NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning fromRS-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 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

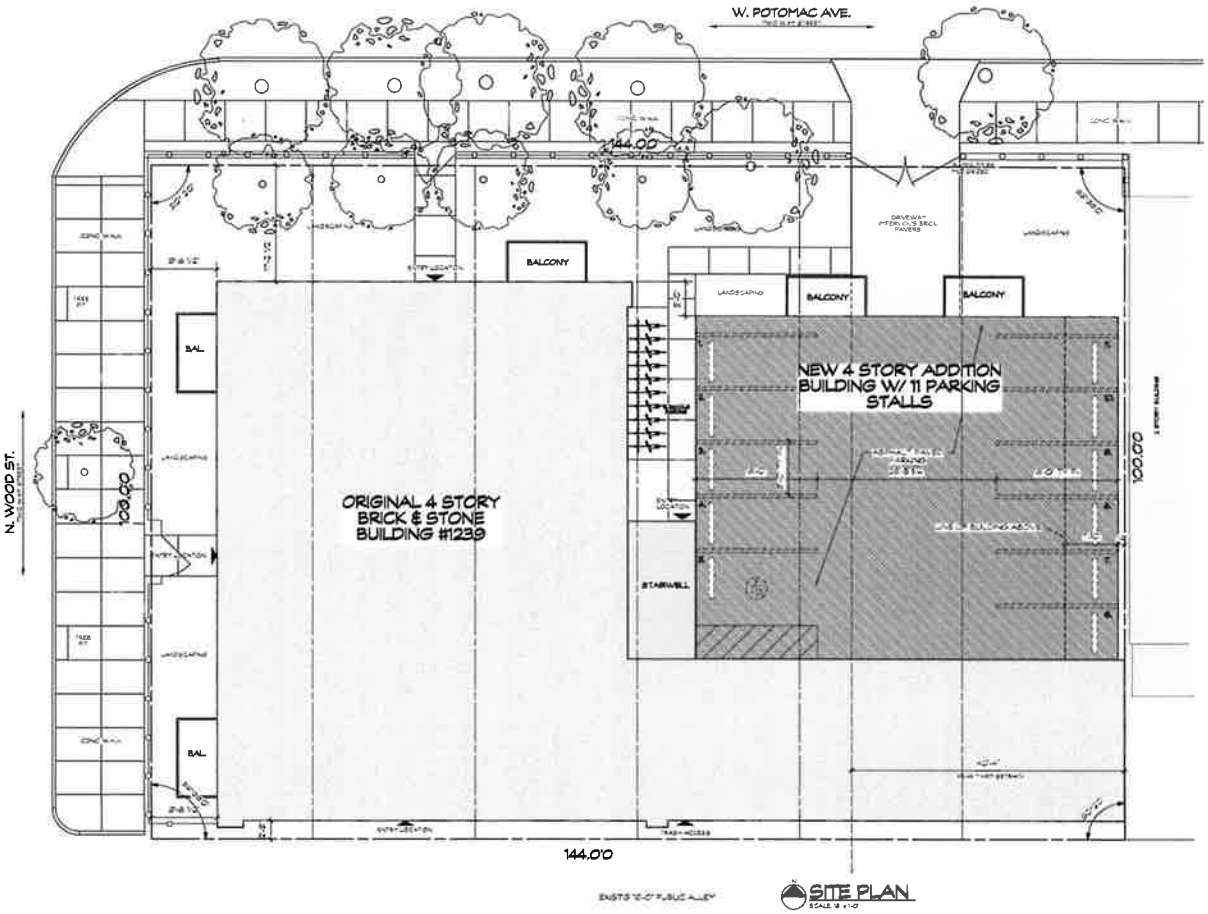
*A set of plans, including an aerial showing the TSL distance of 452 feet to Division Street (CTA Routes 36 & 70).

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
3512 N ARTESIAN AVE
CHICAGO, IL 60645
OFFICE@LASZLOARCH.COM

JANUARY 4, 2024
JULY 25, 2024



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

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 _____ DATE: JUNE 15, 2023
(ARCHITECT)
ILLINOIS LICENSE NUMBER: 001-001275

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. 184.006721 EXPIRES 4/30/2023

© LASZLO SIMOVIC, ARCHITECTS 2024

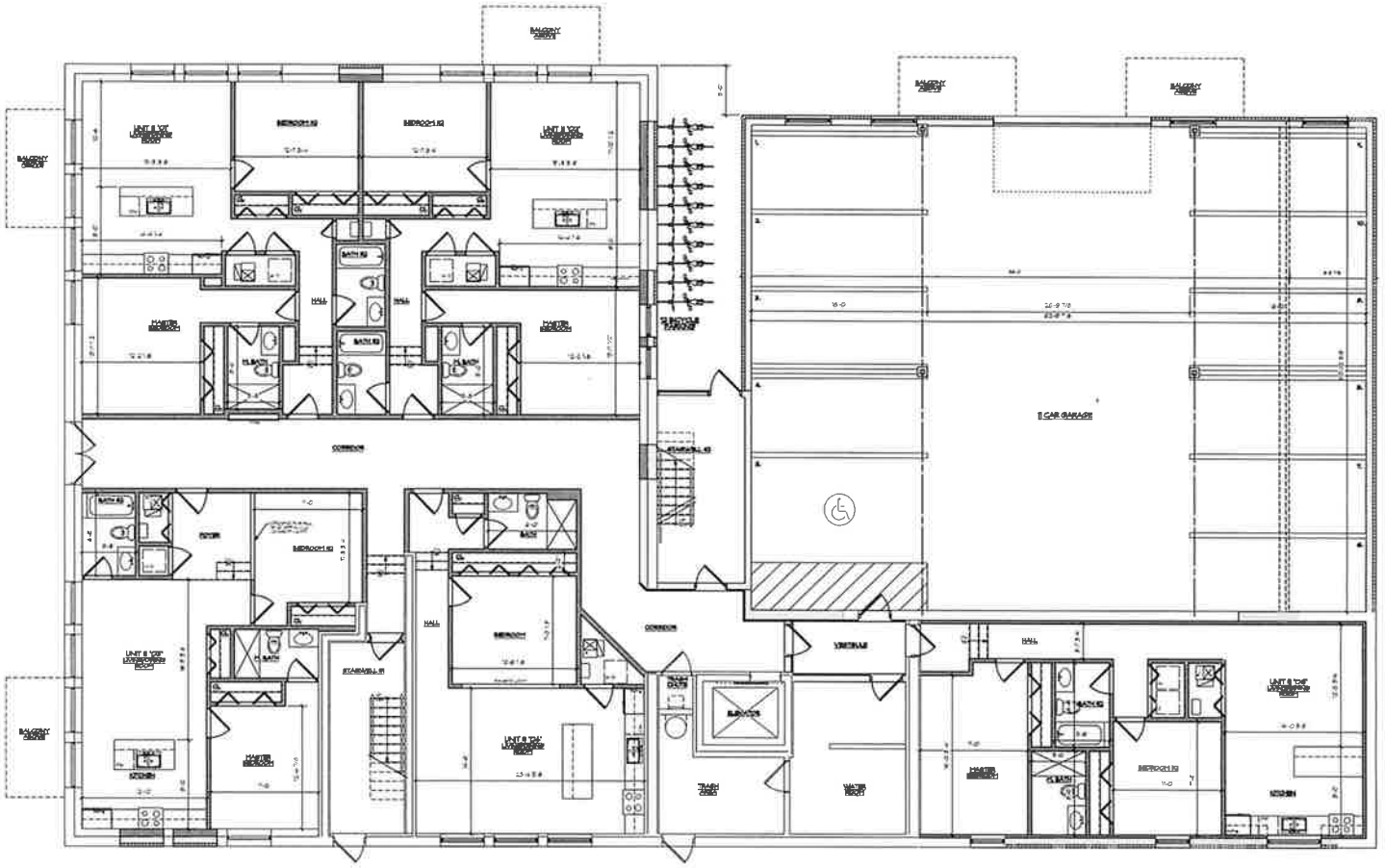
LASZLO SIMOVIC, ARCHITECTS, L.L.C.
3512 N. ARTESIAN AVE.
CHICAGO, IL 60645
EMAIL: LASZLOARCH@GMAIL.COM
FAX: 773-336-2226 TEL: 773-336-2225

PROJECT:
INT. & EXT. ALT'NS 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

PROJECT: 2423
SCALE: AS NOTED
DATE: 12/20/2023

A-0



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 INCLUDING UL # - SEE SHEET A-1

GENERAL NOTES:

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

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

PROGRESS PRINTS

NO	DESCRIPTION	DATE
	Design Review	12/20/2022

PROJECT:
ALT. & EXT. ALT. TO EXISTING 3 STORY
CTAG BUILDING W/ 4 STORY ADDITION
TO ADD 28 DWELLING UNITS
738 N. WOOD ST.
CHICAGO, IL 60622

OWNER:
738 WOOD ST., LLC

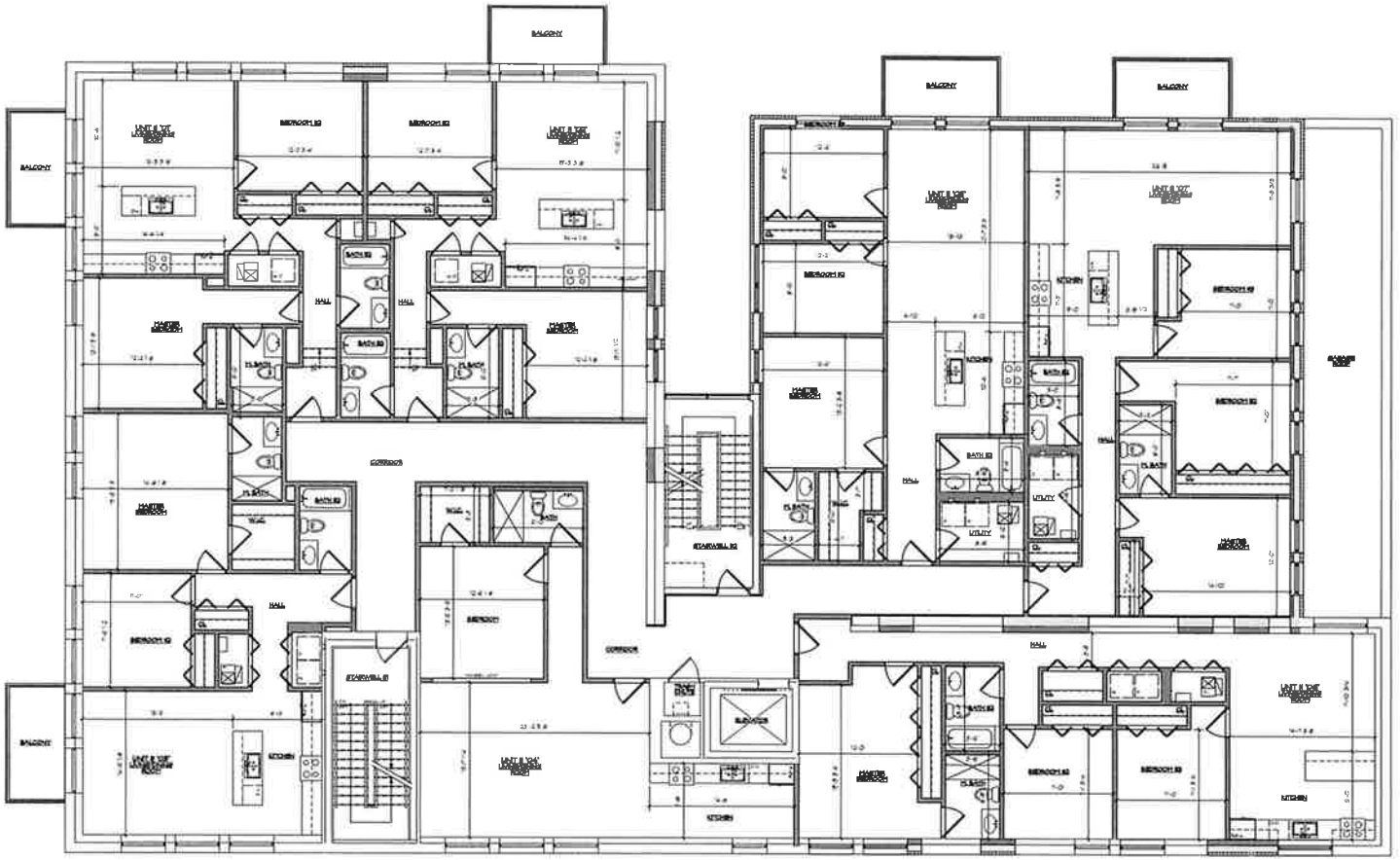
SHEET NAME
Lower Floor Plan

PROJECT NO.

SCALE: AS NOTED

DATE: 10/20/2022

A-8



NEW 2ND THRU 4TH FLOOR PLANS

PARTITION LEGEND

WALL TO REMAIN
WALL TO BE REMOVED
WALL FINISH TO BE REMOVED
STUDS TO REMAIN
WALL TO BE CONSTRUCTED
PARTITION CONSTR. TYPE
INCLUDES UL # - SEE SHEET A-1

GENERAL NOTES:

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

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

PROJECT:
NT & EXT. ALT. TO EXISTING 4 STORY MASONRY BUILDING W/ 28 UNITS
TOTAL 28 DWELLING UNITS
1239 N. WOOD ST.
CHICAGO, IL 60622

OWNER:
1239 WOOD ST., LLC

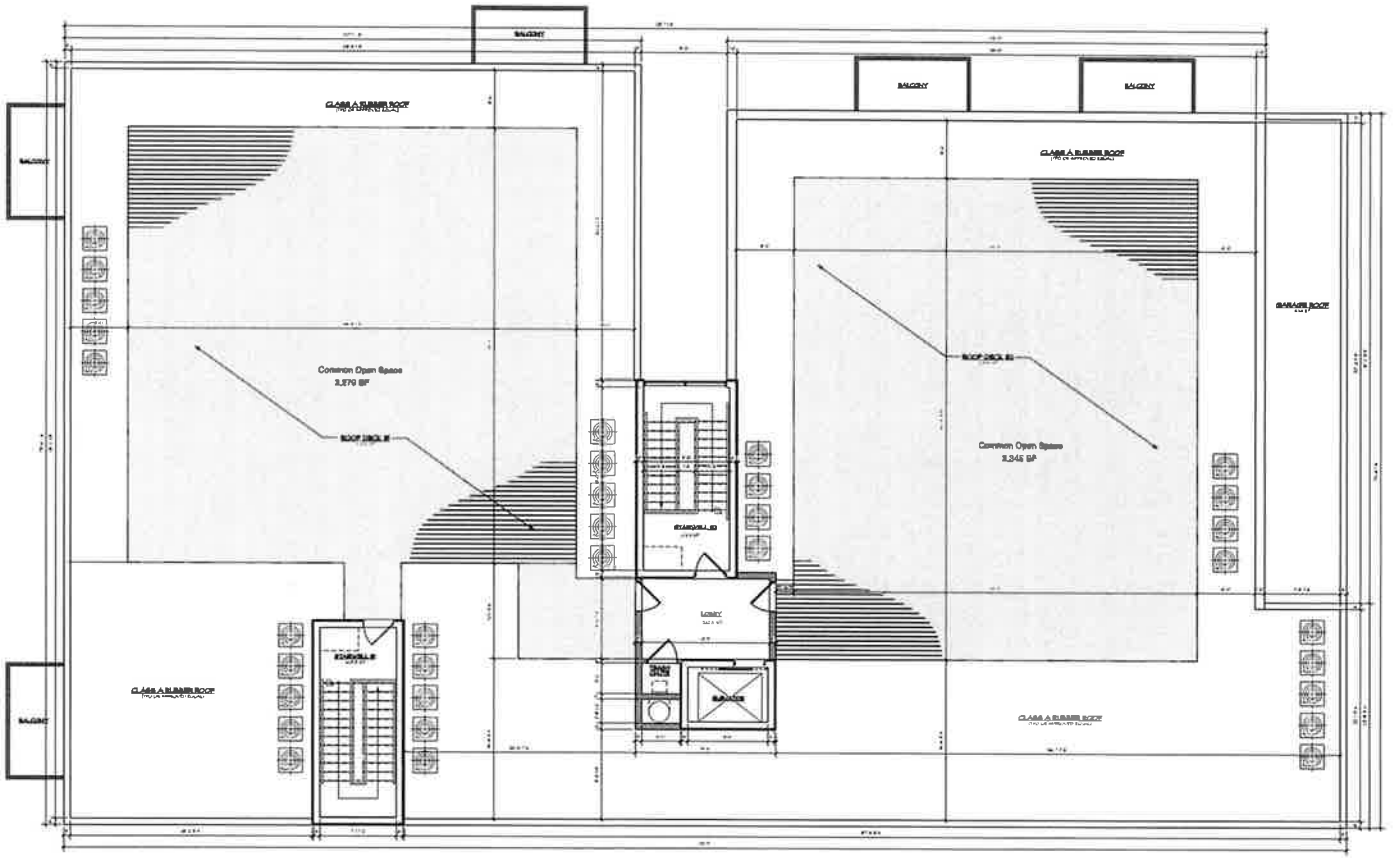
SHEET NAME
New 2nd Flor Plan

PROJECT NO.

SCALE: AS NOTED

DATE: 10/20/2022

A-10



NEW ROOF PLAN

GENERAL NOTES:

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6212 N. ARTESIAN AVE.
CHICAGO, IL 60659-1033
EMAIL: LASZLO.SIMOVIC@GMAIL.COM
TEL: 773-334-2225
FAX: 773-334-2226

STATE OF ILLINOIS
LASZLO SIMOVIC
001-012215
REGISTERED ARCHITECT

PROJECT:
N.T. & EXT. ALT. TO EXIST'G 4 STORY MAS BUILDING W/ 4 STORY ADDITION TO CONT. 16 DWELLING UNITS
2128 W. WOOD ST.
CHICAGO, IL 60622

OWNER:
2128 WOOD ST., LLC

SHEET NAME
New Roof Plan

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

A-12



NEW WEST ELEVATION

GENERAL NOTES:

SCALE 3/16" = 1'-0"

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CHICAGO, IL 60645
EMAIL: LASZLOSIMOVIC@GMAIL.COM
TEL: 773-338-2225
FAX: 773-338-2226

PROJECT:
INT. & EXT. ALT. TO EXISTING 4 STORY
TAG BUILDING W/ 2 STORY ADDITION
TO MAKE 5 DWELLING UNITS
1233 N. WOOD ST
CHICAGO, IL 60622

OWNER:
1233 WOOD ST., LLC

SHEET NAME
New West Elevation

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

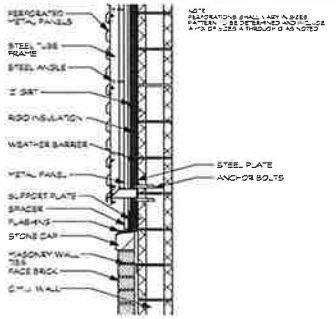
A-13



NEW NORTH ELEVATION



SAMPLE ACTUAL PERFORATED METAL



PARTIAL WALL SECTION

GENERAL NOTES:

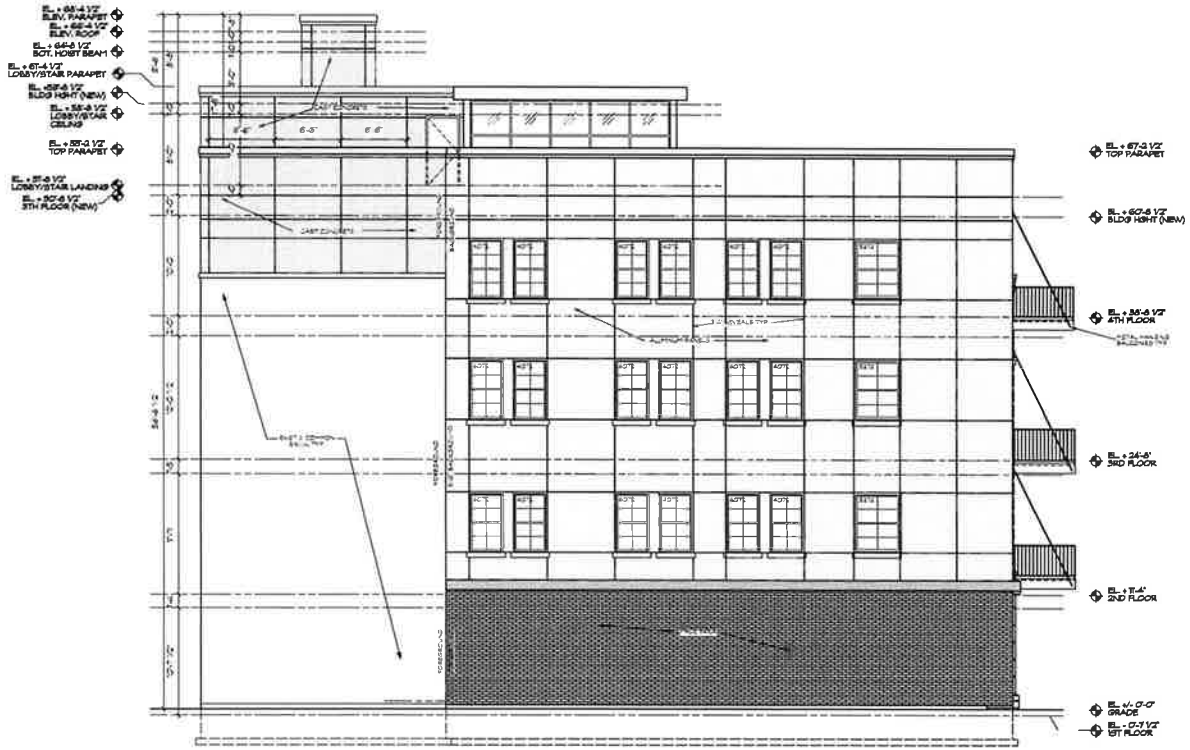
LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
CHICAGO, IL 60645
EMAIL: LASZLO.S.ARCH@GMAIL.COM
TEL: 773-338-2226 FAX: 773-338-2225

PROJECT: INT. & EXT. ALT. TO EXISTING 4 STORY TOWNHOUSE WITH 5TH STORY ADDITION
1238 N WOOD ST
CHICAGO, IL 60622

OWNER: 1238 WOOD ST., LLC

PROJECT: 7403
SCALE: AS NOTED
DATE: 12/20/2022

A-14



NEW EAST ELEVATION

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

GENERAL NOTES:

1) ALL DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION.
2) DOOR TO BE LEVER ADA IN THE DIRECTION OF EGRESS
3) ALL DOOR FRAMES MUST BE FIRE RATED TO MATCH FIRE DOOR RATING FROM OR CLOSER (E.G. ALL RATED DOORS
4) ALL WINDOW, PARTITION, DRY WALL, FURRING, ELEVATOR, ELEVATOR
5) [illegible]
6) [illegible]
7) CONC. TO MATCH PRC
8) RCP - NEW BEARING PRESSURE = 3000 PSF TO BE FIELD VERIFIED
9) [illegible]
10) [illegible]
11) [illegible]
12) WINDOW / BLDG DOOR OPENINGS TO BE VERIFIED W. MANUF. BEFORE CONSTRUCTION BEGINS

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

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CHICAGO, IL 60645
EMAIL: LSIMOVIC@SBCGLOBAL.NET
TEL: 773-338-2226
FAX: 773-338-2225

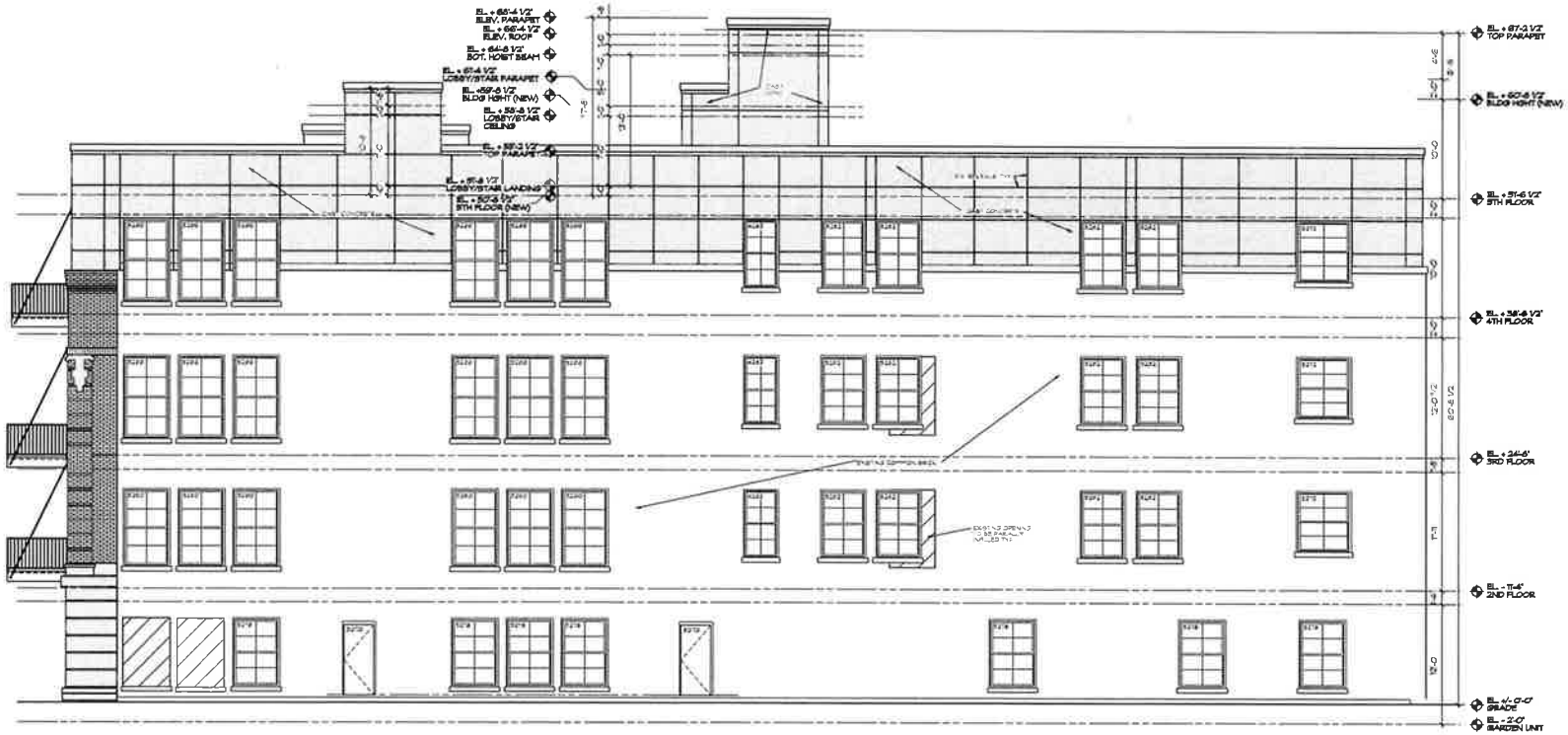
PROJECT:
NT. & ENT. AL. TO EXISTING 4 STORY
MASONRY BUILDING W/ 4 STORY ADDITION
TO MAKE 18 DWELLING UNITS
1238 N. WOOD ST.
CHICAGO, IL 60622

OWNER:
1229 WOOD ST., LLC

SHEET NAME
NEW EAST ELEVATION

PROJECT# 7402
SCALE: AS NOTED
DATE: 12/20/2022

A-15



NEW SOUTH ELEVATION

SCALE 3/16" = 1'-0"

GENERAL NOTES:

SCALE 3/16" = 1'-0"

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CHICAGO, ILLINOIS 60645
EMAIL: LASZLOSIMOVIC@GMAIL.COM
TEL: 773-338-2225
FAX: 773-338-2226

PROGRESS PRINTS

NO	DESCRIPTION	DATE
	Door Revs	

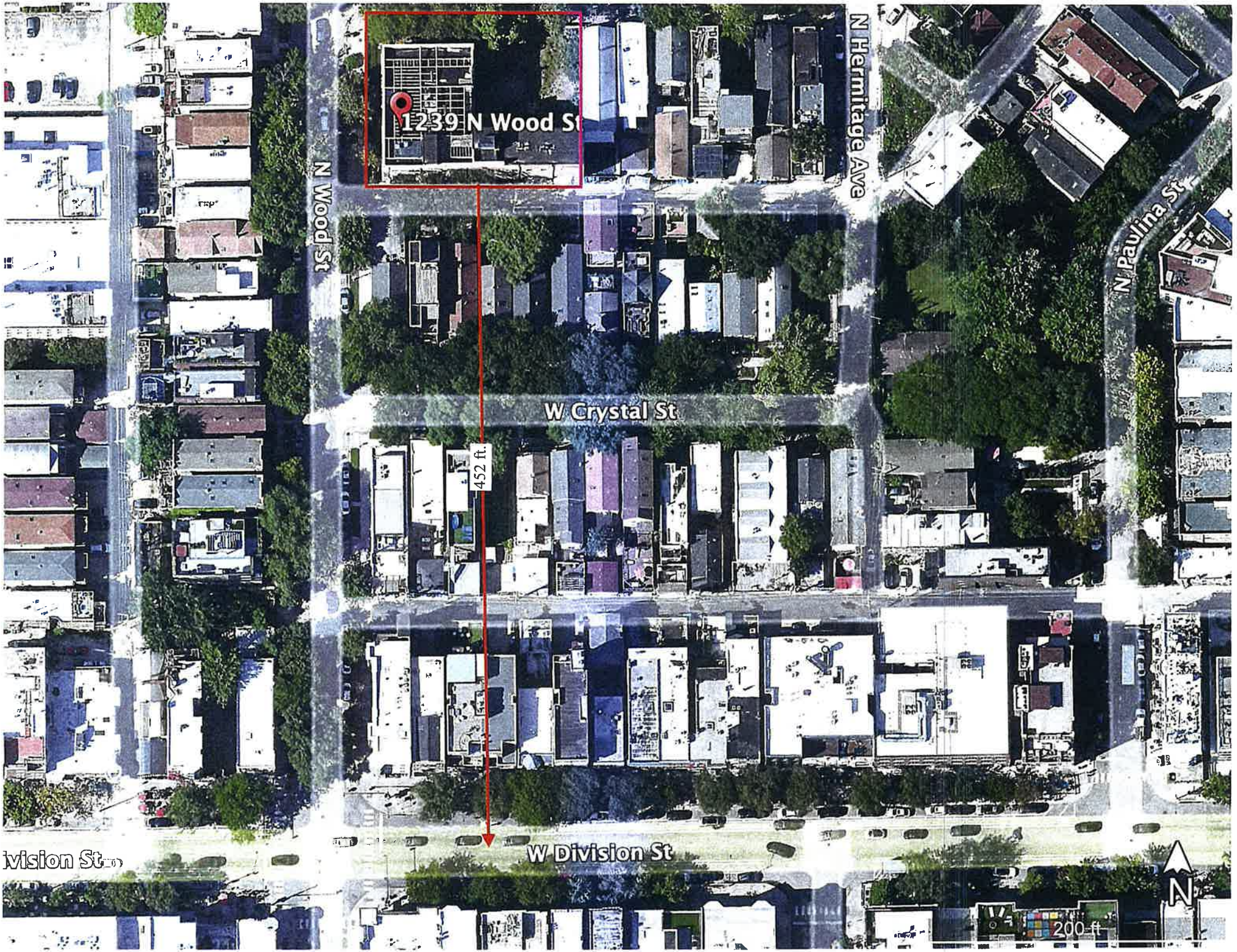
PROJECT:
INT. & EXT. ALT. TO EXIST. 4 STORY
MASS. BLDG. W/ 5TH STORY ADDITION
TO CAU. 28 DWELLING UNITS
233 N. WOOD ST.
CHICAGO, IL 60622

OWNER:
233 WOOD ST., LLC

SHEET NAME
1st Sim Elevation

PROJECT: 1402
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
N
200 ft