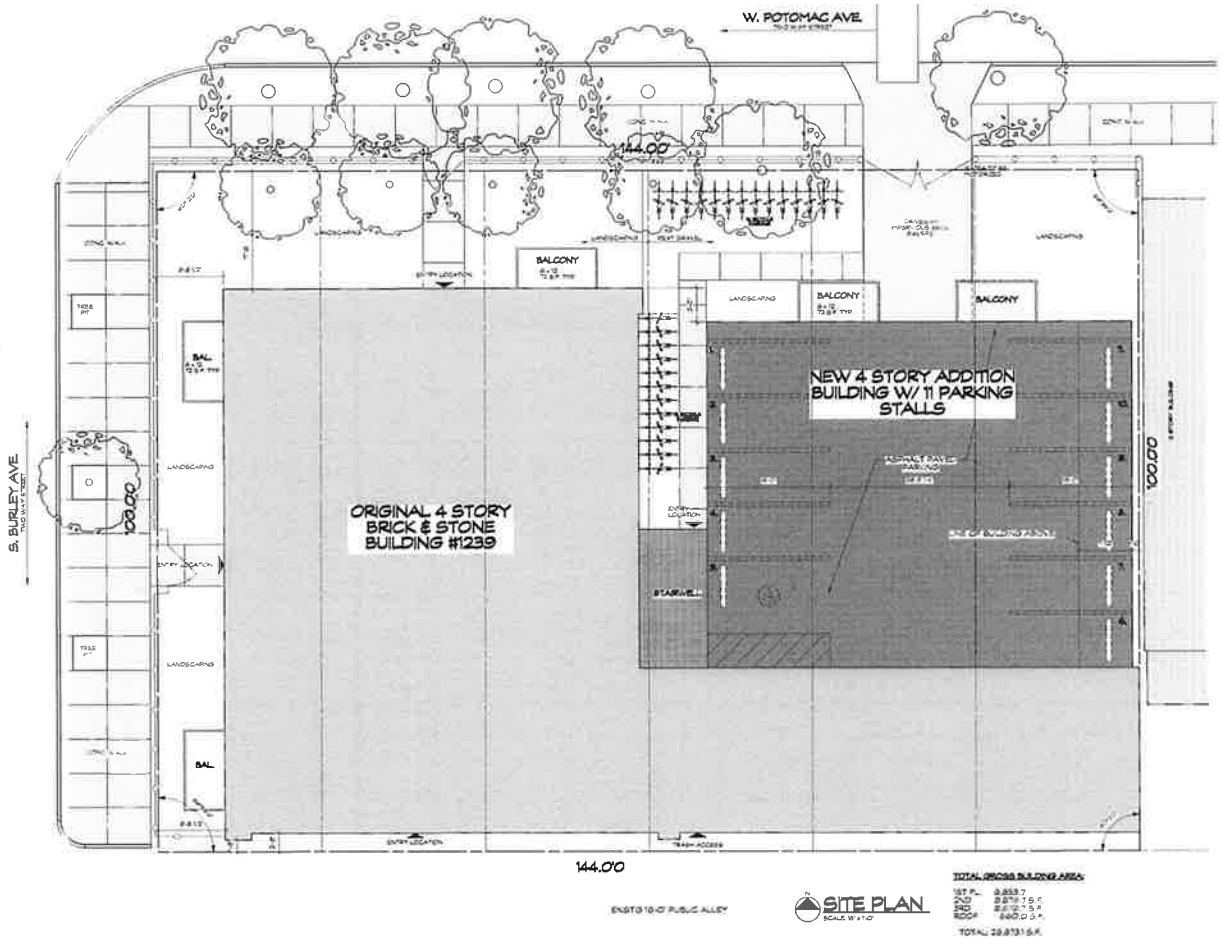
*A set of plans, including an aerial showing the TSL distance of 452 feet to Division Street (CTA Routes 36 & 70).

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 4, 2024
JULY 25, 2024



SITE PLAN
SCALE: 1" = 1'-0"

TOTAL GROSS BUILDING AREA:

1ST FL.	6,853 S.F.
2ND	6,875 S.F.
3RD	6,812 S.F.
ROOF	640 S.F.

TOTAL: 29,813 S.F.

I CERTIFY THAT I AM THE REGISTERED ENERGY 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 DOES 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 15, 2023

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

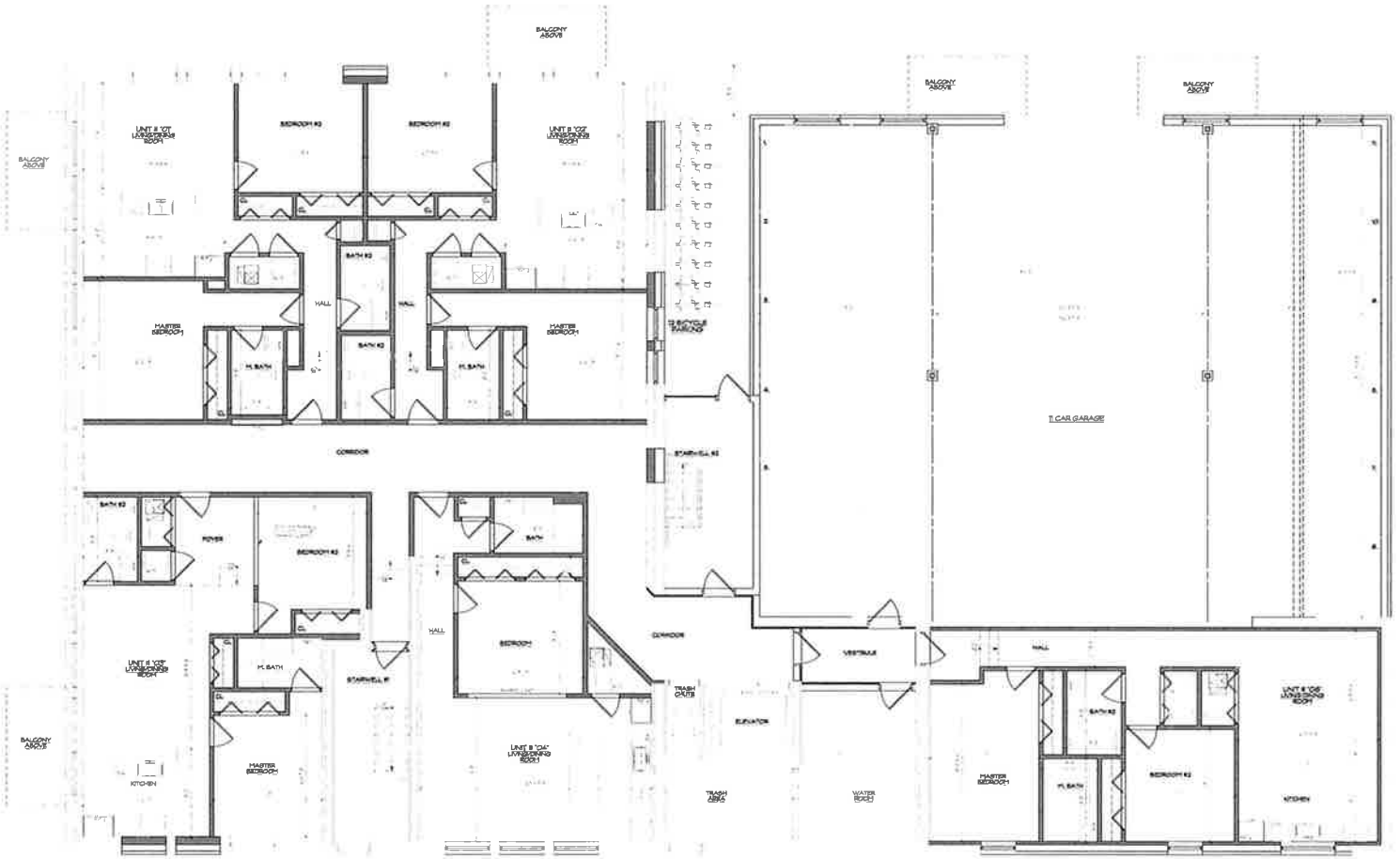
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006791 EXPIRES 4/30/2025

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LASZLO SIMOVIC, ARCHITECTS, LLC.
6512 N. ARTESIAN AVE.
CHICAGO, IL 60645
EMAIL: LASZLOARCH@GMAIL.COM
FAX: 773-338-2225 TEL: 773-338-2225

PROGRESS PRINTS

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NEW 1ST FLOOR PLAN

PARTITION LEGEND

WALL TO REMAIN
WALL TO BE REMOVED
WALL FINISH TO BE REMOVED
STUDS TO REMAIN
WALL TO BE CONSTRUCTED
PARTITION CONSTR. TYPE
NOTES (1, 2) - SEE S-SERIES

GENERAL NOTES:

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

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE
CHICAGO, ILLINOIS 60645
EMAIL: LASZLOSIMOVIC@GMAIL.COM
TEL: 773-338-2225
FAX: 773-338-2226

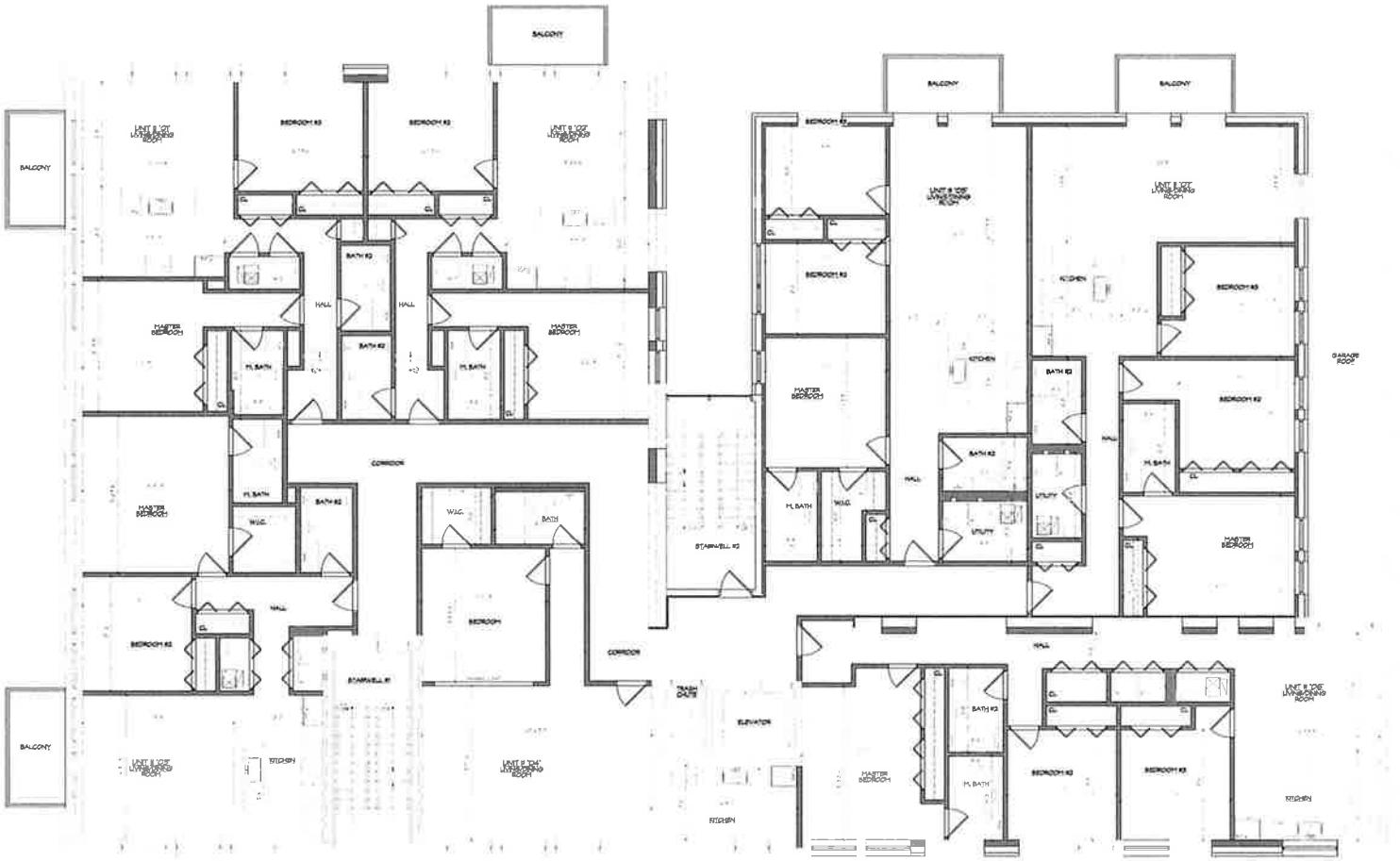
PROJECT:
[illegible] STORY
[illegible]
[illegible]
[illegible]

OWNER:
[illegible] WOOD ST., LLC

S-SERIES NAME
Not for Permit

PROJECT: 1403
SCALE: AS NOTED
DATE: 10/20/2022

A-8



NEW 2ND THRU 4TH FLOOR PLANS

PARTITION LEGEND

WALL TO REMAIN
WALL TO BE REMOVED
WALLS TO BE REMOVED
STUDS TO REMAIN
WALL TO BE CONSTRUCTED
PARTITION CONSTR. TYPE
FOLLOWS U.N.O. SEE SHEET A2

GENERAL NOTES:

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

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE
CHICAGO, IL 60645
EMAIL: LASZLO.SIMOVIC@GMAIL.COM
FAX: 773-338-2226 TEL: 773-338-2225

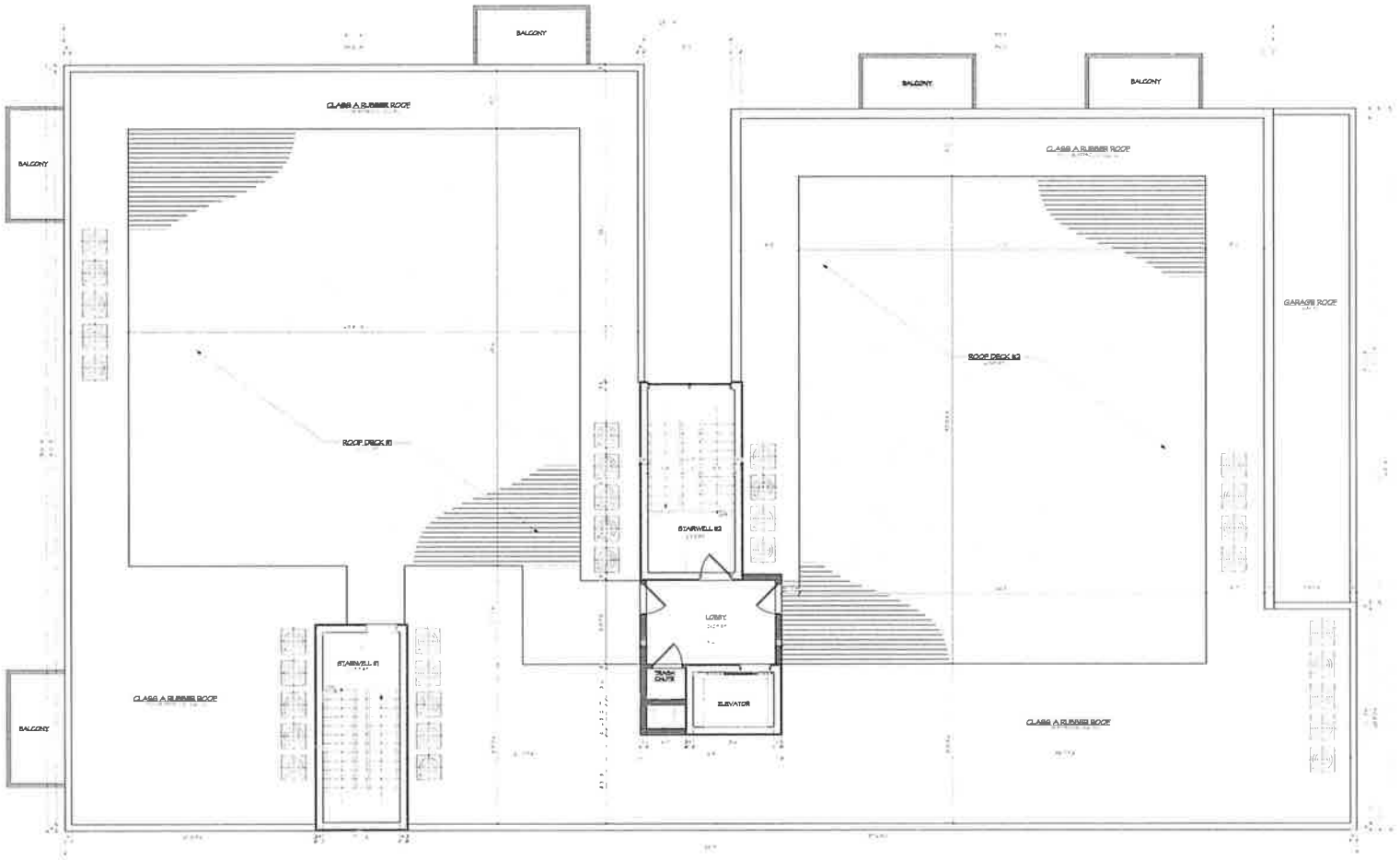
PROJECT:

OWNER:

SHEET NAME

PROJECT: 1403
SCALE: AS NOTED
DATE: 10/20/2022

A-10



NEW ROOF PLAN

GENERAL NOTES:

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

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
CHICAGO, ILLINOIS 60645
TEL: 773-338-2225
FAX: 773-338-2226

STATE OF ILLINOIS
LASZLO SIMOVIC
001-012015
REGISTERED ARCHITECT

PROJECT:

OWNER:

SHEET NAME: New Roof Plan

PROJECT: 1403
SCALE: AS NOTED
DATE: 10/20/2023

A-12



NEW WEST ELEVATION

SCALE 3/32" = 1'-0"

GENERAL NOTES:

SCALE 3/32" = 1'-0"

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE
EMAIL: LASZLO.ARCH@GMAIL.COM
FAX: 773-338-2226 TEL: 773-338-2225

STATE OF ILLINOIS
LASZLO SIMOVIC
001-012279
REGISTERED ARCHITECT

PROJECT:

OWNER:

PROJECT: TAGS
SCALE: AS NOTED
DATE: 10/30/2022

A-13



NEW NORTH ELEVATION

GENERAL NOTES:

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

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
651 N. ARTESIAN AVE.
CHICAGO, ILLINOIS 60612
EMAIL LASZLOSIM@LASZLOARCH.COM
FAX: 773-336-2226 TEL: 773-336-2225

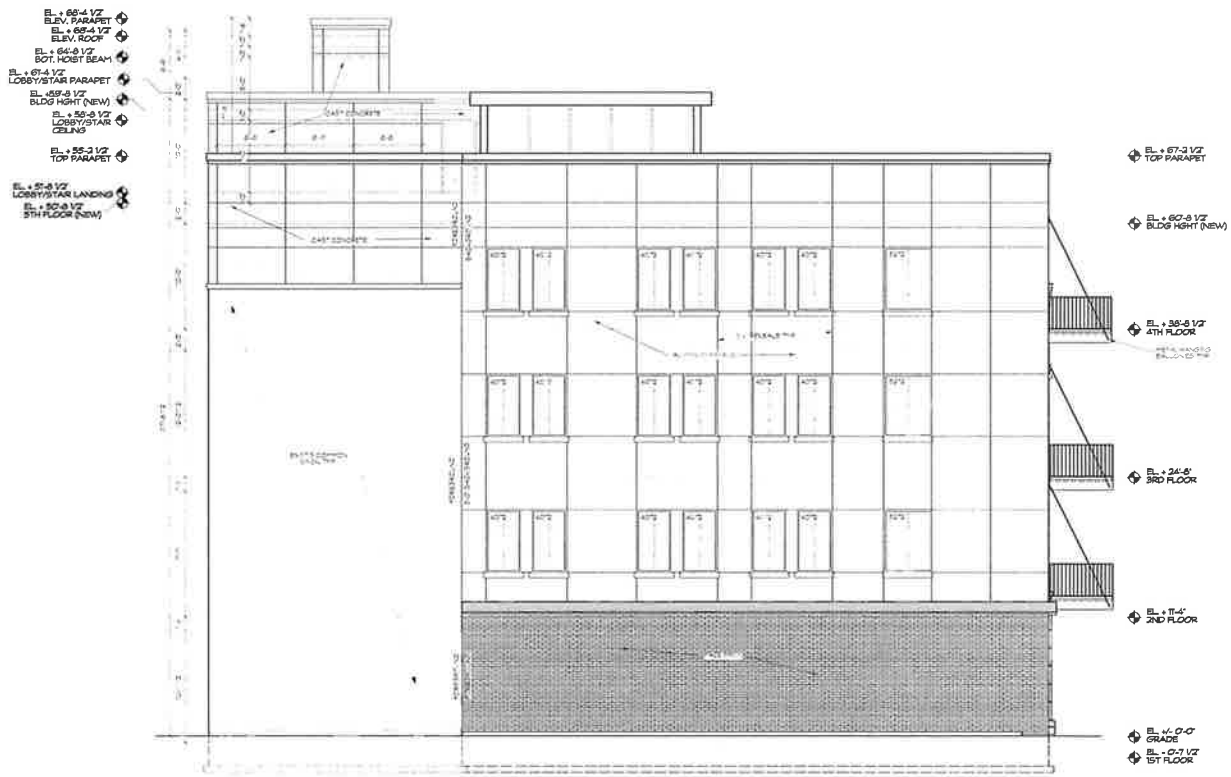
PROJECT:

OWNER:

SHEET NAME

PROJECT: 1423
SCALE: AS NOTED
DATE: 10/20/2022

A-14



NEW EAST ELEVATION

SCALE 3/16" = 1'-0"

GENERAL NOTES:

SCALE 3/16" = 1'-0"

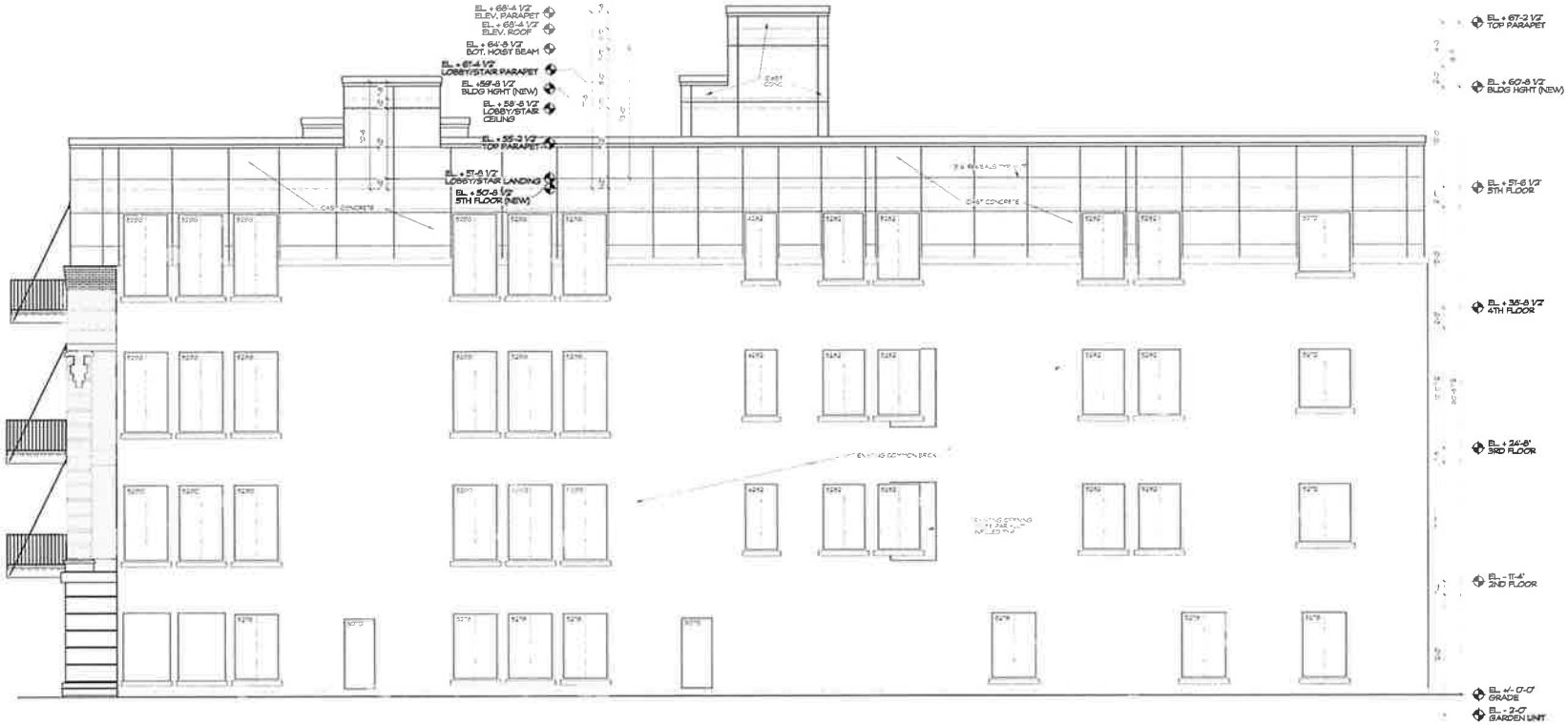
LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6912 N. ARTESIAN AVE.
CHICAGO, ILLINOIS 60645
EMAIL: LASZLO@LASZLOARCH.COM
FAX: 773-338-2226 TEL: 773-338-2225

PROJECT:
STEEL FRAME 3 STORY & STORY
ADDITION
4 UNITS
1339 WOOD ST.
CHICAGO, IL 60622

OWNER:
1339 WOOD ST., LLC

PROJECT: 7403
SCALE: AS NOTED
DATE: 10/20/2023

A-15



NEW SOUTH ELEVATION

SCALE 3/16" = 1'-0"

GENERAL NOTES:



SCALE 3/16" = 1'-0"

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
EMAIL: [redacted]
FAX: 773-338-2226 TEL: 773-338-2225

PROJECT:

OWNER:

SHEET NAME
NEW SOUTH ELEVATION

PROJECT: TA072
SCALE: AS NOTED
DATE: 10/20/2022

A-16


1239 N Wood St
N Wood St
N Hermitage Ave
N Paulina St
W Crystal St
452 ft.
W Division St
ivision St
Google Earth
200 ft
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