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SUBSTITUTE NARRATIVE AND PLANS 22732T1
TYPE I Rezoning Attachment
3116 North Oakley Avenue
From C1-2 to a B2-2

The Property
The subject property is improved with a residential building with two dwelling units and one automobile parking space. The subject property is located on a block improved with buildings of various heights that contain residential, commercial, and mixed uses—which consist of ground floor commercial space with residential uses above. The subject property is in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is located within 1,320 feet from the Western Avenue CTA Bus Line Corridor Roadway Segment (49, X49, 49B).

The Project
The Applicant seeks to rezone the property to construct a three-story, three-unit residential building with a two-car garage and three bicycle parking spaces. The height of the building will be thirty-eight feet. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from a C1-2 Neighborhood Commercial District to a B2-2 Neighborhood Mixed-Use District. The Applicant is also filing a Type 1 rezoning application and seeks the following: 1) an administrative adjustment under 17-13-1003-EE to decrease the number of automobile parking spaces to two spaces; and 2) a variation under 17-13-1101-R to increase the sufficient area of the lot by 10% to reduce minimum lot area standards and to allow for three dwelling units.

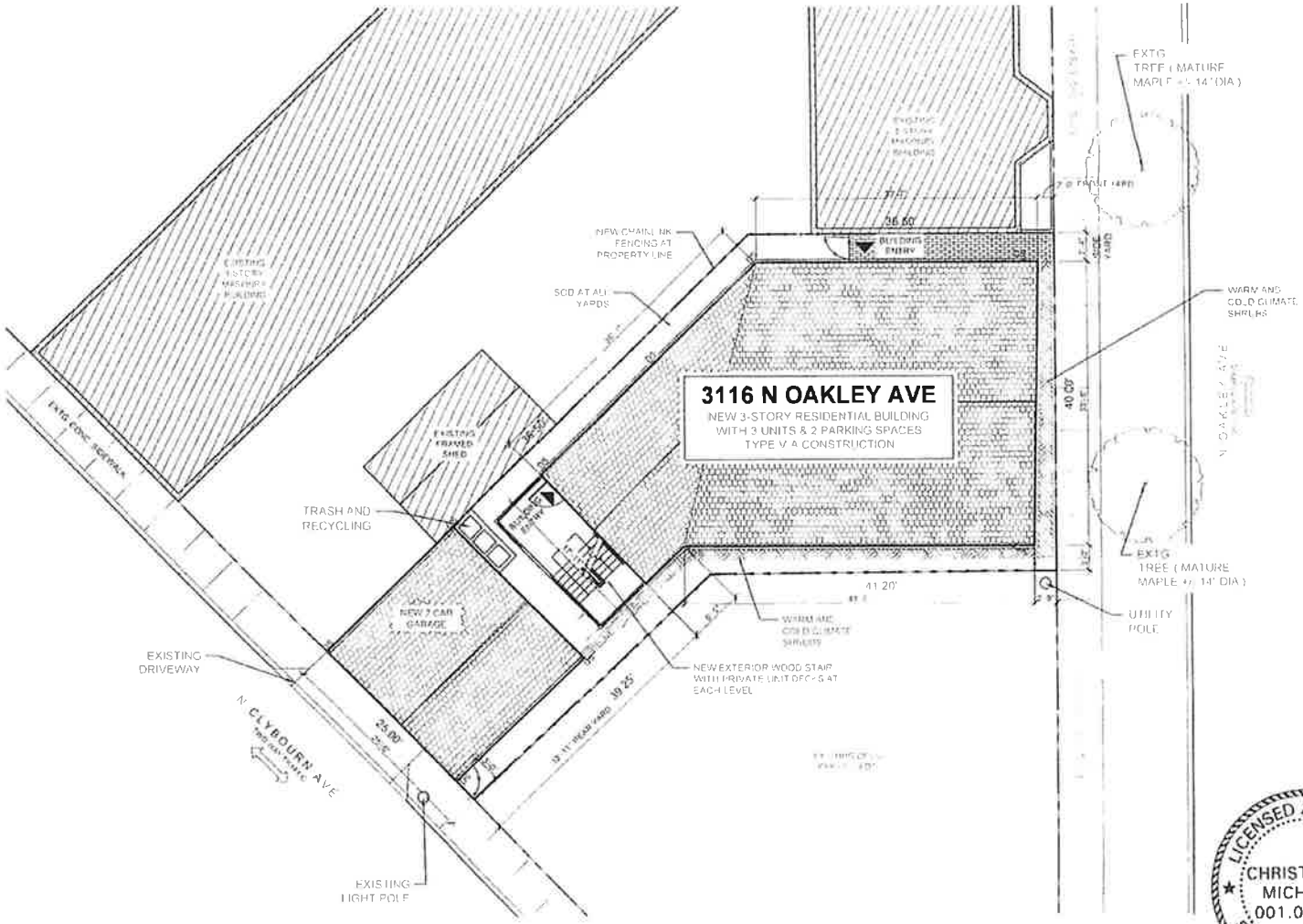
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,954.00 square feet
Floor Area:	5,317.20 square feet
Maximum FAR:	1.8
Residential Dwelling Units:	3
MLA Density:	984.67 square feet
Height:	38 feet
Automobile Parking:	2
Bicycle Parking:	3

Setbacks:

East (Front):	2.00 feet
North (Side):	3.33 feet
South (Side):	3.00 feet
Rear:	39 feet 3 inches

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NORTH

SITE PLAN - ROOF PLAN

1/16" = 1'-0"

3116 N. OAKLEY AVE

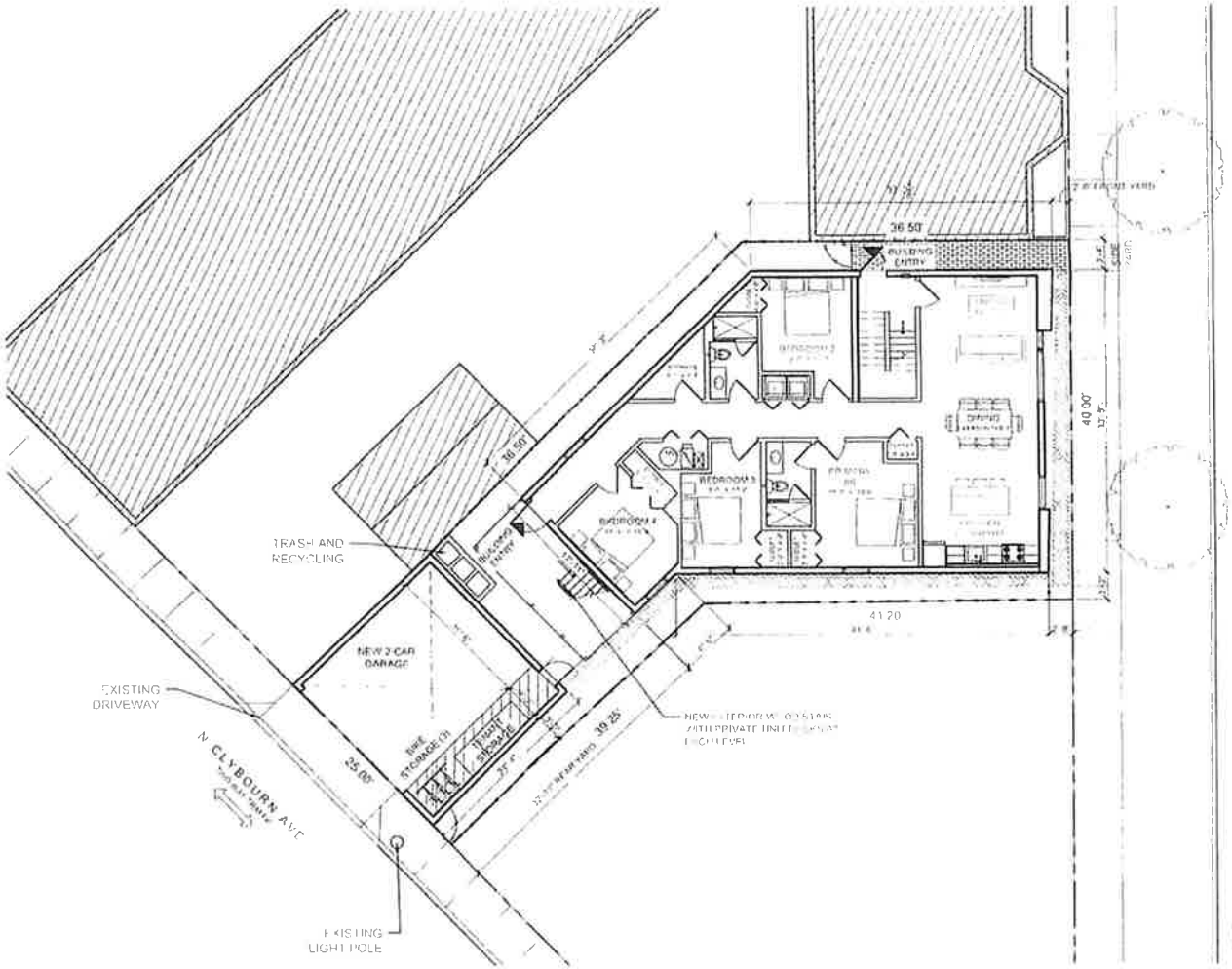
CHICAGO, ILLINOIS 60618

MAY 2 2025

LICENSED ARCHITECT
CHRISTOPHER MICHALEK
001.021715
STATE OF ILLINOIS

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NORTH

SITE PLAN - GROUND FLOOR

1/16" = 1'-0"

0 4' 8' 16 32'

GROUND FLOOR UNIT = 1,540 SF

LICENSED ARCHITECT
CHRISTOPHER MICHALEK
001.021715
STATE OF ILLINOIS

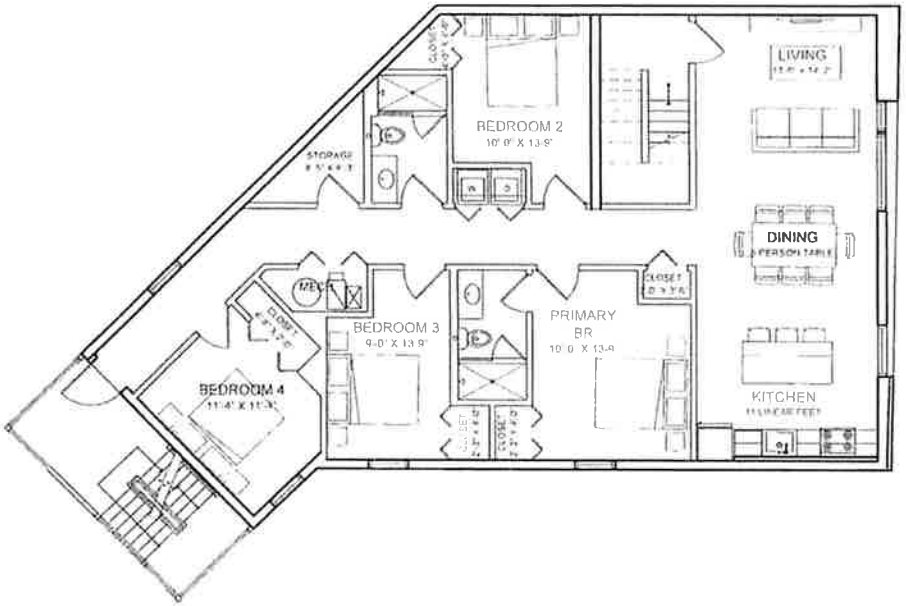
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NORTH

SECOND AND THIRD FLOOR
UNIT PLANS 1,540 SF

3/32" = 1'-0"

0 4' 8' 16'

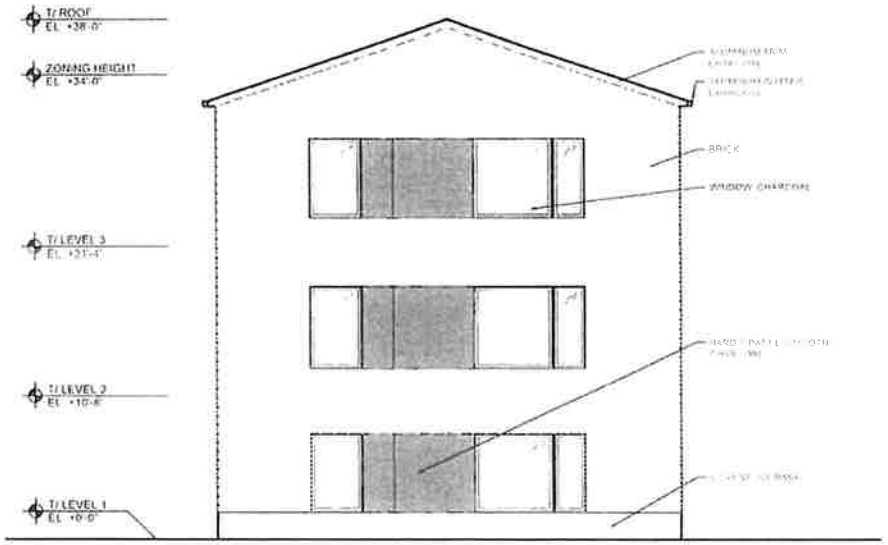
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EAST ELEVATION

3/32" = 1'-0"

0 4' 8' 16

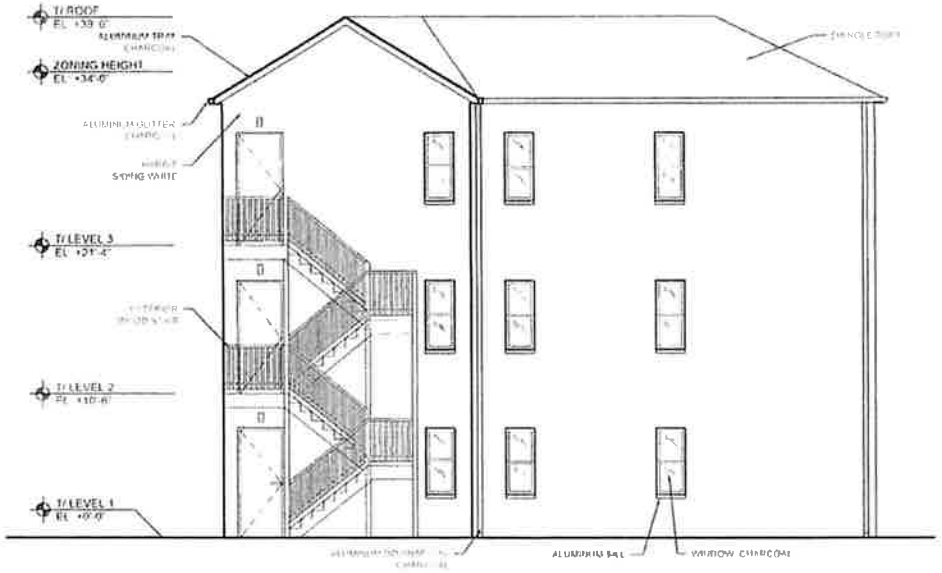
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SVN ARCHITECTURE & DESIGN

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WEST ELEVATION

3/32" = 1'-0"

0 4' 8' 16'

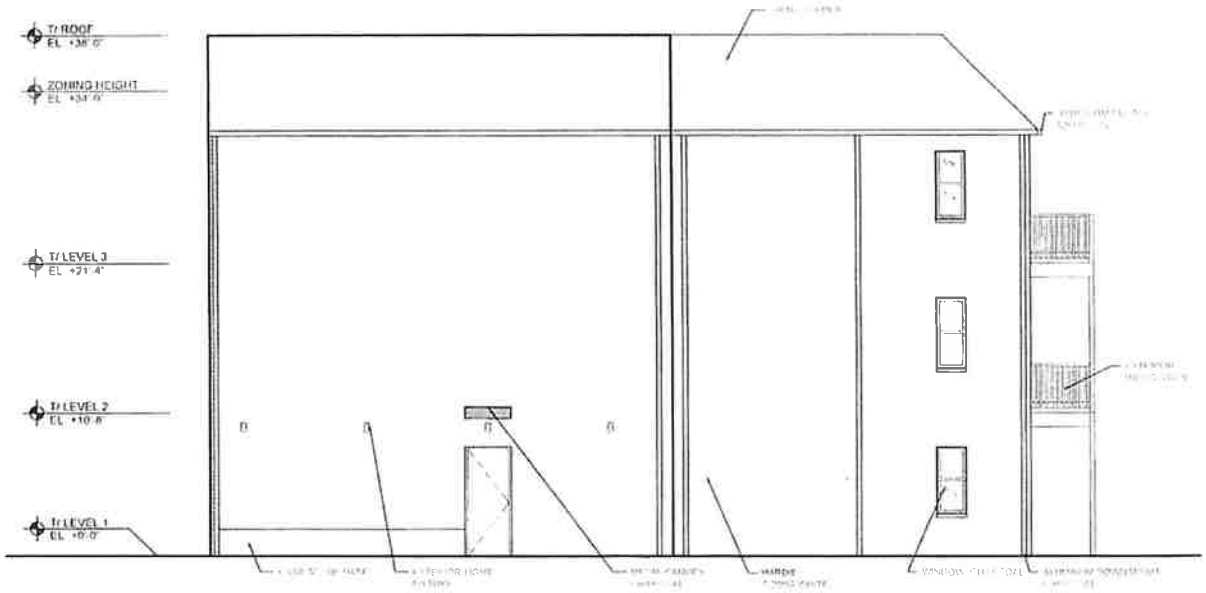
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NORTH ELEVATION

3/32" = 1'-0"

0 4' 8' 16'

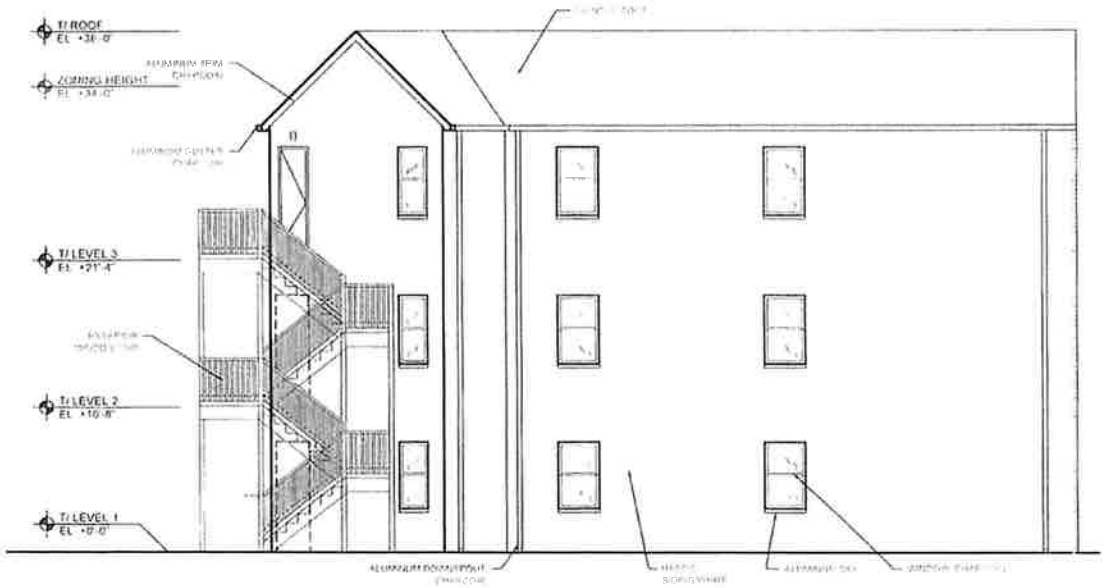
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SOUTH ELEVATION

3/32" = 1'-0"

0 4' 8' 16'

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