

TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS 3051 N. Drake

The Applicant seeks to rezone 3051 N. Drake Avenue from an RS-3 Residential Single-Unit (Detached House) District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to divide the zoning lot and improve a vacant lot with a new detached house. Currently, the subject property is improved with a two-story, two-flat building with a rear accessory two-car garage. The Applicant seeks to bring the existing building into a conforming zoning. No commercial space will be provided.

The Applicant requires relief for both the existing building at the 3051 N. Drake Avenue and the proposed construction at the newly created 3049 N. Drake Avenue.

- 3051 N. Drake Avenue (existing building): Pursuant to Section 17-13-0303-D, the existing building at 3051 N. Drake seeks the following relief: the Applicant seeks (1) a variation to reduce the front setback from 7.36 feet to 7.15 feet under Section 17-13-1101-B and (2) seeks an administrative adjustment to increase the parking spaces from 1 to 2 under Section 17-13-1003-EE. The Applicant seeks all relief as needed, as allowed by the Zoning Ordinance, for the attached plans.
- 3049 N. Drake Avenue (proposed construction): Pursuant to Section 17-13-0303-D, the proposed construction at 3049 N. Drake seeks the following variation relief: (1) to reduce the combined side setback from 4.8 feet to 2.5 feet (2) to reduce the required rear setback from 20.55 feet to 19.62 feet under Section 17-13-1101-B. The Applicant also seeks an administrative adjustment to reduce the required minimum rear yard open space from 130 square feet to 0 square feet under Section 17-13-1003-K. The Applicant seeks all relief as needed, as allowed by the Zoning Ordinance, for the attached plans.

Project Bulk and Density

	3051 N. Drake Ave
Lot Area	2,554 SF
Density MLA (Lot area per unit)	2 DU (1,277 sq/ft per unit)
Off Street Parking	2 spaces*
Loading Space	0 spaces
Front Setback	7.15 feet**
Rear Setback	29.08 feet
Side Setback (North)	2.6 feet
Side Setback (South)	2.89 feet
Rear Yard Open Space	581 SF

Building SF	2,306 SF
FAR	.9
Building Height	28 feet

* Pursuant to Section 17-13-0303-D, Applicant seeks an administrative adjustment to increase the parking spaces from 1 to 2 under Section 17-13-1003-EE

**Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the front setback from 7.36 feet to 7.15 feet under Section 17-13-1101-B.

Project Bulk and Density

	3049 N. Drake Ave
Lot Area	1,761 SF
Density MLA (Lot area per unit)	1 DU (detached house)
Off Street Parking	2 spaces
Loading Space	0 spaces
Front Setback	7.36 feet
Rear Setback	19.62 feet*
Side Setback (North)	2.5 feet
Side Setback (South)	0 feet*
Rear Yard Open Space	0 SF**
Building SF	1,547 SF
FAR	0.88
Building Height	26 feet 8.5 inches

* Pursuant to Section 17-13-0303-D, the Applicant seeks the following variation relief: (1), the Applicant seeks a variation to reduce the combined side setback from 4.8 feet to 2.5 feet; and (2) to reduce the required rear setback from 20.54 feet to 20.52 feet under Section 17-13-1101-B.

** Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to reduce the required minimum rear yard open space from 130 square feet to 0 square feet under Section 17-13-1003-K.



2451 S. ARCADE AVE
CHICAGO, IL 60616
A: 312.462.1113
F: 312.462.1113

CONCEPT: THIS BUILDING PLANS
WAS DEVELOPED FOR THE
RENOVATION OF THE BUILDING
AT 1171 CAR GARAGE ATTACHED GARAGE
SOUTH STEWART AVE
CHICAGO, IL

DATE: 11/11/2011
SUBMITTAL DATE: 11/11/2011
PROJECT NAME: NEW 1171
TOWNHOME DEVELOPMENT
W/ 7 CAR GARAGE ATTACHED GARAGE
SOUTH STEWART AVE
CHICAGO, IL

DESIGNER: 300 DESIGN STUDIO
ARCHITECT: 300 DESIGN STUDIO
ENGINEER: 300 DESIGN STUDIO
EXPERIENCE: 10 YEARS

SHEET NAME: BUILDING B FLOOR PLANS

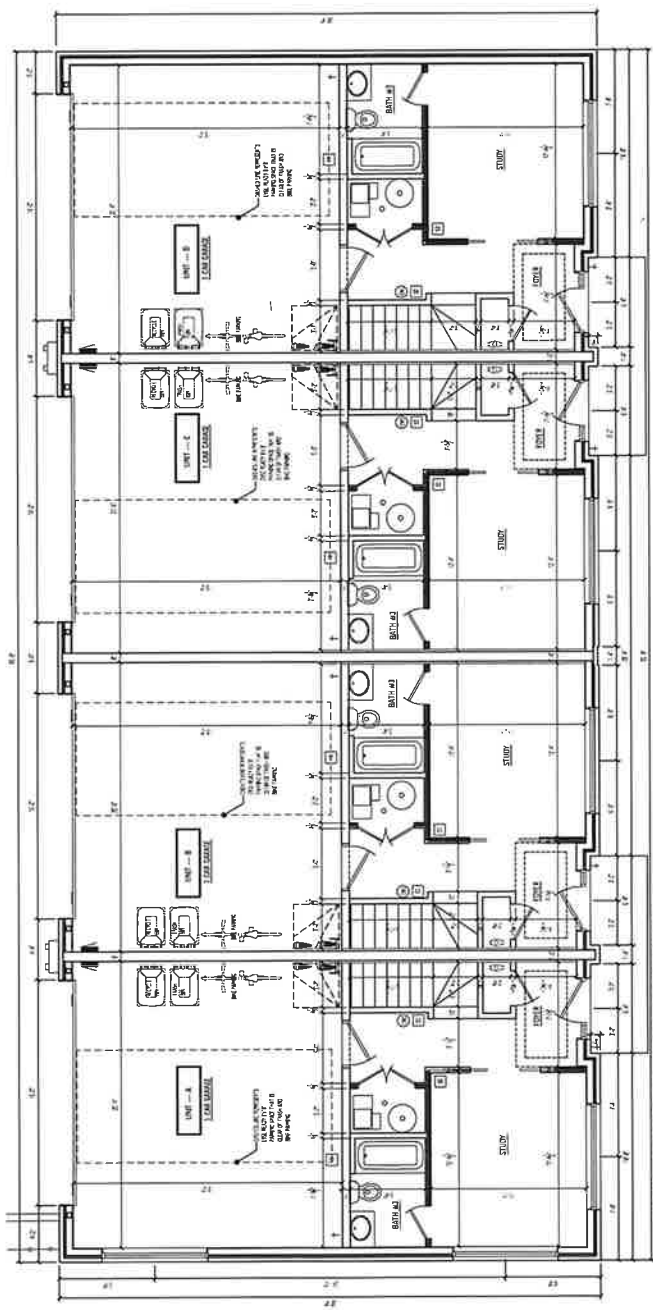
SHEET NUMBER: A1.4

DATE: 11/11/2011

300 DESIGN STUDIO

SYMBOL LEGEND	
○	DOOR TO VESTIBULE
○	DOOR TO ENTRY
○	DOOR TO GARAGE
○	DOOR TO STAIR
○	DOOR TO BATH
○	DOOR TO KITCHEN
○	DOOR TO HALL
○	DOOR TO BEDROOM
○	DOOR TO CLOSET
○	DOOR TO TERRACE
○	DOOR TO PORCH
○	DOOR TO DRIVEWAY
○	DOOR TO GARAGE
○	DOOR TO STAIR
○	DOOR TO BATH
○	DOOR TO KITCHEN
○	DOOR TO HALL
○	DOOR TO BEDROOM
○	DOOR TO CLOSET
○	DOOR TO TERRACE
○	DOOR TO PORCH
○	DOOR TO DRIVEWAY

WALL LEGEND	
1	1/2" CMU
2	1/2" CMU WITH REINFORCING BARS
3	1/2" CMU WITH REINFORCING BARS AND WEATHER STRIPPING
4	1/2" CMU WITH REINFORCING BARS AND WEATHER STRIPPING AND INSULATION
5	1/2" CMU WITH REINFORCING BARS AND WEATHER STRIPPING AND INSULATION AND WEATHER STRIPPING
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FIRST FLOOR PLANS - BUILDING B



1/8" = 1'-0"

TOTAL RENTAL IMPROVED SPRINKLER SYSTEMS SECTION 46-11.3



2433 S. PULASKI AVE
CHICAGO, IL 60616
A: 312.467.2225
F: 312.467.2733

CONTRACT: 200-200-0000-0001
DATE: 08/14/2013
DRAWN BY: J. STURM
CHECKED BY: J. STURM
PROJECT NO: 200-200-0000-0001

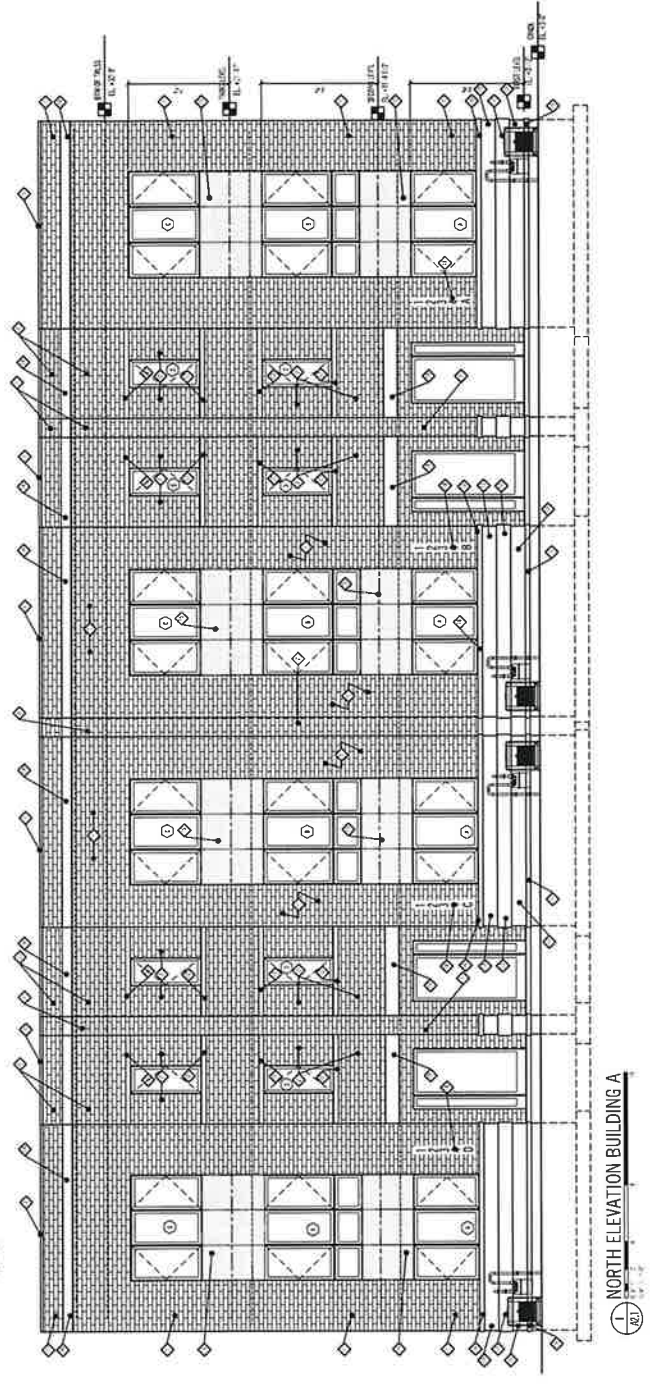
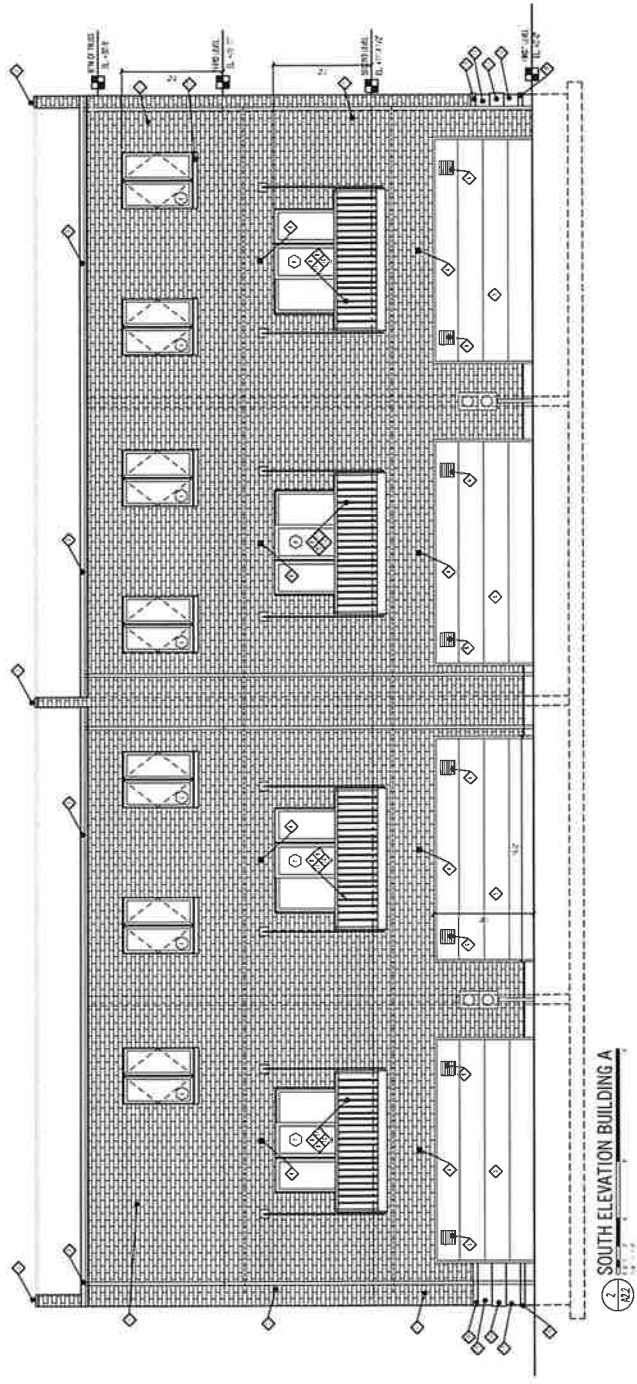
SUBMITTA DATES
2013-08-14
2013-08-20

PROJECT NAME
NEW 6 UNIT
TOWNHOME DEVELOPMENT
W/ 1 CAR GARAGE ATTACHED GARAGE
SOUTH STURM ARE
CHICAGO, IL



SHEET NAME
BUILDING & ELEVATIONS

SHEET
A1.3
NUMBER



ELEVATION KEYNOTES	
1	BRICK
2	CONCRETE
3	WOOD
4	GLASS
5	STEEL
6	ALUMINUM
7	IRON
8	COPPER
9	ZINC
10	LEAD
11	SILVER
12	GOLD
13	PLATINUM
14	PALLADIUM
15	RHODIUM
16	IRIDIUM
17	OSMIUM
18	COBALT
19	NICKEL
20	COPPER
21	ZINC
22	IRON
23	STEEL
24	ALUMINUM
25	GLASS
26	WOOD
27	CONCRETE
28	BRICK
29	STONE
30	MARBLE
31	GRANITE
32	SANDSTONE
33	LIMESTONE
34	SILTSTONE
35	SANDSTONE
36	SLATE
37	SHALE
38	SLATE
39	SHALE
40	SLATE
41	SHALE
42	SLATE
43	SHALE
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46	SLATE
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48	SLATE
49	SHALE
50	SLATE



300 DESIGN STUDIO
 2413 S. ARCHER AVE.
 SUITE 112
 CHICAGO, IL 60616
 T 312.462.2333
 F 312.462.2333

CONTRACT NO. 2015-0001-0001-0001
 SHEET NO. 1 OF 1
 DATE: 08/11/15
 PROJECT: NEW 8 UNIT TOWNHOME DEVELOPMENT W/ 7 CAR GARAGE ATTACHED GARAGE AT 2413 S ARCHER AVE CHICAGO, IL

SUBMITTAL DATE: 8/25/2015
 ZONING DISTRICT: 12-25-000

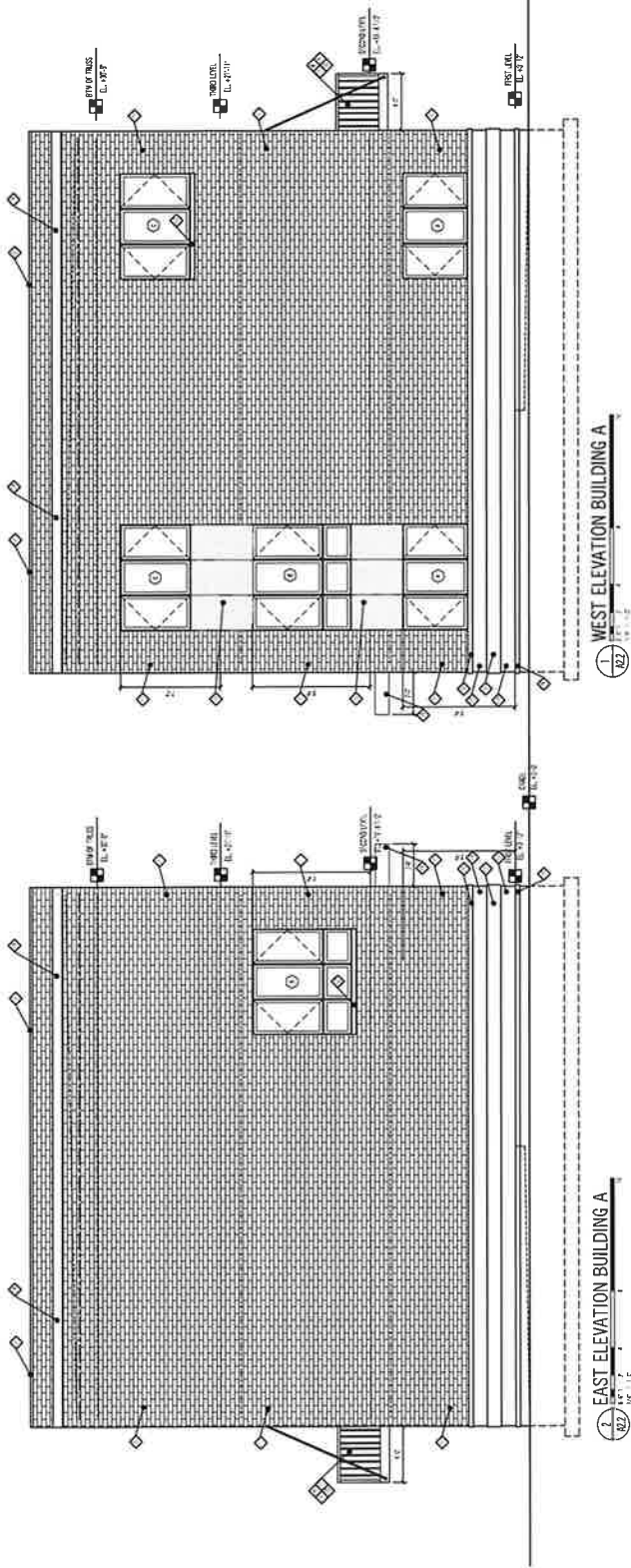
PROJECT NAME: NEW 8 UNIT TOWNHOME DEVELOPMENT W/ 7 CAR GARAGE ATTACHED GARAGE AT 2413 S ARCHER AVE CHICAGO, IL



SHEET NAME: BUILDING A ELEVATIONS

SHEET: A2.2
 NUMBER: 000000

ELEVATION KEYNOTES	
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82/ 10' 11" 7' EAST ELEVATION BUILDING A

82/ 10' 11" 7' WEST ELEVATION BUILDING A

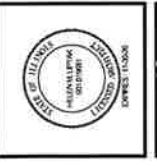


2435 S. ARCHER AVE
CHICAGO, IL 60616
312.462.2222
312.462.2133

CONTRACT NO. 300-Design-Sheet
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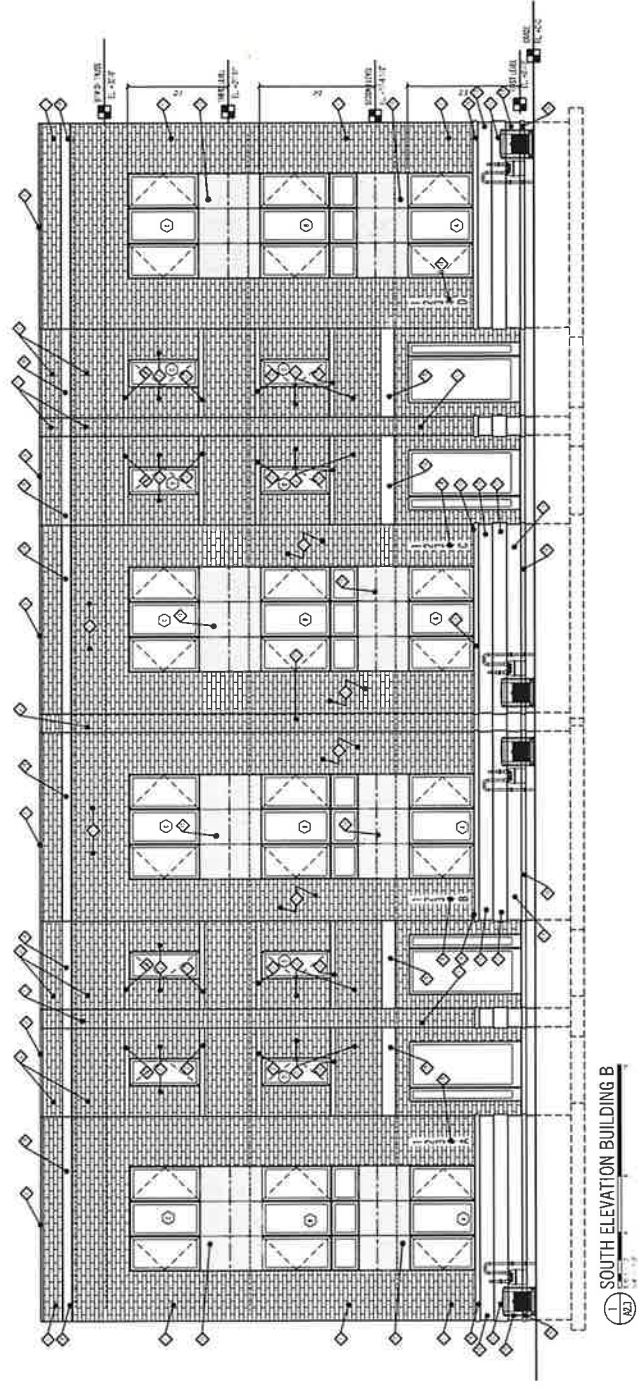
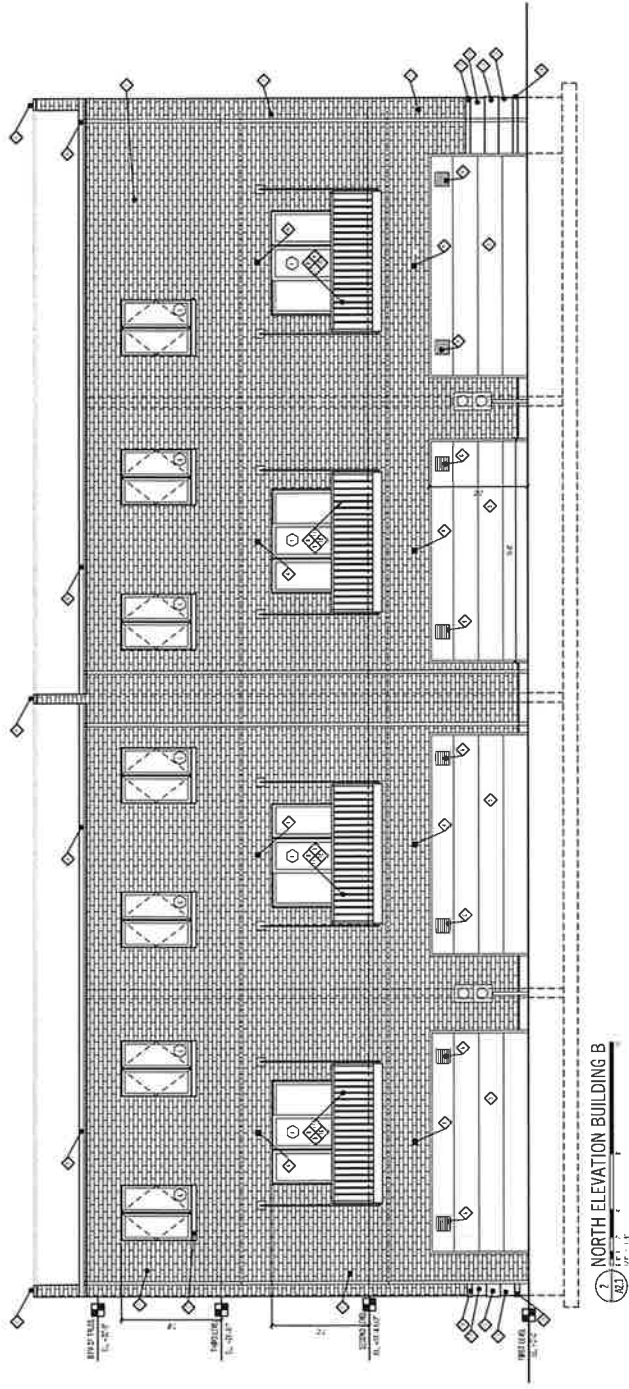
SUBMITTAL DATES
 ZONING CHANGE 6-15-2012

PROJECT NAME
 NEW 8 UNIT
 TOWNHOME DEVELOPMENT
 W/ 7 CAR GARAGE ATTACHED GARAGE
 SOUTH STEWART AVE
 CHICAGO, IL



SHEET NAME
 BUILDING B ELEVATIONS

SHEET
A2.3
 NUMBER



ELEVATION KEYNOTES	
1	SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2	SEE ARCHITECTURAL SPECIFICATIONS FOR WINDOW SIZES AND SPACING.
3	SEE ARCHITECTURAL SPECIFICATIONS FOR BALCONY RAILINGS.
4	SEE ARCHITECTURAL SPECIFICATIONS FOR DOOR SIZES AND SPACING.
5	SEE ARCHITECTURAL SPECIFICATIONS FOR SIGNAGE.
6	SEE ARCHITECTURAL SPECIFICATIONS FOR LIGHT FIXTURES.
7	SEE ARCHITECTURAL SPECIFICATIONS FOR VENTILATION.
8	SEE ARCHITECTURAL SPECIFICATIONS FOR ROOFING.
9	SEE ARCHITECTURAL SPECIFICATIONS FOR FOUNDATION.
10	SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR WALLS.
11	SEE ARCHITECTURAL SPECIFICATIONS FOR INTERIOR WALLS.
12	SEE ARCHITECTURAL SPECIFICATIONS FOR FLOORS.
13	SEE ARCHITECTURAL SPECIFICATIONS FOR CEILING.
14	SEE ARCHITECTURAL SPECIFICATIONS FOR MECHANICAL.
15	SEE ARCHITECTURAL SPECIFICATIONS FOR ELECTRICAL.
16	SEE ARCHITECTURAL SPECIFICATIONS FOR PLUMBING.
17	SEE ARCHITECTURAL SPECIFICATIONS FOR FIRE PROTECTION.
18	SEE ARCHITECTURAL SPECIFICATIONS FOR ACCESSIBILITY.
19	SEE ARCHITECTURAL SPECIFICATIONS FOR ENERGY EFFICIENCY.
20	SEE ARCHITECTURAL SPECIFICATIONS FOR SUSTAINABILITY.



300 ARCHITECTS, PC
 SUITE 110
 CHICAGO, IL 60618
 312.412.2335
 312.412.2331

COMPONENTS: JOHNSON BRICK
 JOHNSON BRICK COMPANY
 1000 N. LAKE ST.
 CHICAGO, IL 60610

CONTRACT NO. 2016-001
 PROJECT NO. 16-001
 SHEET NO. A2.4

PROJECT NAME
 NEW 8 UNIT
 TOWNHOME DEVELOPMENT
 W/ 7 CAR GARAGE ATTACHED GARAGE
 1000 N. LAKE ST.
 CHICAGO, IL

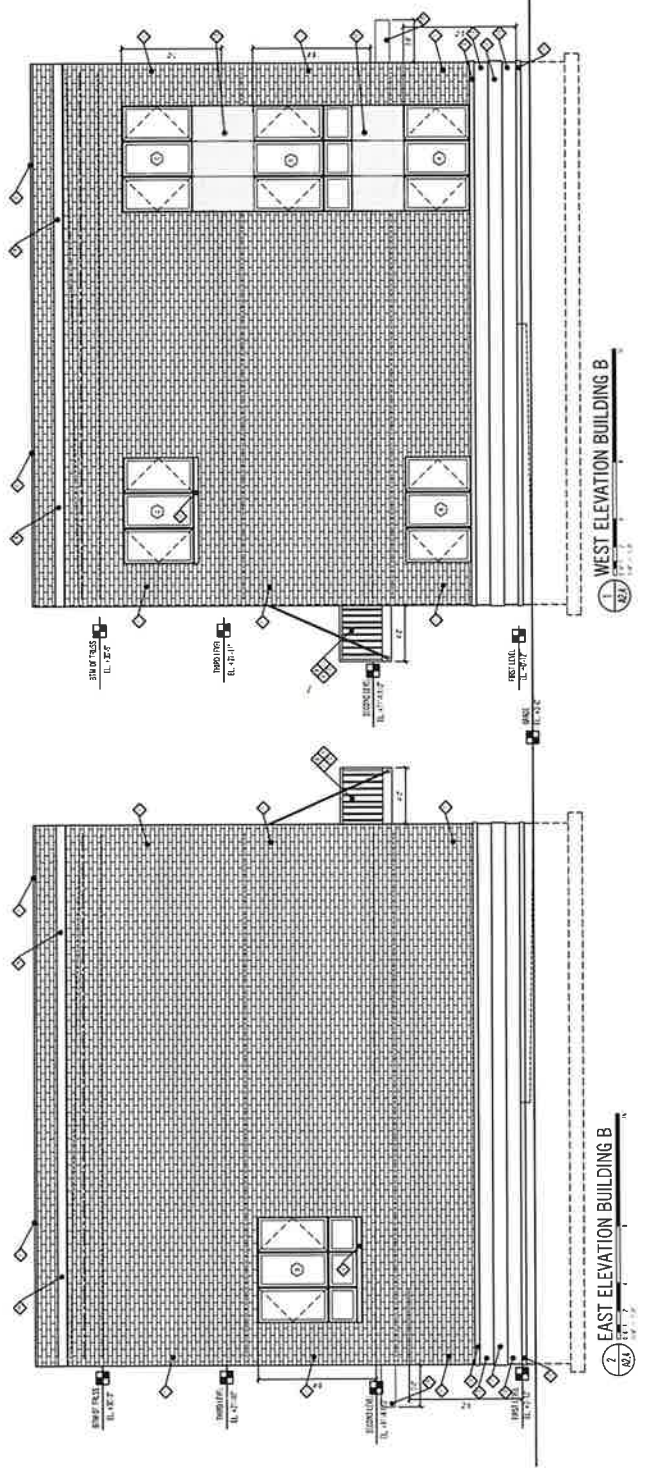
DATE: 03.22.2017



SHEET NO.
 BUILDING B ELEVATIONS

SHEET
A2.4
 NUMBER

ELEVATION KEYNOTES	
1	JOHNSON BRICK COMPANY
2	JOHNSON BRICK COMPANY
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WEST ELEVATION BUILDING B

EAST ELEVATION BUILDING B