Final for Publication

SUBSTITUTE TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
3841-43 N. Lakewood

The Applicant seeks to rezone 3843 North Lakewood from a RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5 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 three-story, three-flat building. The Applicant seeks to bring the existing building into a conforming zoning district and construct a detached house on the vacant lot. No commercial space will be provided.

The Applicant requires relief for both the existing building at the 3843 N. Lakewood and the proposed construction at the 3841 N. Lakewood

3843 N. Lakewood Avenue (existing building): Pursuant to Section 17-13-0303-D, Applicant seeks an administrative adjustment to reduce the bike parking spaces from 3 to 0 under Section 17-13-1003-G; the Applicant seeks a variation to reduce the front setback to 3.25 feet, the rear setback to 13.25 feet, the north, south, and combined setbacks to 0 feet under Section 17-13-1101-B; the Applicant seeks an administrative adjustment to reduce the rear yard open space to 0 square feet under Section 17-13-1003-K; and, the Applicant seeks all relief as needed, as allowed by the Zoning Ordinance, for the attached plans.

3841 N. Lakewood Avenue (proposed construction): Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to increase the parking spaces from 1 to 2 under Section 17-13-1003-EE; the Applicant seeks the following variation relief: (1), the Applicant seeks a variation to reduce the front setback to 4 feet, 9 inches and to reduce the rear setback to 15.5 feet; 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; and, the Applicant seeks all relief as needed, as allowed by the Zoning Ordinance, for the attached plans.

Project Bulk and Density

	3843 N. Lakewood
Lot Area	1,997.42 SF
Density MLA (Lot area per unit)	3 DU (665 sq/ft per unit)
Off Street Parking	0 spaces
Bike Parking Spaces	0 spaces*
Front Setback	3.25 feet**
Rear Setback	13.25 feet**
Side Setback (North)	0 feet**
Side Setback	0 feet**

(South)	
Rear Yard Open Space	0 SF***
FAR	2.0
Building Height	36 feet

* Pursuant to Section 17-13-0303-D, Applicant seeks an administrative adjustment to reduce the bike parking spaces from 3 to 0 under Section 17-13-1003-GG

**Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the front setback to 3.25 feet, the rear setback to 13.25 feet, the north, south, and combined setbacks to 0 feet under Section 17-13-1101-B.

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

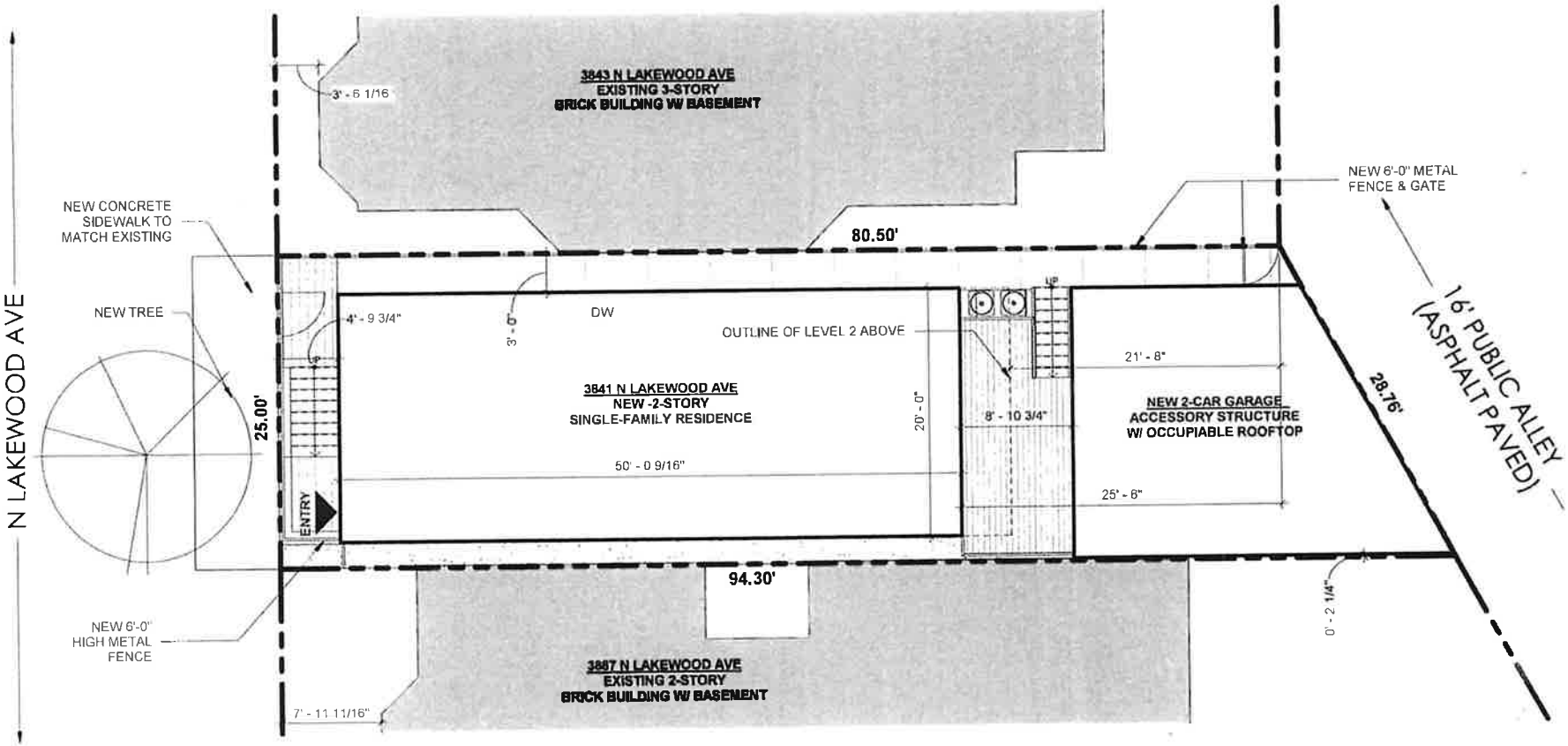
Project Bulk and Density

	3841 N. Lakewood Ave
Lot Area	2,185 SF
Density MLA (Lot area per unit)	1 DU (detached house)
Off Street Parking	2 spaces*
Front Setback	4 feet, 9 inches**
Rear Setback	15 feet, six inches**
Side Setback (North)	3 feet
Side Setback (South)	2 feet*
Rear Yard Open Space	0 SF***
FAR	1.01
Building Height	30 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 to 4 feet, 9 inches and the rear setback to 15.5 feet.

*** 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.



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

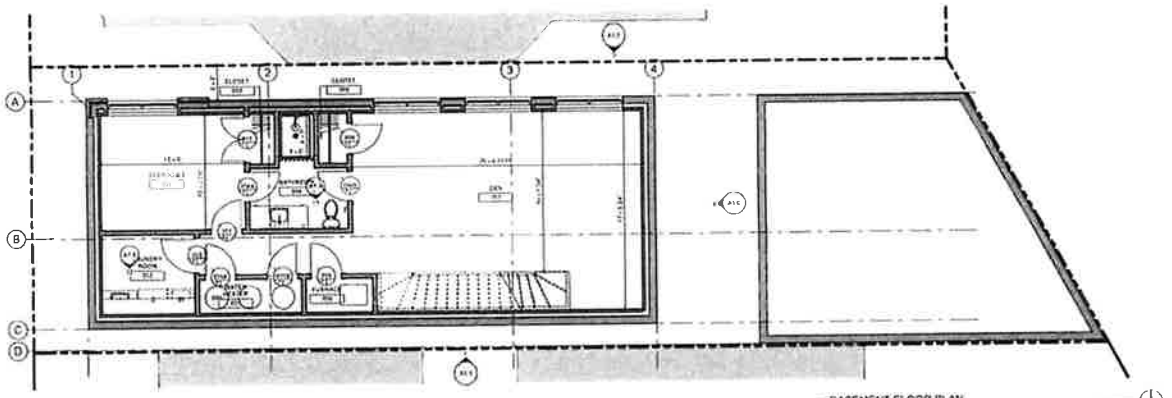
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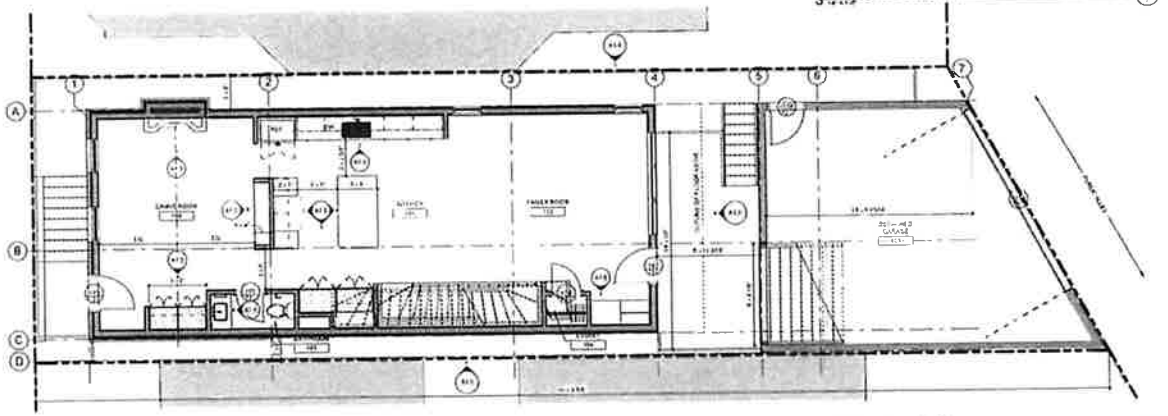
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ARCHITECTURAL SITE PLAN

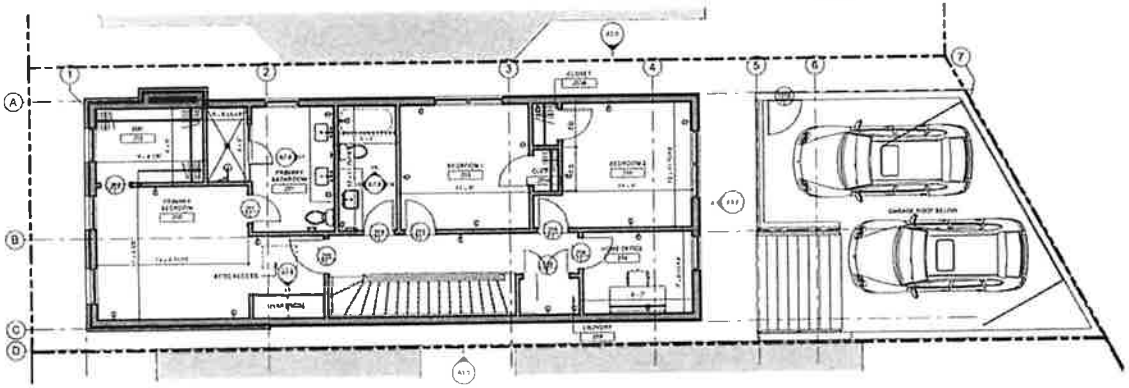
3841 N LAKEWOOD AVE



3 BASEMENT FLOOR PLAN



1 LEVEL 1 FLOOR PLAN



2 LEVEL 2 FLOOR PLAN

PLAN LEGEND

PLAN NOTES

1. ALL PARTITIONS TO BE TYPE 1 U.N.O. REFER TO SHEET A0.01 - PARTITION TYPES. SHEATH AND FRAME EXISTING OR WALLS AS REQUIRED TO ACHIEVE 1 HOUR U.L. RATING.

2. PARTITIONS TO BE CENTERED ON CENTER OF WINDOW MULLION PER DETAIL 3/A4.0

3. RATED ASSEMBLIES SHALL BE CREATED IN ENTIRETY PRIOR TO PENETRATED ASSEMBLIES. REFER TO FIRE SAFETY DRAWINGS FOR EXTENT OF RATED ASSEMBLIES.

4. ALL GWB SHEETING AT LOCATION OF GYPSUM PARTITION U.N.O. TO BE FINISH ROCK LEVEL ON ALL SHEET STEEL AND PLYWOOD SHEATHING PER DETAIL 5/A4.0 AND PLYWOOD FINISHED PLANK WITH WALLBOARD PER DETAIL 6/A4.0

5. A SURVEY OF ALL FLOOR SURFACES SHALL BE MADE PRIOR TO FINAL INSTALLATION TO OBTAIN THE DATUM LEVEL CONSISTENT THAT WOULD PROHIBIT THE LEVEL PLACEMENT OF FLOORING LESS THAN ALL OR INTERFERE WITH THE INSTALLATION OF ARCHITECTURAL OR MILLWORK ELEMENTS.

6. GENERAL CONTRACTING SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL ARCHITECTURAL DRAWINGS WITH ARCHITECTURAL SCHEDULES. ANY DISCREPANCY BETWEEN ANY CONSTRUCTABLE PATH SHALL BE NOTED AS A CLARIFICATION TO THE CENTRAL COORDINATOR'S BID SUBMISSION. ANY RELEVANT BETWEEN-TRADE DISCREPANCY NOT NOTED AS A QUALIFICATION SHALL BE CONSTRUED IN FAVOR OF THE OWNER AT NO COST.

7. PROVIDE CONTROL JOINTS AT 12' MAX. INTERVALS OR WHERE APPROPRIATE, U.N.O.

8. FIELD VERIFY ALL DIMENSIONS LOCATED IN EXISTING CONSTRUCTION PRIOR TO PROCEEDING WITH ANY WORK.

9. PROVIDE ACCESS PANELS WHERE INDICATED AND WHERE MECHANICAL, WATER SHUT-OFFS, DAMPERS AND SWITCHES OCCUR BEHIND FINISHED SURFACES. VERIFY WITH MECHANICAL, PLUMBING, ELECTRICAL AND FIRE SPRINKLER DRAWINGS. COORDINATE FINAL LOCATION WITH ARCHITECT.

SHEET NOTES

1 REVISION ISSUE FOR PERMIT

ECKENHOFF SAUN

STREIT RESIDENC

3841 N LAKEWOO

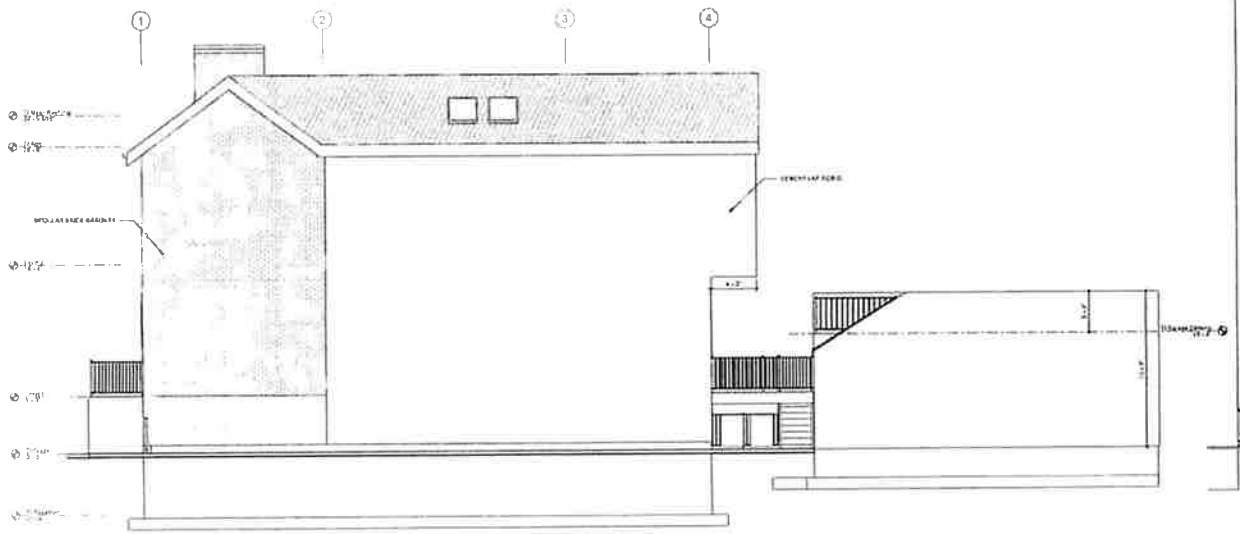
3841 N LAKEWOOD

FLOOR PLANS

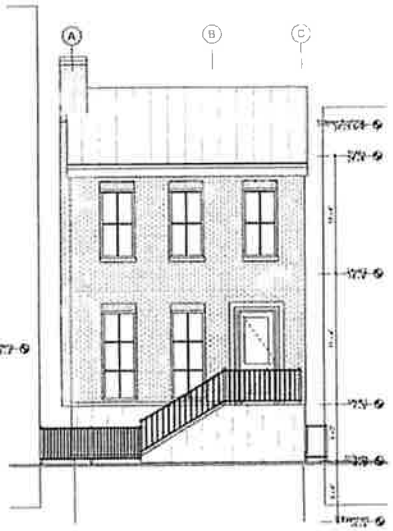
29154

A1.1

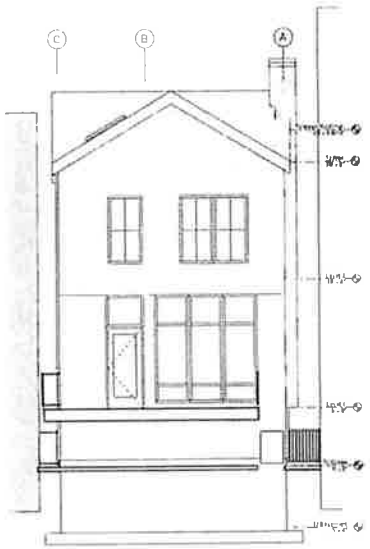
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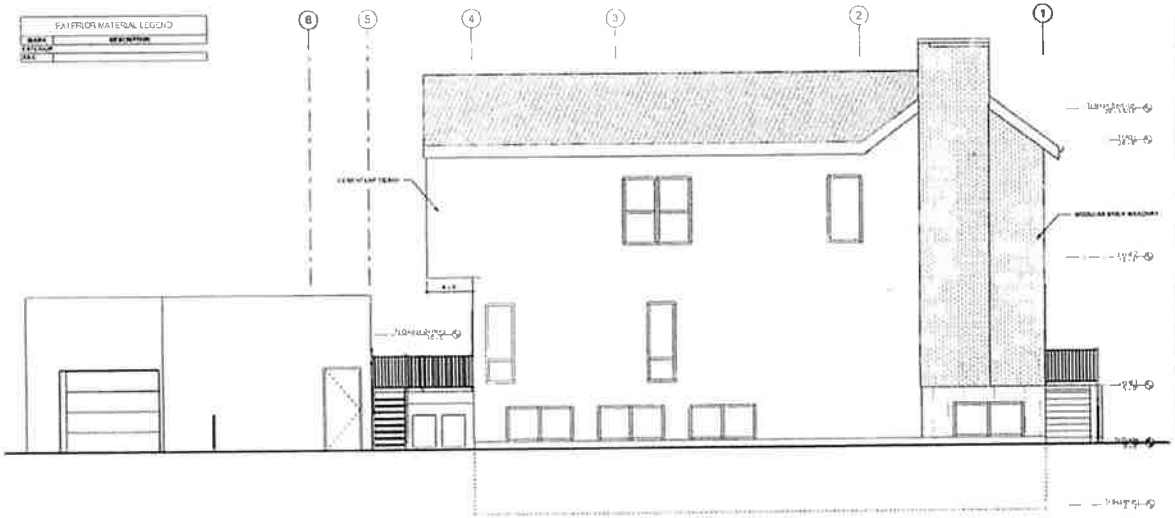
1 SOUTH ELEVATION



2 WEST ELEVATION



4 EAST ELEVATION



3 NORTH ELEVATION

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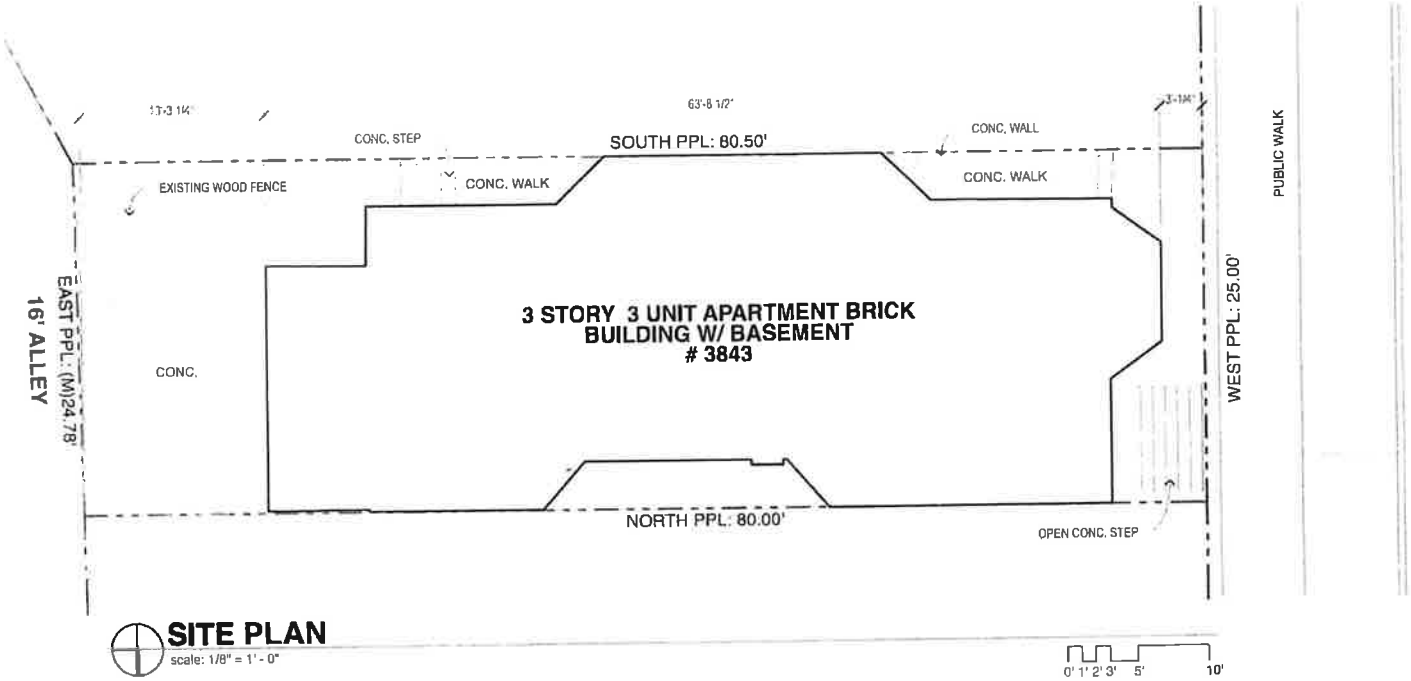
STREIT RESIDENCE

3841 N LAKEWOOD

3841 N LAKEWOOD

EXTERIOR ELEVATIONS

A3.0



SITE PLAN
scale: 1/8" = 1' - 0"

ZONE DISTRICT:
RT-3.5 RESIDENTIAL TWO FLAT, TOWNHOUSE AND MULTI-UNIT DISTRICT

SITE DATA (per United Survey Service, LLC dated 11/05/2024)*:
LOT SIZE: 25.00' x 80.50' x 24.78' x 80.00'*
LOT AREA: 1,997.42 sq ft*
BUILDING SIZE: 1,315.05 sq ft*

BUILDING DATA
* FLOOR AREA (existing):
FIRST FLOOR 1,315.05 SQ FT
SECOND FLOOR 1,315.05 SQ FT
THIRD FLOOR 1,315.05 SQ FT
TOTAL FLOOR AREA 3,945.15 SQ FT (existing)
- MAXIMUM FLOOR AREA RATIO 1.05 (1,997.42 x 1.05 = 2,097.29 sq ft)
- EXISTING FLOOR AREA RATIO 1.98
- EXISTING FRONT YARD SETBACK 3'-1/4"
- EXISTING SIDE YARD SETBACK 0'-0" COMBINED SIDE SETBACK
- EXISTING FRONT YARD SETBACK 13'-3 1/4"
- EXISTING PARKING 0 (NO PARKING)
- BICYLE PARKING 3

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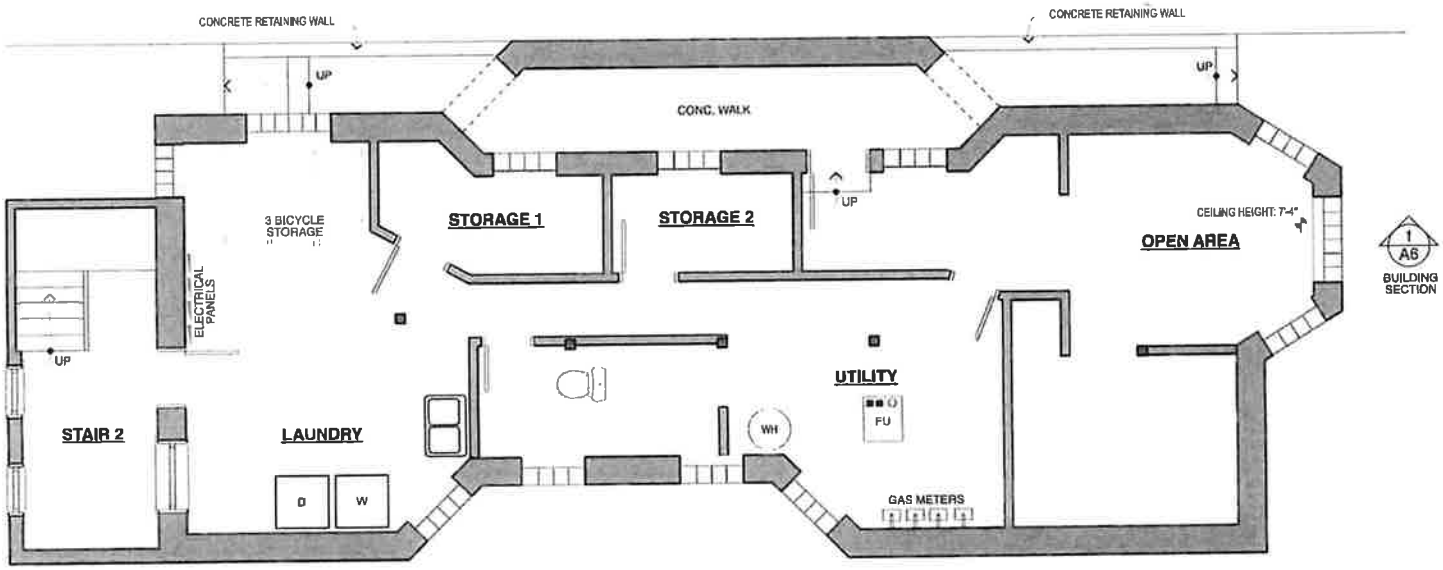
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ISSUE FOR REVIEW	10.13.2025
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3843
North Lakewood Ave.
Chicago, Illinois 60613

SITE PLAN AND DATA
A1



BASEMENT PLAN - existing
scale: 3/16" = 1'-0"

FLOOR AREA: 1,315.05 SQ FT

0' 1' 2' 3' 5' 10'

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FLOOR PLAN + DATA

A2

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FIRST FLOOR PLAN - existing

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

FLOOR AREA: 1,315.05 SQ FT

0' 1' 2' 3' 5' 10'

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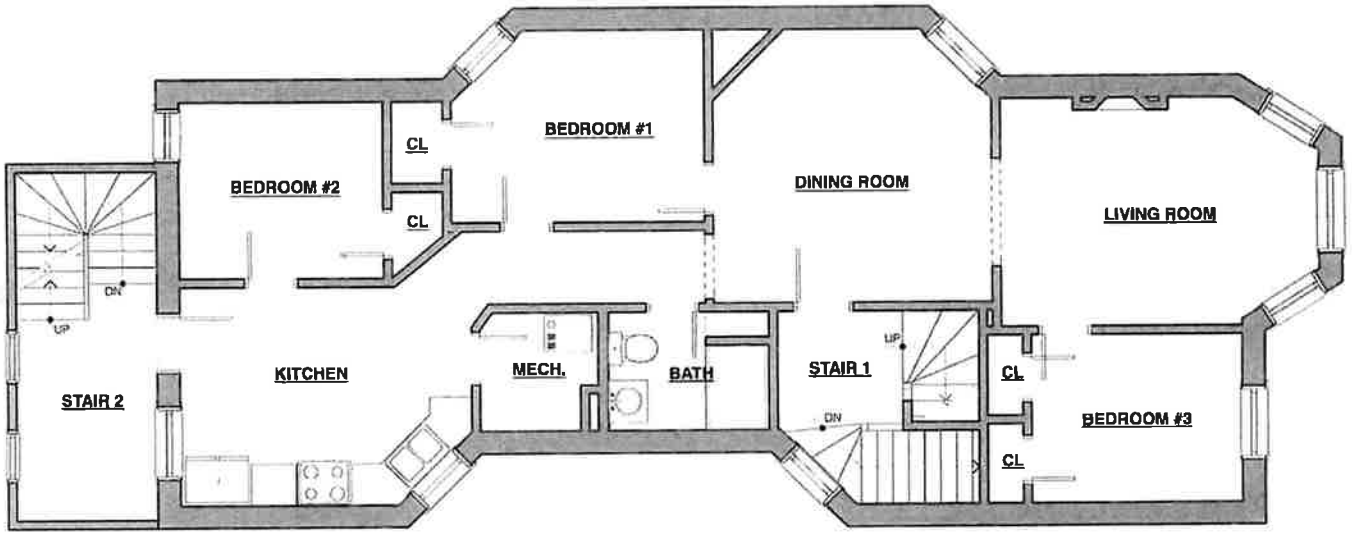
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Sheet Title: FLOOR PLAN

Sheet No.: A3



SECOND FLOOR PLAN - existing

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

FLOOR AREA: 1,315.05 SQ FT

0' 1' 2' 3' 5' 10'

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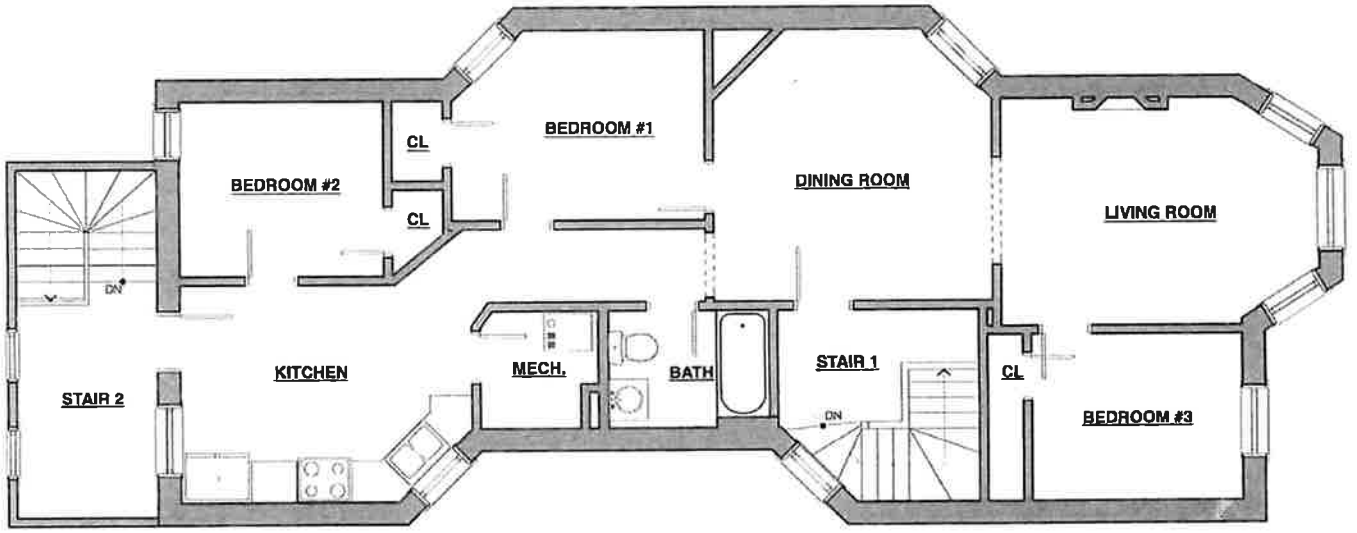
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FLOOR PLAN
A4



1 A6 BUILDING SECTION

THIRD FLOOR PLAN - existing

scale, 3/16" = 1'-0"

FLOOR AREA: 1,315.05 SQ FT

0' 1' 2' 3' 5' 10'

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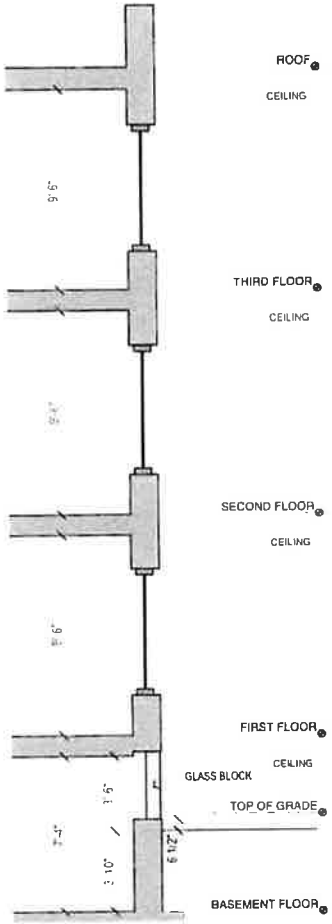
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FLOOR PLAN A5



EXISTING FRONT ELEVATION



1 BUILDING SECTION - existing

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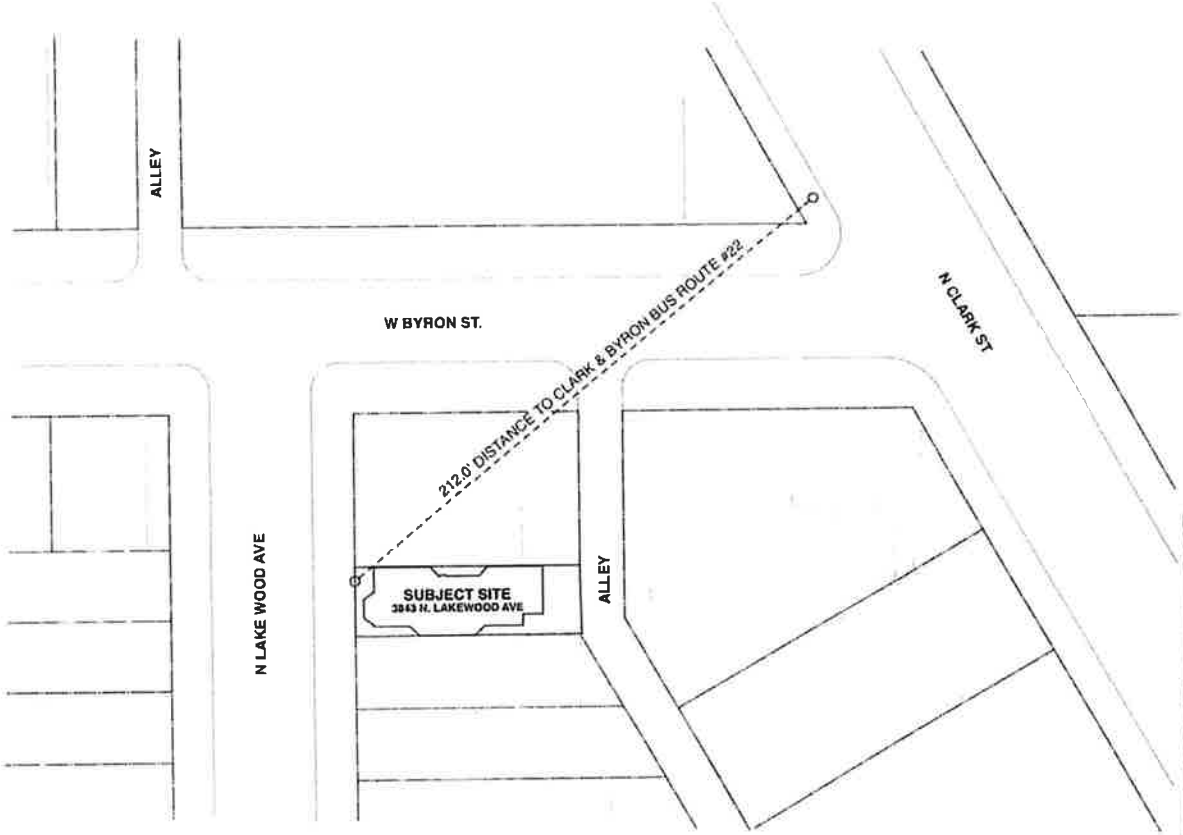
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BUILDING SECTION / PHOTO

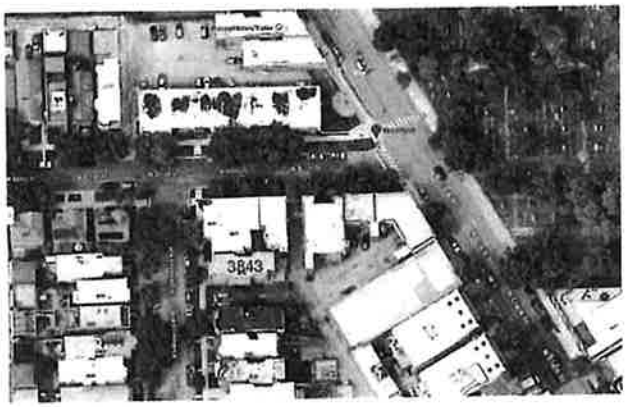
A6

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TSL SITE PLAN

0' 5' 10' 30' 50'



AERIAL PHOTO

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TSL SITE PLAN

A7