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.

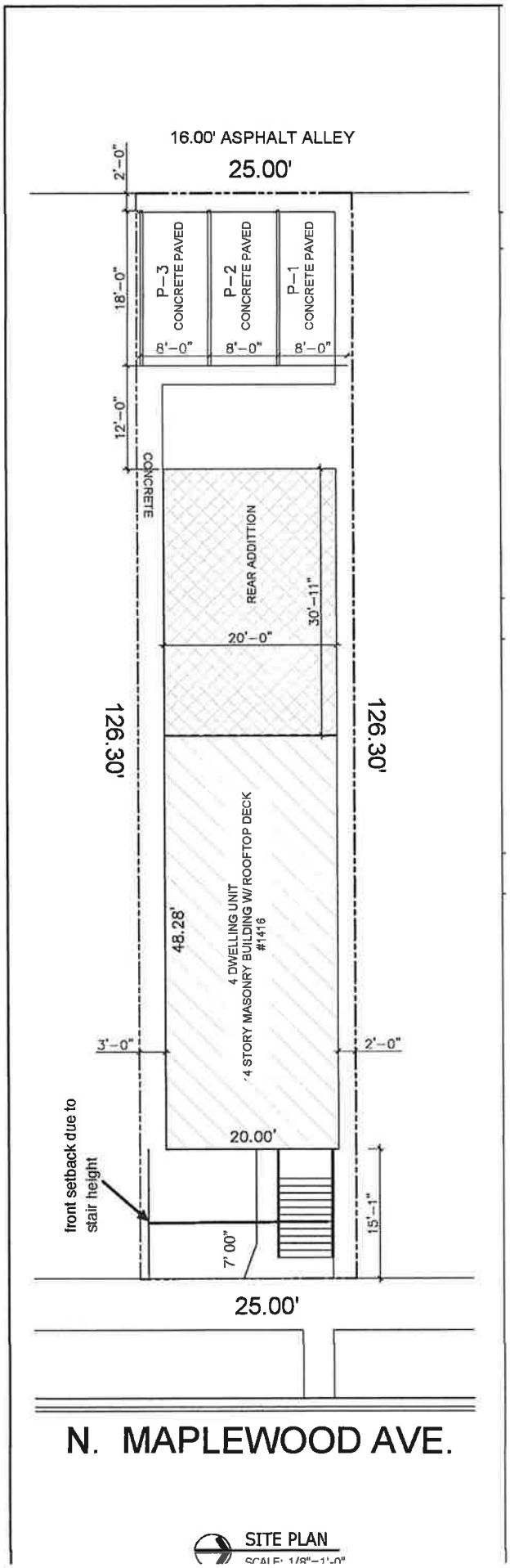
The area in the vicinity of the property is improved with one to four-story single and multi-family buildings, some of which appear to be nonconforming as to bulk and density. The zoning classifications in the area include RS-3, RT-4, RM-4.5, RM-5 and PD 1464 with an underlying zoning of B2-3. The property 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.

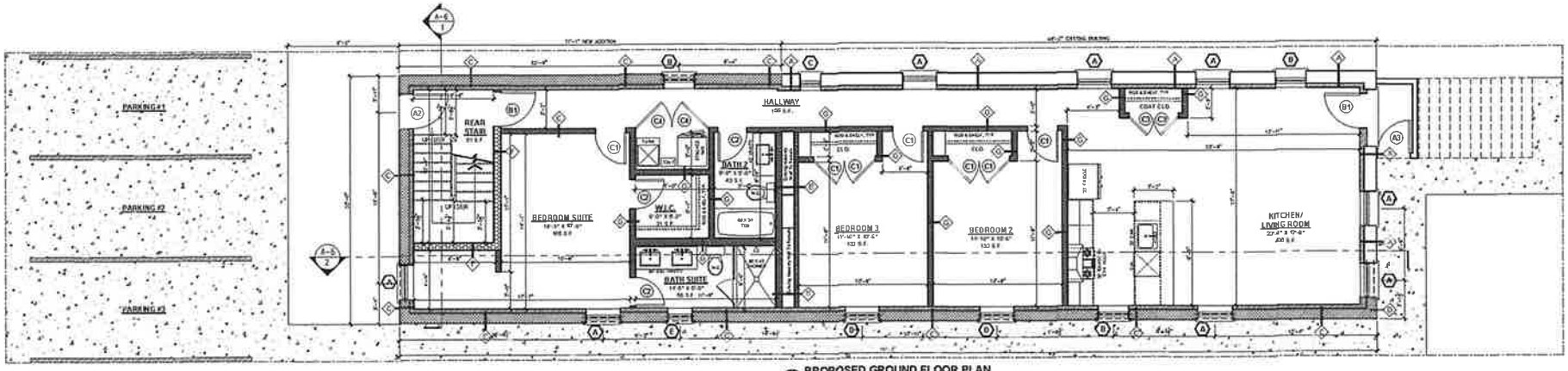
To allow the proposed project as revised, the Applicant seeks to amend the previously approved B2-3 Type 1 to a new B2-3 Type I to provide for the design changes. In addition, as part of the new Type 1, the Applicant seeks under Section 17-13-0303-D the following: 1) to reduce the required front yard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

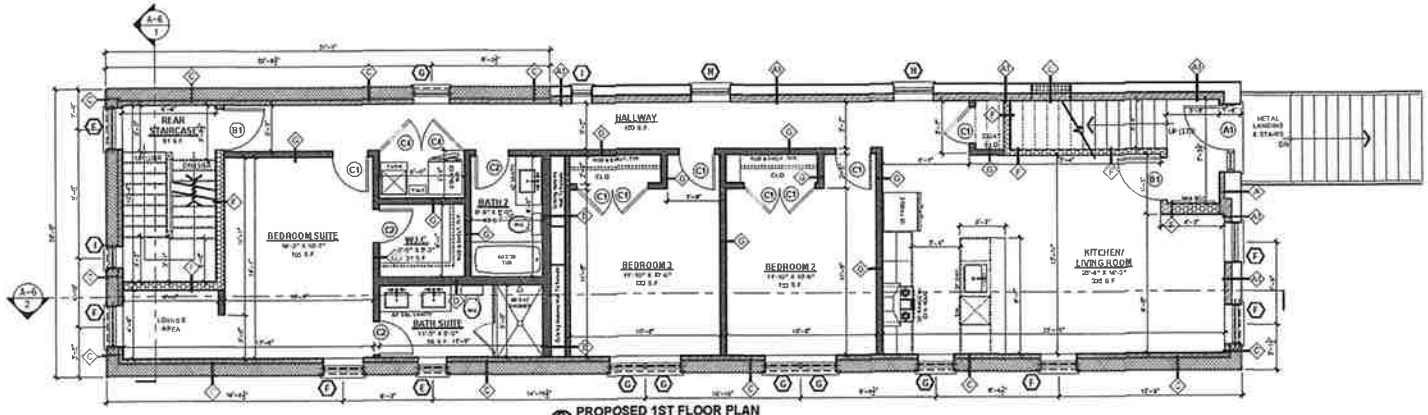
A set of plans is attached.


16.00' ASPHALT ALLEY
25.00'
2'-0"
18'-0"
P-3 CONCRETE PAVED
P-2 CONCRETE PAVED
P-1 CONCRETE PAVED
8'-0"
8'-0"
8'-0"
12'-0"
CONCRETE
REAR ADDITION
30'-11"
20'-0"
126.30'
126.30'
48.28'
4 DWELLING UNIT
4 STORY MASONRY BUILDING W/ ROOFTOP DECK
#1416
3'-0"
2'-0"
20.00'
front setback due to stair height
7' 00"
15'-1"
25.00'
N. MAPLEWOOD AVE.
SITE PLAN
SCALE: 1/8"=1'-0"



PROPOSED GROUND FLOOR PLAN

1/4" = 1'-0"



PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

REVISIONS:

1

2

ARCHITECT
ANDREW WANG

4747 W PETERSON AVE
SUITE 317
CHICAGO, IL 60646
O. 773.304.1780

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

PROPOSED GROUND AND FIRST FLOOR PLANS

1416 N. MAPLEWOOD AVE. CHICAGO, IL 60622

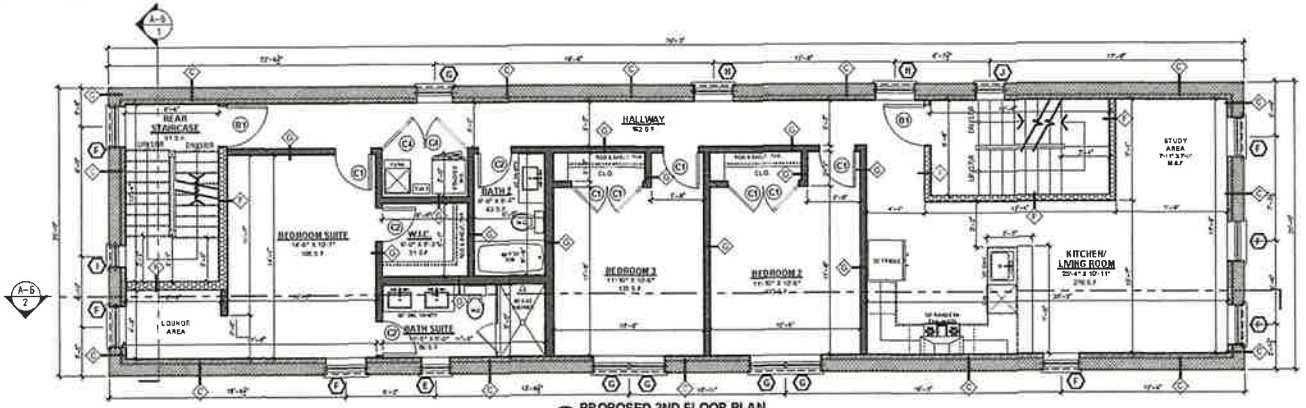
DATE:
07.15.2024

DRAWN BY: C.C.

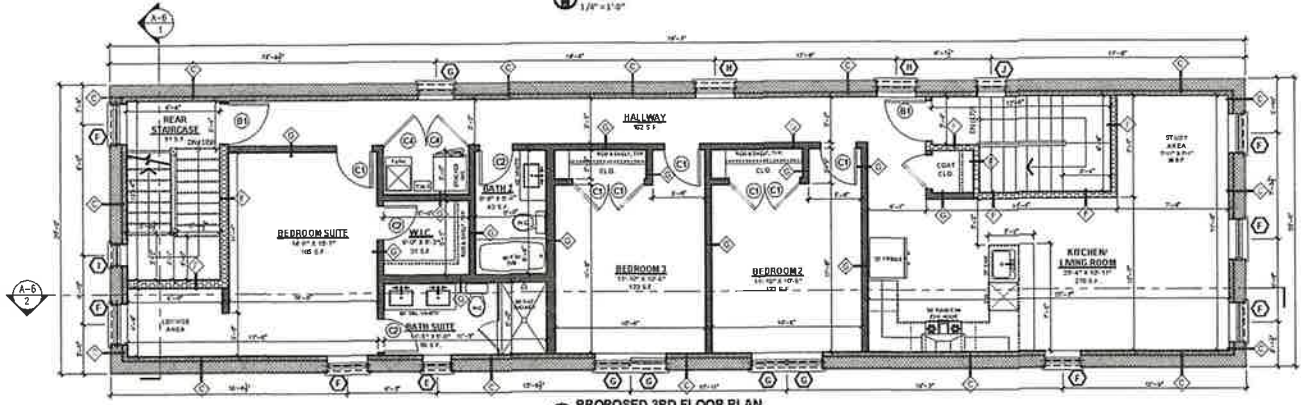
CHECKED BY: A.W.

SHEET

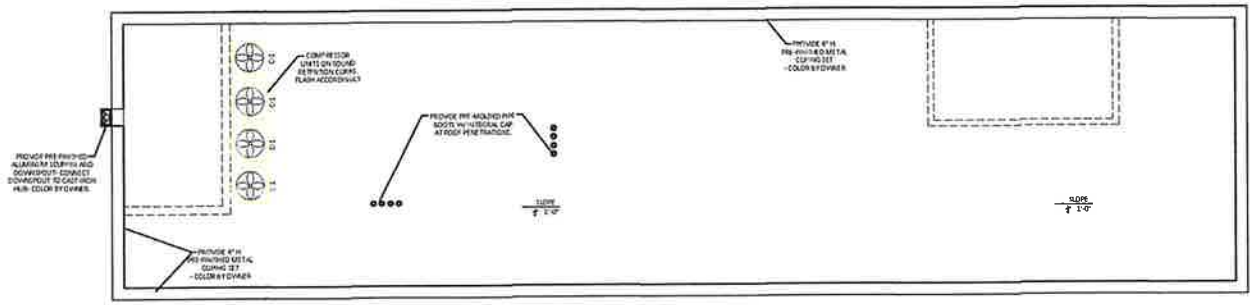
A-1



PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"



PROPOSED 3RD FLOOR PLAN
1/4" = 1'-0"



PROPOSED ROOF PLAN
1/4" = 1'-0"

REVISIONS:

1	
2	

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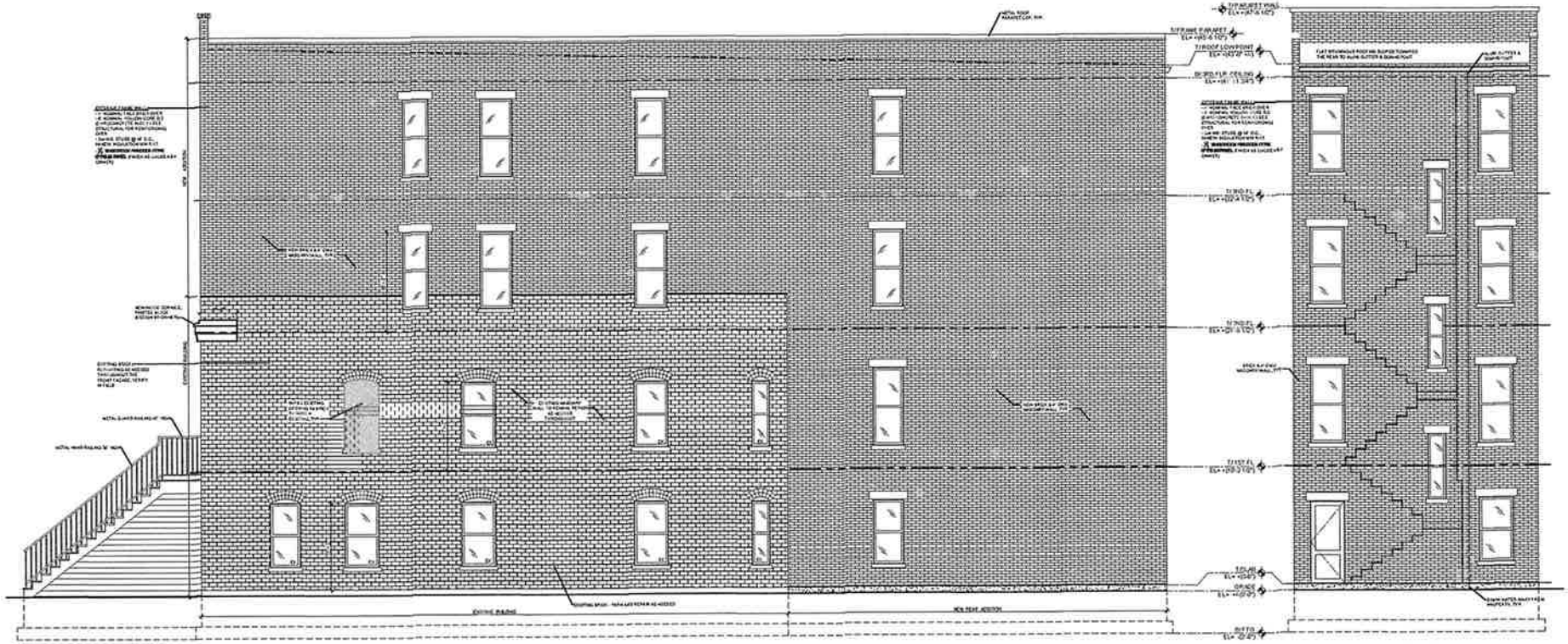
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PROPOSED SECOND, THIRD AND ROOF FLOOR PLANS

**1416 N. MAPLEWOOD AVE.
CHICAGO, IL 60622**

DATE: 07.10.2024
DRAWN BY: C.C.
CHECKED BY: A.W.
SHEET

A-2



NORTH ELEVATION

1/4" = 1'-0"

WEST (REAR) ELEVATION

1/4" = 1'-0"

REVISIONS:

1

2

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BUILDING NORTH AND WEST ELEVATIONS

**1416 N. MAPLEWOOD AVE.
CHICAGO, IL 60622**

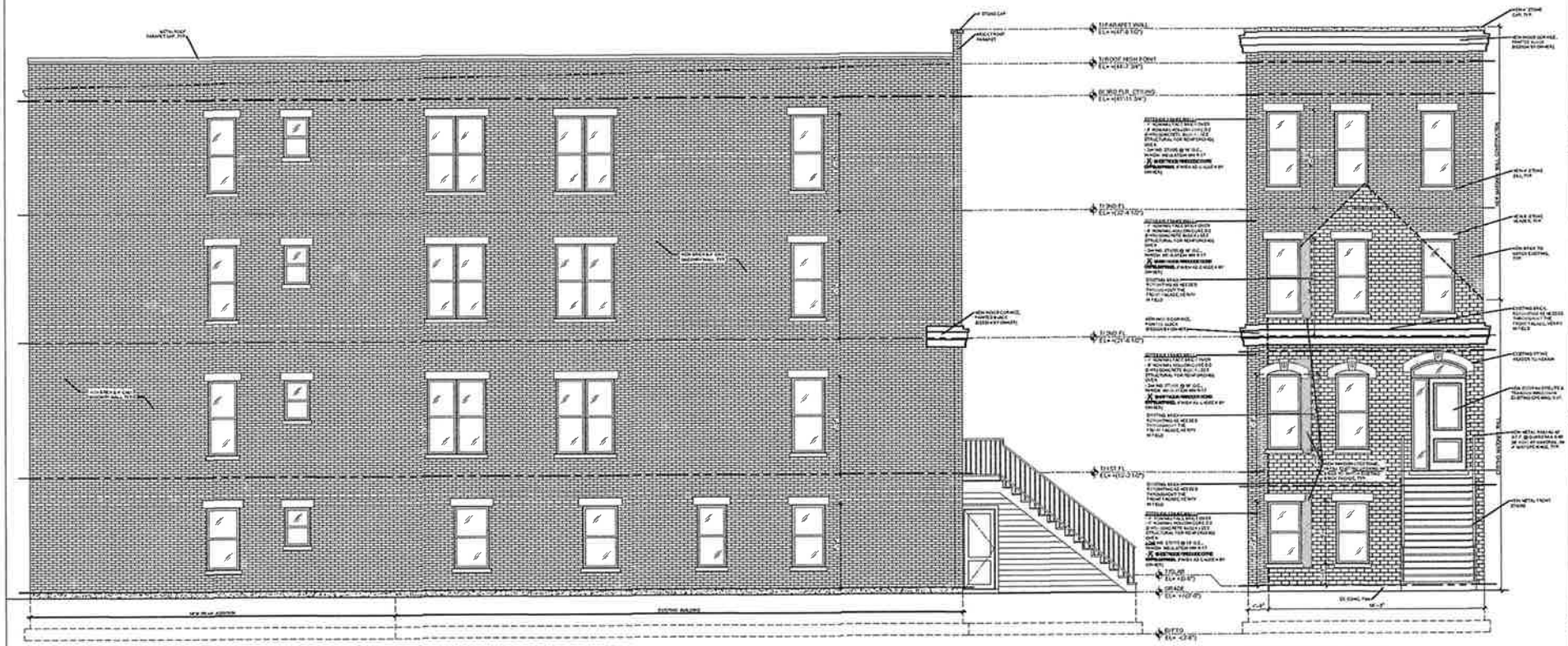
DATE:
07.18.2024

DRAWN BY: C.G.

CHECKED BY: A.W.

SHEET

A-4



SOUTH ELEVATION
1/4"=1'-0"

EAST (FRONT) ELEVATION
1/4"=1'-0"

REVISIONS:

1	
2	

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BUILDING SOUTH AND EAST ELEVATIONS

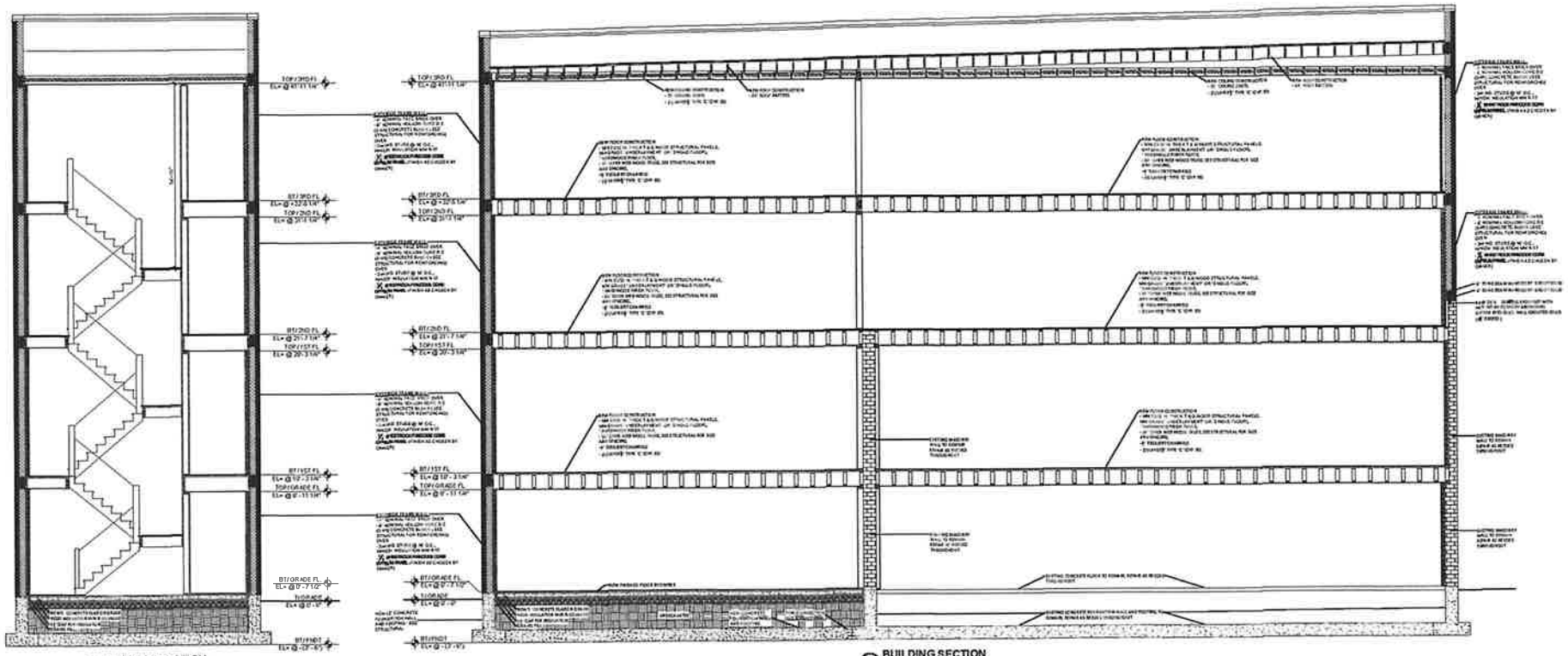
**1416 N. MAPLEWOOD AVE.
CHICAGO, IL 60622**

DATE:
07.15.2024

DRAWN BY: C.G.
CHECKED BY: A.W.

SHEET

A-5



1 BUILDING SECTION
1/8" = 1'-0"

2 BUILDING SECTION
1/8" = 1'-0"

REVISIONS:

1	
2	

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BUILDING SECTIONS

**1416 N. MAPLEWOOD AVE.
CHICAGO, IL 60622**

DATE:
07.18.2024

DRAWN BY: C.G.
CHECKED BY: A.W.

SHEET

A-6