NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from RM-5 to B2-5
1528 North LaSalle Drive

The Project

The property is improved with a four-story residential building with 4 residential dwelling units and no parking spaces. The Applicant seeks to rezone the property to allow rehabilitation of the existing building with a fifth-floor addition on the existing four-story building and a five-story addition to the rear of the existing building. The additions will allow for an increase in the number of units from four to a total of eight units. Three parking spaces will be added. The height of the building as rehabilitated will be 47.25 feet.

The property is located on the west side of North LaSalle Drive in an area that is primarily improved with multi-family buildings ranging in height from two stories to twenty stories or more. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current RM-5 Residential Multi-Unit District to a B2-5 Neighborhood Mixed-Use District under a Mandatory Type I Map Amendment. The area has a mix of zoning classifications, including RM-5, RM6.5 and B3-5. It is improved with multiple buildings of similar or greater 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 on LaSalle Drive a designated bus line corridor in Table 17-17-0400-B, 1,400.18 feet from the CTA Sedgwick Brown Line Station, 2,108 feet from the CTA Division Red Line Station, and 467 feet from Clark Street and 442 feet from North Avenue both of which are designated bus line corridors in Table 17-17-0400-B. Accordingly, the property qualifies for a parking reduction under the Transit Served provision of the Zoning Ordinance

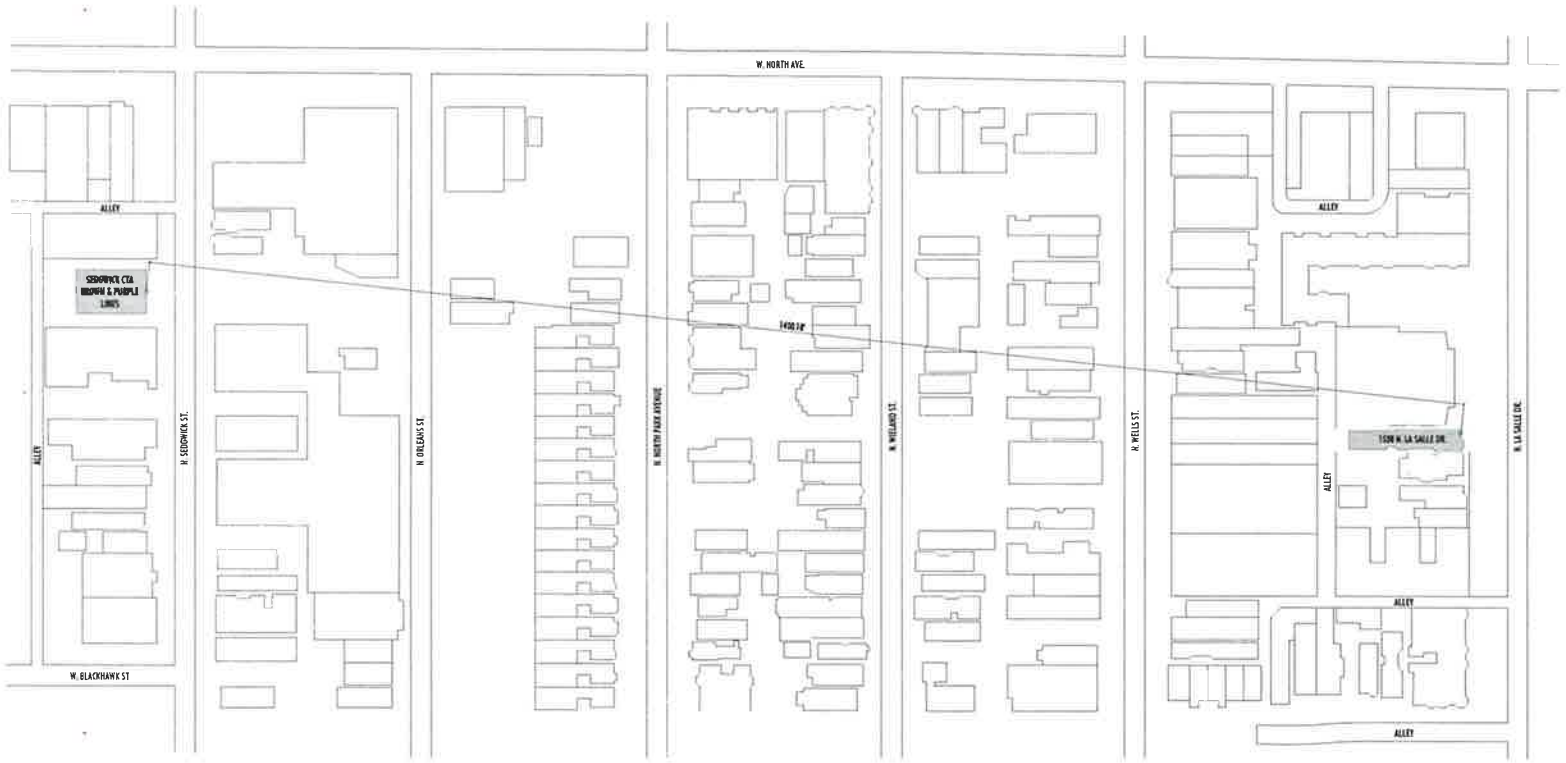
The Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) Variations under Section 17-13-1101-B to reduce the require front setback from 7.50 feet to 5.55 feet, the rear setback from 30.00 feet to 21.67 feet, and the north side and south side setbacks from 4.73 feet each to zero; and 2) a Variation 17-13-1003-EE to reduce the required parking from 4 spaces to 3 spaces.

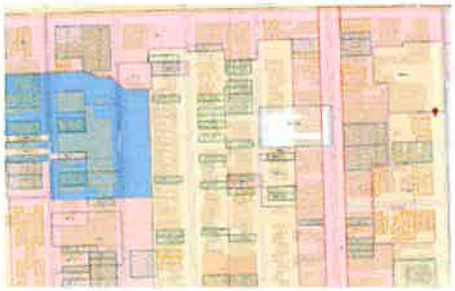
The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,724 square feet	
Floor Area:	12,694.96 square feet	
Maximum FAR:	3.41	
Residential Dwelling Units:	8	
MLA Density:	465.50 square feet	
Height (existing):	47.25 feet	
Bicycle Parking:	4 spaces	
Automobile Parking:	3*	
Setbacks:	Front (LaSalle Drive):	5.55 feet
	North Side:	None
	South Side:	None
	Rear (Alley):	21.67 feet

*A set of plans, including a site plan showing the TSL distance of 1,400.18 feet to CTA Sedgwick Station.

N. LA SALLE DRIVE
CONCRETE CURB
WALK
CONCRETE
EXIST. CONC. STEPS
EXIST. CONC. STOOP & STAIRS
EXIST. TREE
EXIST. 58"H. BRICK WALLS
BUILDING CORNER 8.75'S/W & ON LINE
BUILDING CORNER 0.80'W & ON LINE
25.00' (M)
281.09' (R)
5.55'
8.3'
9.0'
1.3'
NEW COVERED MTL. BALCONY (172 SF)
PLANTER
ADJACENT BUILDING CORNER 0.20'S & 0.80'W
INTERIOR & EXTERIOR RENOVATIONS W/ NEW 5TH FLOOR METAL FRAME ADDITION & FRONT PRIVATE BALCONY TO EXISTING 4-STORY MASONRY BUILDING
N. LINE OF BURTON STREET
SITE PLAN 1
1" = 10'-0"
N
67.38'
19-STORY CONCRETE BUILDING #1540
EXISTING LIGHTWELL
EXISTING 4-STORY BRICK BUILDING W/ 5TH STORY METAL FRAME ADDITION #1528
WD. FENCE
73.69'
EXIST. CONC. STAIRS
4-STORY BRICK BUILDING #1524-1526
ADJACENT BUILDING CORNER ON LINE
148.96' (M)
BUILDING CORNER ON LINE
NEW CONC. STAIRS & RETAINING WALL TO 1ST FLOOR
NEW REAR 5-STORY METAL FRAME ADDITION W/ (8) PRIVATE DECKS & TRASH ROOM PER PLANS
NEW (4) PRIVATE DECKS PER PLANS
NEW (3) PRIVATE DECKS PER PLANS
51.16'
2-STORY CONCRETE BLOCK GARAGE
SOD
NEW 5-STORY METAL FRAME REAR ADDITION
LOT 112
ASPHALT PAVEMENT
IRON FENCE
ADJACENT BUILDING @ 1.5'N
21.67'
NEW (3) RESIDENTIAL PARKING SPACES
PARKING #3
PARKING #2
PARKING #1
SAFETY BOLLARDS @40'C MAX
(4) BICYCLE RACK PROVIDED INSIDE BUILDING COMMON AREA - SEE SHEET A-4.0
25.00' (M)
20' PUBLIC ALLEY
ASPHALT
S EDGE OF ADJACENT CONCRETE BLOCK GARAGE 0.10'N
(IN FEET)





ZONING MAP



AERIAL MAP



SEDGWICK CTA BROWN & PRUPLE LINES
STATION ENTRANCE

TRANSIT SERVED LOCATION MAP (1)

1" = 60'-0"

I HEREBY CERTIFY THAT THE DISTANCE BETWEEN THE PROPERTY AT 1528 N. LA SALLE DR. AND THE NEAREST CTA TRAIN STATION IS 1400.18'. THIS MEASURING WAS PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE CONFORMS TO THE CITY OF CHICAGO CODE.

LICENSED ARCHITECT
HEMAL M. PUROHIT
001.019443
STATE OF ILLINOIS

Hemal Purohit

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CELL // 773.791.6824

LICENSED ARCHITECT
HEMAL M. PUROHIT
001.019443
STATE OF ILLINOIS

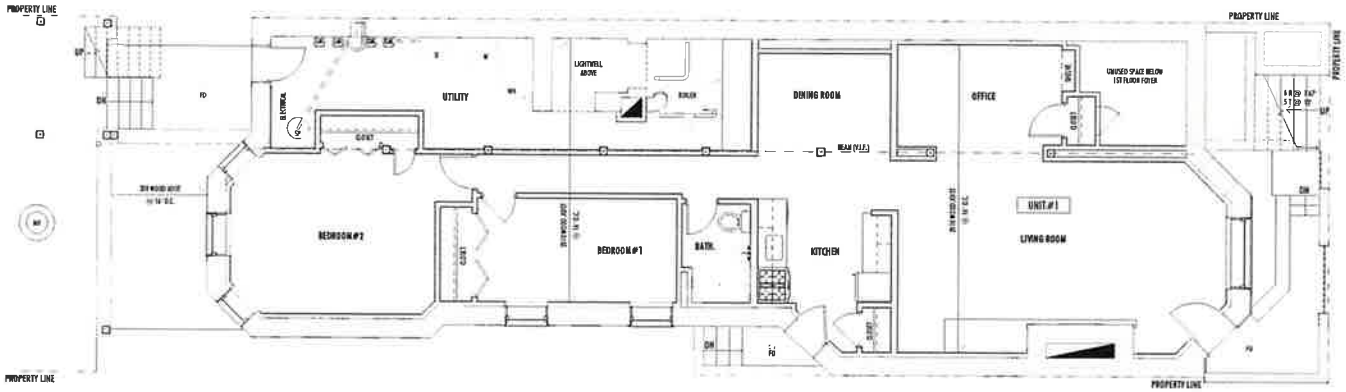
SPR 2019 CBC. INT. & EXT. REMD. W/ REAR 5-STORY & FRONT 5TH FLR. MTL. FRAME ADDITION OF (4) D.U. TO EXIST. (4) D.U. (OCC. GROUP R2) TOTAL (8) D.U. W/ NEW (4) MIDDLE & (4) REAR DECKS, FRONT BALCONY W/ FRONT & REAR MTL. CANOPY, TRASH ENCL., (4) BICYCLE & (2) VEHICLE PARKING SPACES ON EXIST. 4-STORY TYPE III A CONSTR. MAS. & FRAME BLDG.
1528 N. LA SALLE DR., CHICAGO, 60610

Project No.	
10104781	
1528 N. LA SALLE DR.	

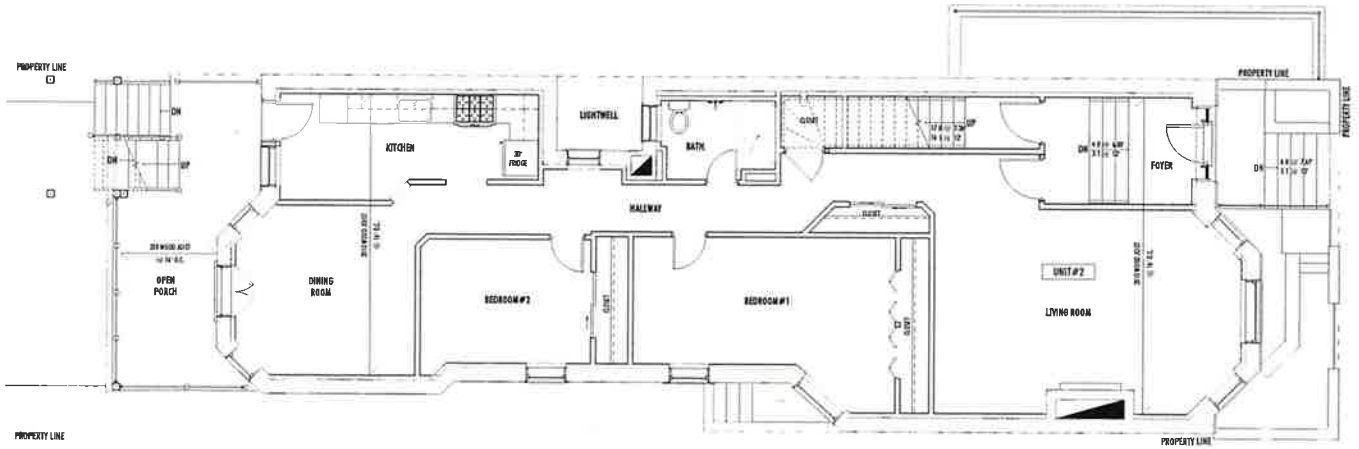
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Revision			
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Revision			
Drawn	HM	04/17/24	
Checked	HP	04/17/24	
Approved	HP	04/17/24	

TRANSIT SERVED LOCATION MAP — Title

A-0.3 — Sheet No.



EXISTING 1ST FLOOR PLAN (1)
1/4" = 1'-0"



EXISTING 2ND FLOOR PLAN (2)
1/4" = 1'-0"

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CELL // 773.791.6824

LEGEND

- EXISTING CONDITION TO REMAIN
- EXISTING CONDITION TO BE REMOVED
- EXISTING CONDITION TO BE REMOVED

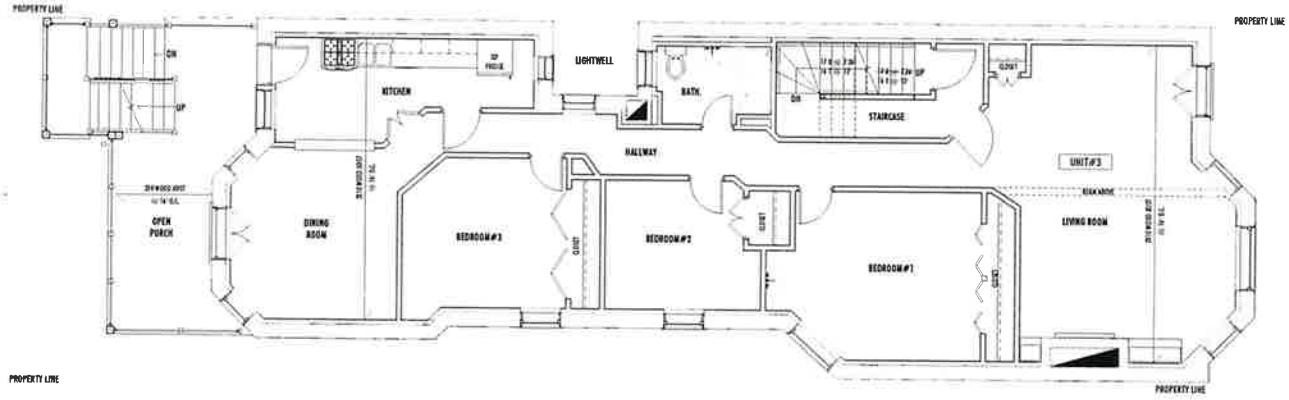
LICENSED ARCHITECT
HEXAL M. PUROHIT
001-015435
STATE OF ILLINOIS

SPR 2019 CBC. INT. & EXT. RENO. W/ REAR 5-STORY & FRONT 5TH FLR. MTL. FRAME ADDITION OF (4)D.U. TO EXIST. (4)D.U. (OCC. GROUP R2) TOTAL (8)D.U. W/ NEW (4) MIDDLE & (4) REAR DECKS, FRONT BALCONY W/ FRONT & REAR MTL. CANOPY, TRASH ENCL., (4) BICYCLE & (2) VEHICLE PARKING SPACES ON EXIST. 4-STORY TYPE III-A CONSTR. MAS. & FRAME BLDG.
1528 N. LA SALLE DR., CHICAGO, 60610

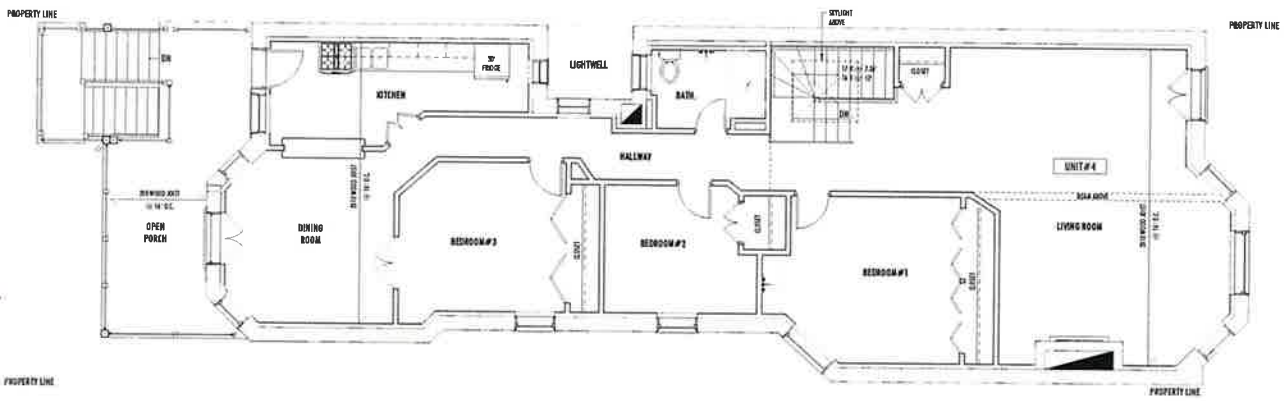
Project No.
10104781
1528 N. LA SALLE DR.

Revision	Initial	Date	Comment
Revision			
Revision			
Revision			
Revision			
Drawn	RM	04/17/24	
Checked	KP	04/17/24	
Approved	KP	04/17/24	

EXISTING 1ST & 2ND FLOOR PLANS — Title
A-2.0 — Sheet No.



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



EXISTING 4TH FLOOR PLAN 2
1/4" = 1'-0"

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LEGEND

EXISTING CONDITION TO REMAIN

EXISTING CONDITION TO BE DEMOLISHED

EXISTING CONDITION TO BE DEMOLISHED

LICENSED ARCHITECT
HERSAL M. PUROHIT
001.013481
STATE OF ILLINOIS

SPR 2019 CBC- INT. & EXT. REMOD. W/ REAR 5-STORY & FRONT 5TH FLR. MTL. FRAME ADDITION OF (10) D. U. TO EXIST. (40) D.U. (OCC. GROUP R2) TOTAL (50) D. U. W/ NEW (4) MIDDLE & (4) REAR DECKS, FRONT BALCONY W/ FRONT & REAR MTL. CANOPY, TRASH ENCL., (6) BICYCLE & (3) VEHICLE PARKING SPACES ON EXIST. 4-STORY TYPE III-A CONSTR. MAS. & FRAME BLDG.
1528 N. LA SALLE DR., CHICAGO, 60610

Project No.
10104781
1528 N. LA SALLE DR.

	Initial	Date	Comments
Revision			
Revision			
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Revision			
Drawn	MM	04/17/24	
Checked	HP	04/17/24	
Approved	HP	04/17/24	

EXISTING 3RD & 4TH FLOOR PLANS — Title

A-2.1 — Sheet No.



EXISTING WEST ELEVATION 1
1/4" = 1'-0"



EXISTING EAST ELEVATION 3
1/4" = 1'-0"

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LEGEND

EXISTING CONDITION TO REMAIN

EXISTING CONDITION TO BE REMOVED

EXISTING CONDITION TO BE REMOVED

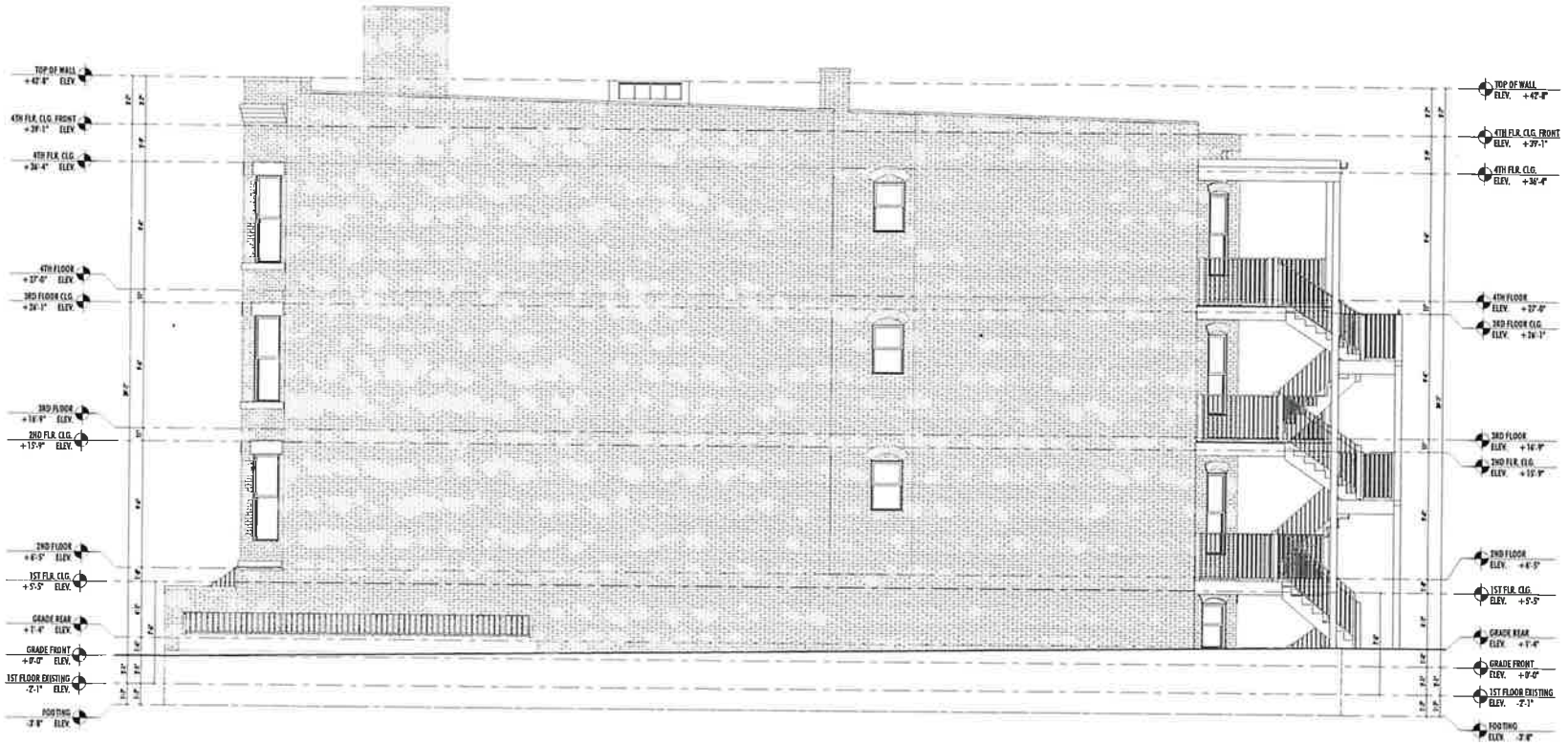
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1528 N. LA SALLE DR., CHICAGO, 60610

Project No.
101044781
1528 N. LA SALLE DR.

	Initial	Date	Comments
Revision			
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Revision			
Drawn	NW	04/17/24	
Checked	KR	04/17/24	
Approved	KP	04/17/24	

EXISTING EAST & WEST ELEVATIONS — Title

A-3.0 — Sheet No.



EXISTING NORTH ELEVATION (2)
1/4" = 1'-0"

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LEGEND

- EXISTING CONDITION TO REMAIN
- EXISTING CONDITION TO BE REMOVED
- EXISTING CONDITION TO BE REMOVED

LICENSED ARCHITECT
HEMAL M. PUROHIT
001.013491
STATE OF ILLINOIS

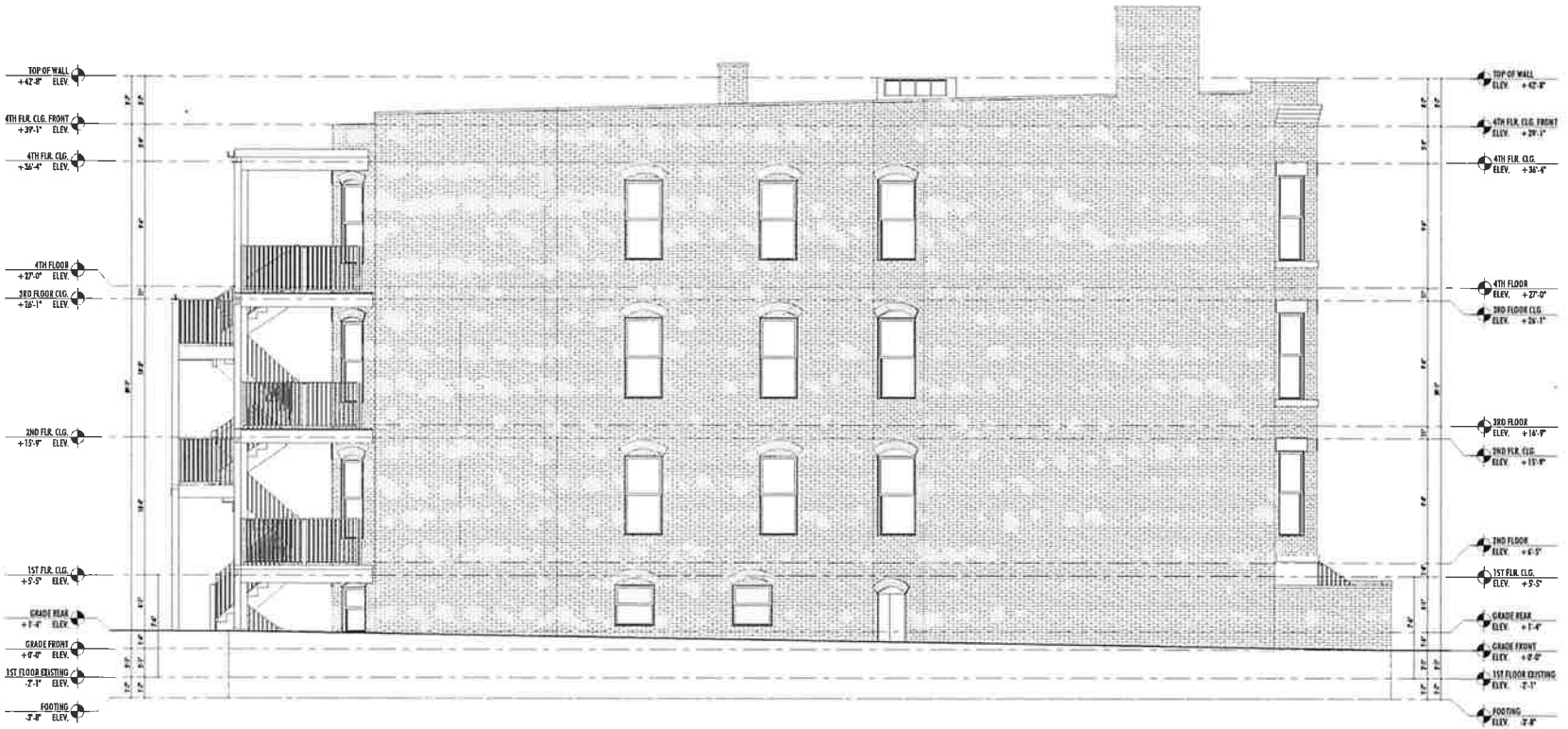
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1528 N. LA SALLE DR., CHICAGO, 60610

Project No.
101044781
1528 N. LA SALLE DR.

	Initial	Date	Comments
Revision			
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Drawn	HM	04/17/24	
Checked	KP	04/17/24	
Approved	HP	04/17/24	

EXISTING NORTH ELEVATION — Title

A-3.1 — Sheet No.



EXISTING SOUTH ELEVATION (2)
1/4" = 1'-0"

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LEGEND

EXISTING CONDITION TO REMAIN

EXISTING CONDITION TO BE REMOVED

EXISTING CONDITION TO BE REMOVED

LICENSED ARCHITECT
HEKAL AL PUROHIT
001.019488
STATE OF ILLINOIS

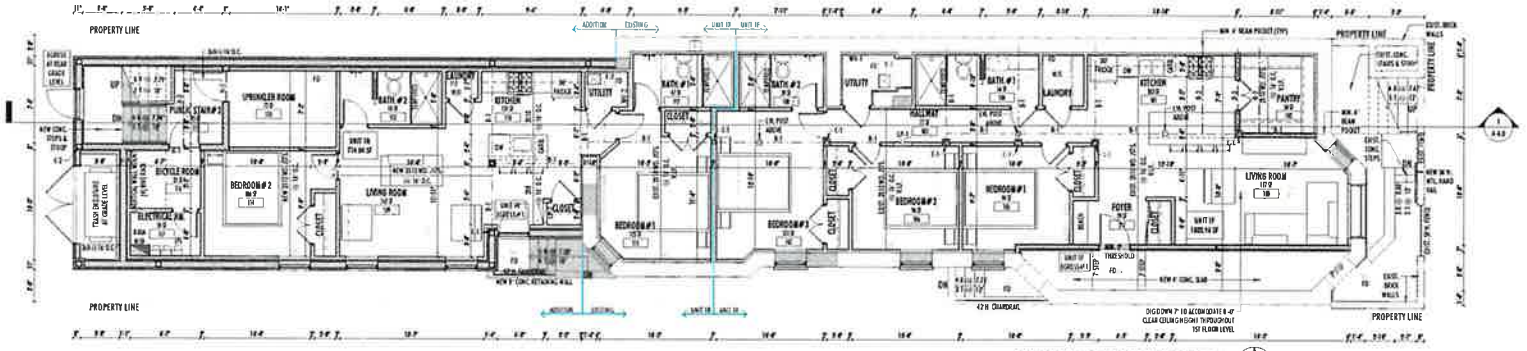
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1520 N. LA SALLE DR., CHICAGO, 60610

Project No.	
101044781	
1520 N. LA SALLE DR.	

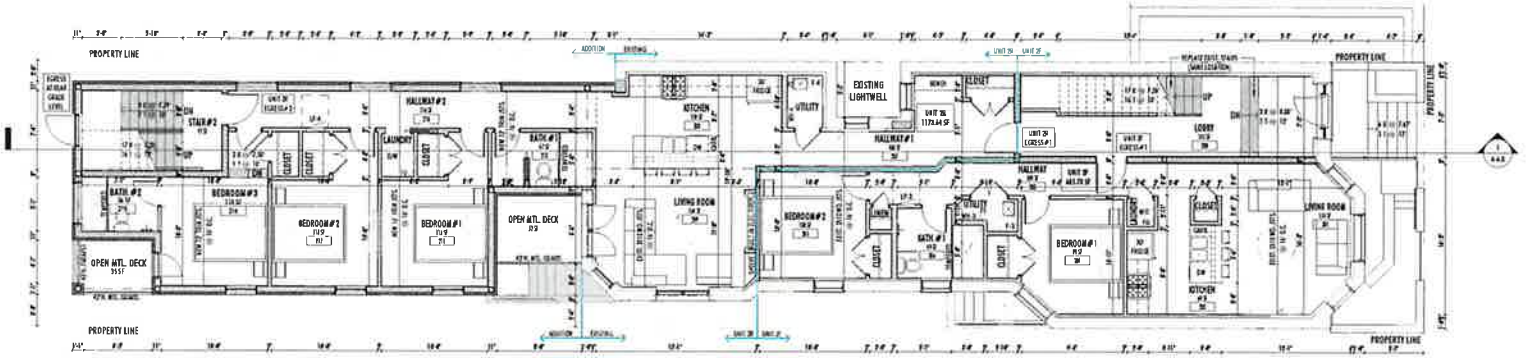
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Approved	HAP	04.17.24	

EXISTING SOUTH ELEVATION — Title

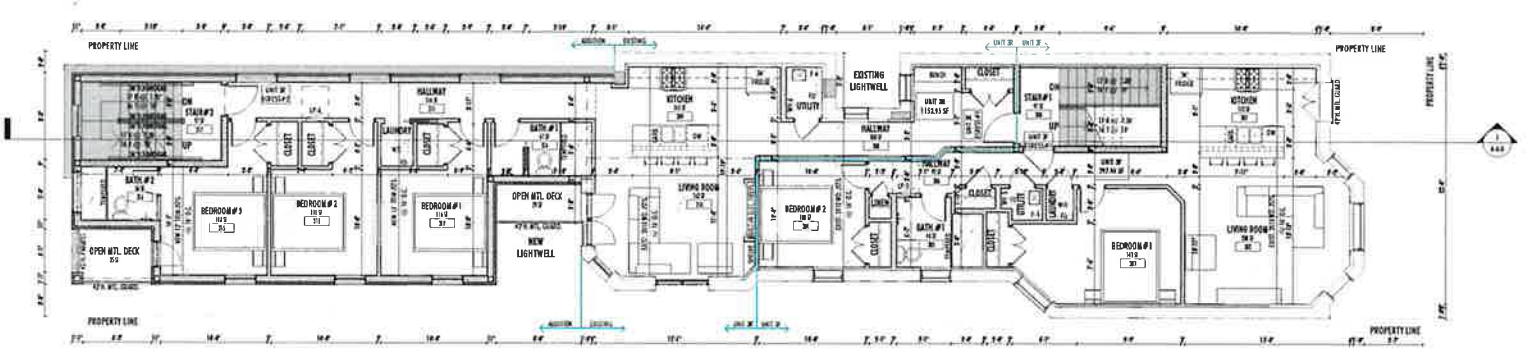
A-3.2 — Sheet No.



PROPOSED 1ST FLOOR PLAN 1
3/16" = 1'-0"



PROPOSED 2ND FLOOR PLAN 2
3/16" = 1'-0"



PROPOSED 3RD FLOOR PLAN 3
3/16" = 1'-0"



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LEGEND

- EXISTING EXTERIOR BRICK WALLS
- NEW EXTERIOR BRICK WALLS
- EXISTING EXTERIOR CMU WALLS
- NEW EXTERIOR CMU WALLS
- EXISTING EXTERIOR FRAME BEARING WALLS
- NEW EXTERIOR FRAME BEARING WALLS
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING INTERIOR FRAME NON-BEARING WALL
- NEW INTERIOR FRAME NON-BEARING WALL
- EXISTING INTERIOR FRAME BEARING WALL
- NEW INTERIOR FRAME BEARING WALL
- STRUCTURAL DIMENSION
- DOOR TYPE SEE SHEET A-4
- WINDOW TYPE SEE SHEET A-4
- LIMITED SCHEDULE SEE SHEET A-4
- WALL/CEILING TYPE SEE SHEET A-4

SEE SHEET A-01 OR LIGHT & VENT SCHEDULE
SEE ELECTRICAL FOR SD/CO

LICENSED ARCHITECT
HEMAL M. PUROHIT
001.013434
STATE OF ILLINOIS

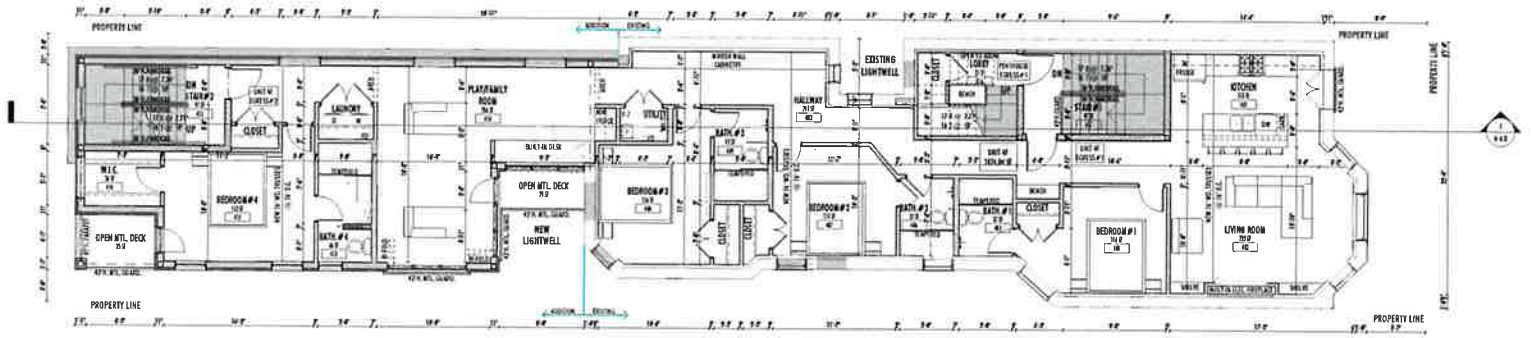
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1528 N. LA SALLE DR., CHICAGO, 60610

Project No.	
10104781	
1528 N. LA SALLE DR.	

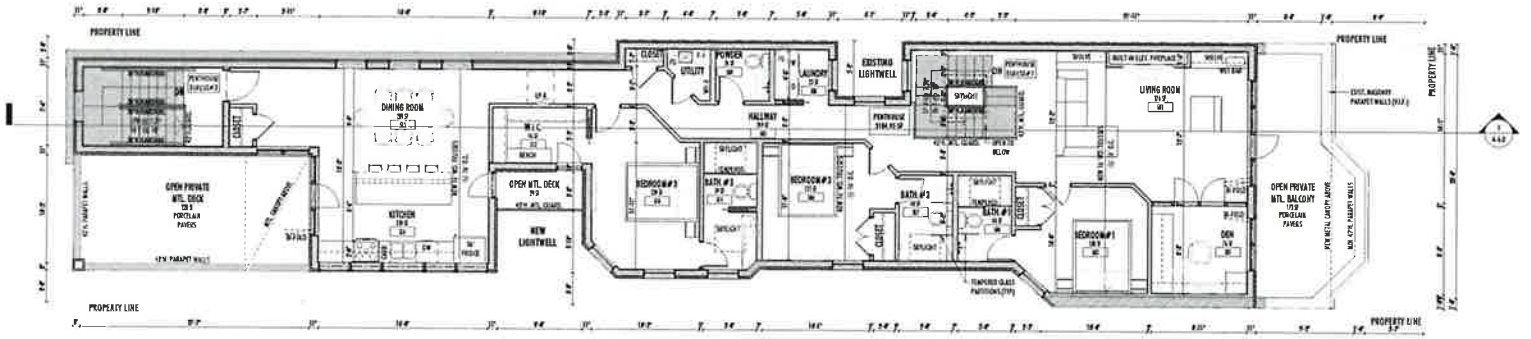
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Drawn	HM	04/17/24	
Checked	HP	04/17/24	
Approved	HP	04/17/24	

PROPOSED 1ST, 2ND & 3RD FLOOR PLANS — Title

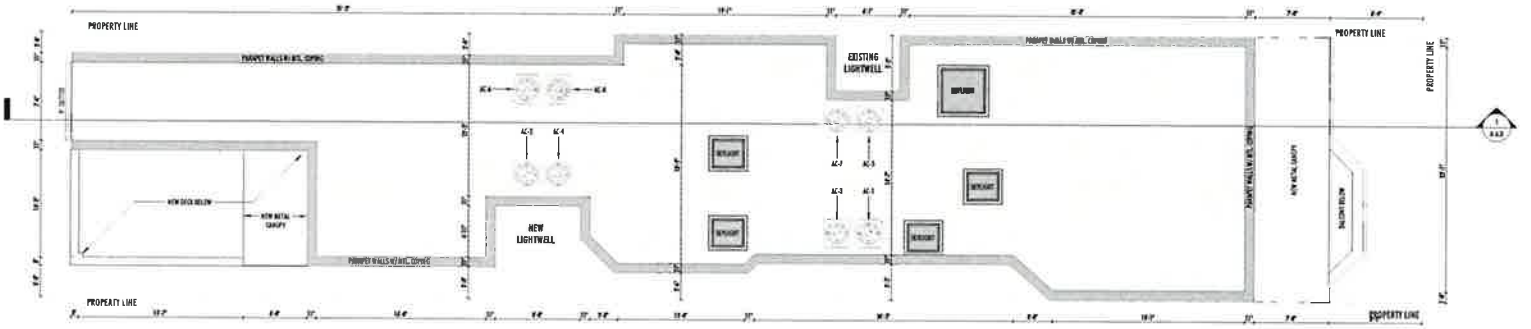
A-4.0 — Sheet No.



PROPOSED 4TH FLOOR PLAN 2
3/16" = 1'-0"



PROPOSED 5TH FLOOR PLAN 1
3/16" = 1'-0"



PROPOSED ROOF PLAN 3
3/16" = 1'-0"

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CELL // 773.791.6824

LEGEND

- EXISTING EXTERIOR BRICK WALLS
- NEW EXTERIOR BRICK WALLS
- EXISTING EXTERIOR CMU WALLS
- NEW EXTERIOR CMU WALLS
- EXISTING EXTERIOR FRAME BEARING WALLS
- NEW EXTERIOR FRAME BEARING WALLS
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING INTERIOR FRAME NONBEARING WALL
- NEW INTERIOR FRAME NONBEARING WALL
- EXISTING INTERIOR FRAME BEARING WALL
- NEW INTERIOR FRAME BEARING WALL
- STRUCTURAL DIMENSION
- (3) DOOR TYPE SEE SHEET A-4
- (B) WINDOW TYPE SEE SHEET A-4
- (W) LIGHT. SCHEDULE SEE SHEET A-4
- WALL/CEILING TYPE SEE SHEET A-4

SEE SHEET A-4 FOR LIGHT & VENT SCHEDULE NO ADDITIONAL FOR REVIEW

LICENSED ARCHITECT
HEMAL M. PUROHIT
001-013418
STATE OF ILLINOIS

SPR 2019-CHG. INT. & EXT. RENO. W/ REAR
5 STORY & FRONT 5TH FLR. MTL. FRAME ADDITION OF (4)D.U. TO EXIST. (43)D.U. (OCC. GROUP R2) TOTAL (53)D.U. W/ NEW (4) MIDDLE & (4) REAR DECKS, FRONT BALCONY W/ FRONT & REAR MTL. CANOPY, TRASH ENCL., (4) BICYCLE & (2) VEHICLE PARKING SPACES ON EXIST. 4-STORY TYPE III A CONSTR. MAS. & FRAME BLDG.
1520 N. LA SALLE DR., CHICAGO, 60610

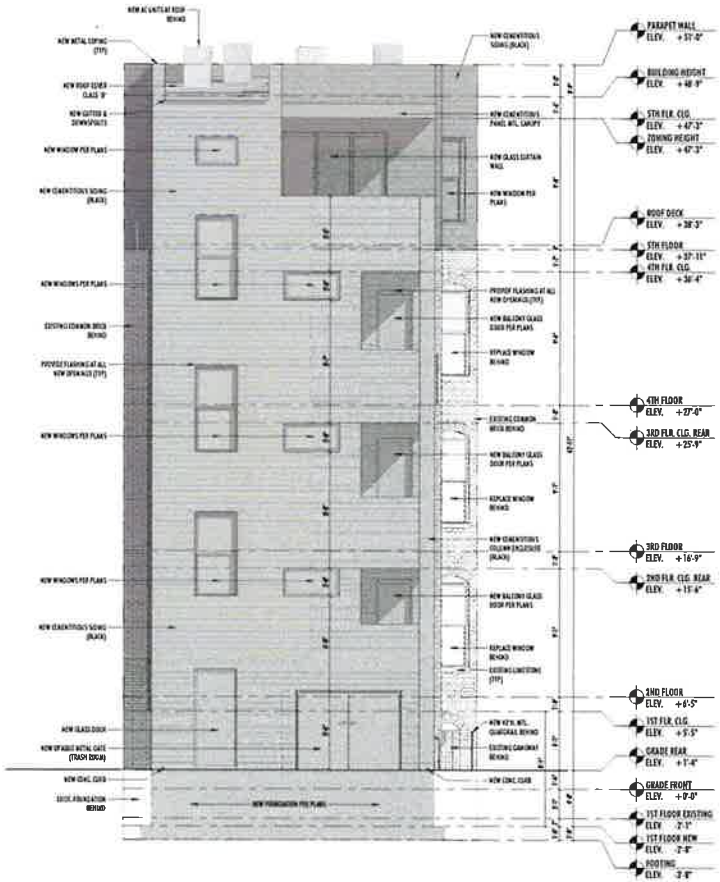
Project No.
10104701
1520 N. LA SALLE DR.

Issued	Date	Comments
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Checked	KM	04/17/24
Approved	HP	04/17/24

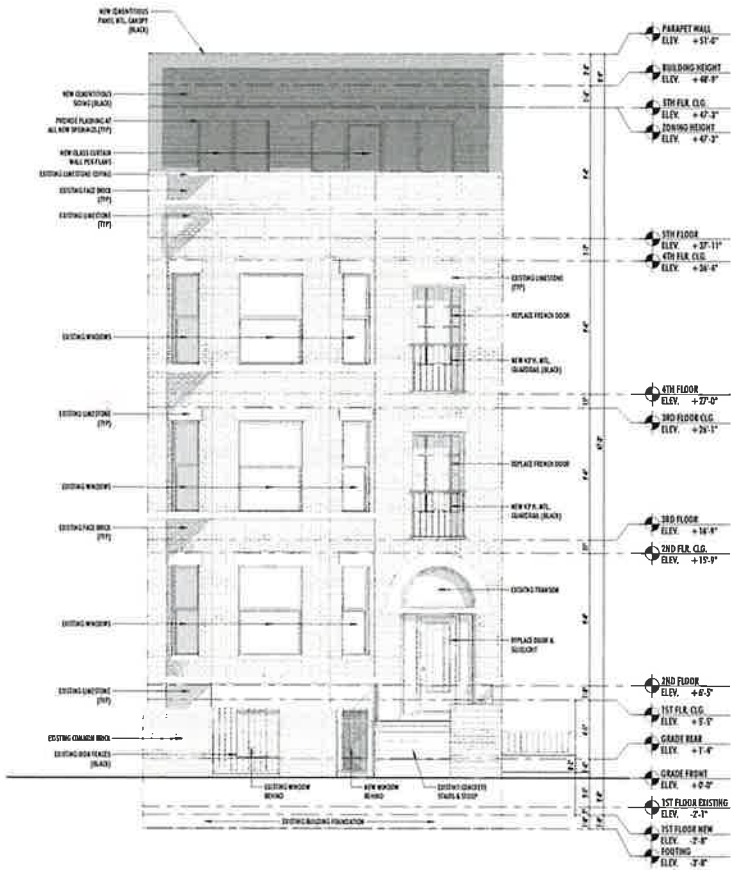
PROPOSED 4TH, 5TH & ROOF FLOOR PLANS

A-4.1

Title | Sheet No.



PROPOSED WEST ELEVATION (2)
1/4" = 1'-0"



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

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4446 N. ELSTON AVE
CHICAGO, IL 60630
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LEGEND

EXISTING CONDITION

NEW CONDITION

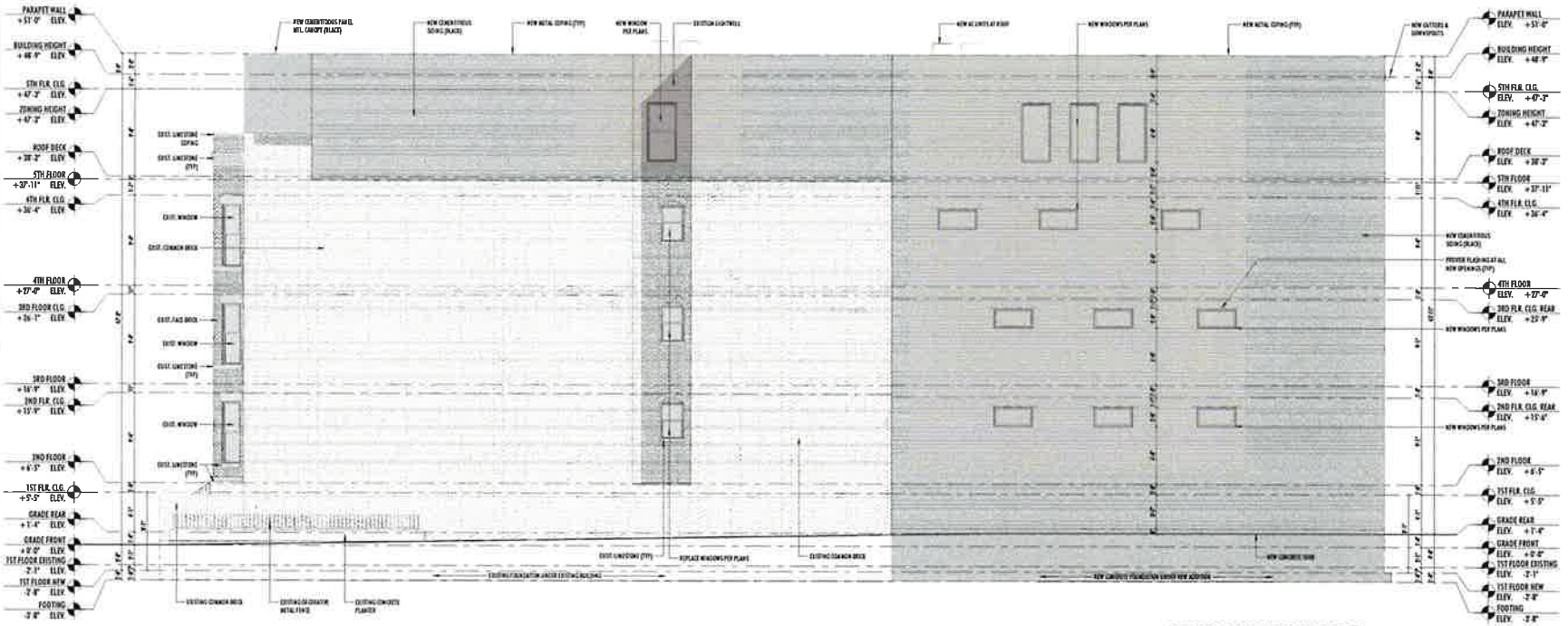
LICENSED ARCHITECT
HEMAL M. PUROHIT
001.015464
EXPIRES

SPR 2009 CDC, INT. & EXT. RENO W/ REAR 5-STORY & FRONT 5TH FLR. MTL. FRAME ADDITION OF (4)D.U. TO EXIST. (4)D.U. (OCC. GROUP R2) TOTAL (8)D.U. W/ NEW (4) MIDDLE & (4) REAR DECKS, FRONT BALCONY W/ FRONT & REAR MTL. CANOPY, TRASH ENCL., (4) BICYCLE & (1) VEHICLE PARKING SPACES ON EXIST. 4-STORY TYPE III-A CONSTR. MAS. & FRAME BLDG.
1520 N. LA SALLE DR., CHICAGO, 60610

Project No.
101044701
1520 N. LA SALLE DR.

	Initial	Date	Comments
Revision			
Revision			
Revision			
Revision			
Revision			
Drawn	MA	04/17/24	
Checked	AS	04/17/24	
Approved	HP	04/17/24	

PROPOSED EAST & WEST ELEVATIONS — Title
A-5.0 — Sheet No.



PROPOSED NORTH ELEVATION (1)
3/16" = 1'-0"

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CELL // 773.791.6824

LEGEND

EXISTING CONDITION
NEW CONDITION

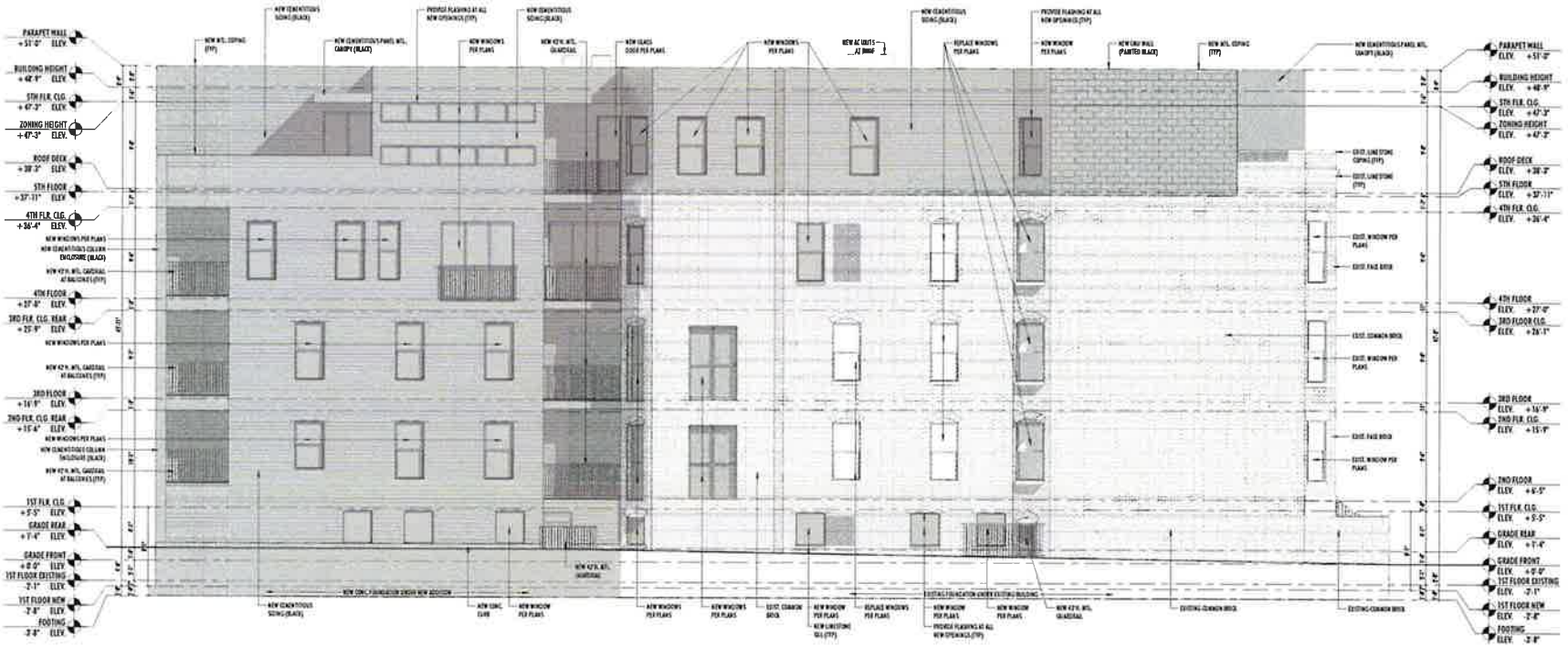
LICENSED ARCHITECT
RENAL M. PUROHIT
001.015436
EXPIRES

SPR 2019 CBC: INT. & EXT. RENO. W/ REAR 5-STORY & FRONT 5TH FLR. MTL. FRAME ADDITION OF (4)D.U. TO EXIST. (4)D.U. (OCC. GROUP R2) TOTAL (8)D.U. W/ NEW (4) MIDDLE & (4) REAR DECKS, FRONT BALCONY W/ FRONT & REAR MTL. CANOPY, TRASH ENCL. (4) BICYCLE & (3) VEHICLE PARKING SPACES ON EXIST. 4 STORY TYPE OR A CONSTR. MAS. & FRAME BLDG.
1520 N. LA SALLE DR., CHICAGO, 60610

Project No.
101044701
1520 N. LA SALLE DR.

	Initial	Date	Comments
Revision			
Revision			
Revision			
Revision			
Revision			
Drawn	RM	04/17/24	
Checked	RP	04/17/24	
Approved	RP	04/17/24	

PROPOSED NORTH ELEVATION — Title
A-5.1. — Sheet No.



PROPOSED SOUTH ELEVATION 1
3/16" = 1'-0"



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LEGEND

EXISTING CONDITION
NEW CONDITION

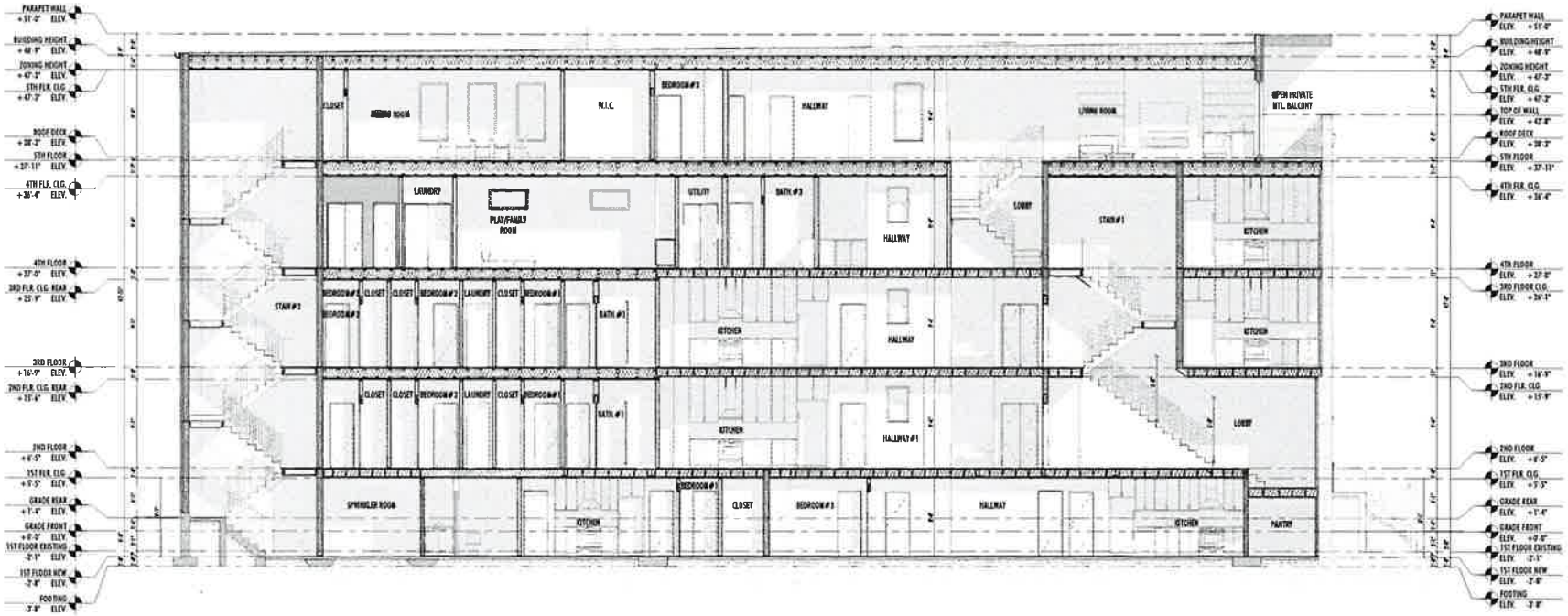
LICENSED ARCHITECT
MEHMAL R. PUROHIT
001.015462
STATE OF ILLINOIS

SPR 2019 CBC. INT. & EXT. REMO. W/ REAR 5-STORY & FRONT 5TH FLR. MTL. FRAME ADDITION OF (4)D.U. TO EXIST. (9)D.U. (OCC. GROUP R2) TOTAL (13)D.U. W/ NEW (4) MIDDLE & (4) REAR DECKS, FRONT BALCONY W/ FRONT & REAR MTL. CANOPY, TRASH ENCL., (4) BICYCLE & (3) VEHICLE PARKING SPACES ON EXIST. 4-STORY TYPE III-A CONSTR. MAS. & FRAME BLDG
1520 N. LA SALLE DR., CHICAGO, 60610

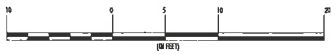
Project No.
10104781
1520 N. LA SALLE DR.

	Initial	Date	Comments
Revision			
Revision			
Revision			
Revision			
Revision			
Drawn	AM	04/17/24	
Checked	RP	04/17/24	
Approved	MP	04/17/24	

PROPOSED SOUTH ELEVATION — Title
A-5.2 — Sheet No.



BUILDING SECTION A (1)
3/16" = 1'-0"



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CELL // 773.791.6824

LEGEND

EXISTING CONDITION

NEW CONDITION

LICENSED ARCHITECT
PERSAL RAJ PUROHIT
001.019464
STATE OF ILLINOIS

SPR 2019 CBC. INT. & EXT. RENO. W/ REAR 5-STORY & FRONT 5TH FLR. MTL. FRAME ADDITION OF (4)D.U TO EXIST. (4)D.U (OCC. GROUP R2) TOTAL (8)D.U. W/ NEW (4) MIDDLE & (4) REAR DECKS, FRONT BALCONY W/ FRONT & REAR MTL. CANOPY, TRASH ENCL. (4) BICYCLE & (2) VEHICLE PARKING SPACES ON EXIST. 4-STORY TYPE III A CONSTR. MAS. & FRAME BLDG.
1520 N. LA SALLE DR., CHICAGO, 60610

Project No.	
1010447101	
1520 N. LA SALLE DR.	

	Initial	Date	Comments
Revision			
Revision			
Revision			
Revision			
Revision			
Drawn	RR	04/17/24	
Checked	RP	04/17/24	
Approved	RP	04/17/24	

BUILDING SECTION "A" — Title

A-6.0 — Sheet No.