17-13-0303-C(1) Type 1 Narrative & Plans – 3325-31 N. Whipple Street, Chicago, IL

Proposed Zoning: RM4.5 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 8,924.50 sq. ft.

Proposed Land Use: The existing 2.5 story residential buildings each containing 2 dwelling units and rear detached 2-car garages will remain. The reason for the zoning change is to subdivide the existing property into 3 separate zoning lots. The proposed 3rd lot, which will be 3327 N. Whipple, will be redeveloped with a new 3-story residential building containing 3 dwelling units and a rear detached garage containing 2 off-street parking spaces. The proposed building will have a height measuring 32'. Pursuant to Sec. 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Secs. 17-13-1101B and 17-13-1101D of the Chicago Zoning Ordinance, for 3331 N. Whipple St., the Applicant/Owner is seeking to reduce the combined side setback requirement of 4.6' to 2'-2" and the north side setback from 2' to 0'-1" with the south side setback will be at 2'-1". As for 3327 N. Whipple St., the Applicant/Owner is seeking to reduce the combined side setback requirement of 4.6' to 4' and the north side setback from 2' to 1' with the south side setback of 3',and reduce the required off-street parking spaces from 3 to 2. As for 3325 N. Whipple St., the Applicant/Owner is seeking to reduce the combined side setback of 5'-2" to 4'-3".

(A) The Project's Floor Area Ratio:

a. 3331 N. Whipple St.: 2,956 sq. ft. (1.02 FAR)
b. 3327 N. Whipple St.: 4,433 sq. ft. (1.53 FAR)
c. 3325 N. Whipple St.: 3,108 sq. ft. (1.37 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):

a. 3331 N. Whipple St.: 1,445.55 sq. ft. (2 dwelling units)
b. 3327 N. Whipple St.: 963.7 sq. ft. (3 dwelling units)
c. 3325 N. Whipple St.: 1,134.1 sq. ft. (2 dwelling units)

(C) The amount of off-street parking:

a. 3331 N. Whipple St.: 2 parking spaces (existing)
b. 3327 N. Whipple St.: 2 parking spaces
c. 3325 N. Whipple St.: 3 parking spaces

(D) Setbacks:

a. 3331 N. Whipple St.:
- Front Setback: 12'-5"
- Combined Side Setbacks: 2'-2"
- North Side Setback: 0'-1"

- South Side Setback: 2'-1"
- Rear Setback: 44'-1"
- Rear Yard Open Space: 450 sq. ft.

b. 3327 N. Whipple St.:

- Front Setback: 13'-4 1/2"
- Combined Side Setbacks: 4'-0"
- North Side Setback: 1'-0"
- South Side Setback: 3'-0"
- Rear Setback: 37'-8"
- Rear Yard Open Space: 205 sq. ft.

c. 3325 N. Whipple St.:

- Front Setback: 11'-4"
- Combined Side Setbacks: 4'-3"
- North Side Setback: 2'-1"
- South Side Setback: 2'-2"
- Rear Setback: 43'-7"
- Rear Yard Open Space: 612 sq. ft.

(E) Building Height:

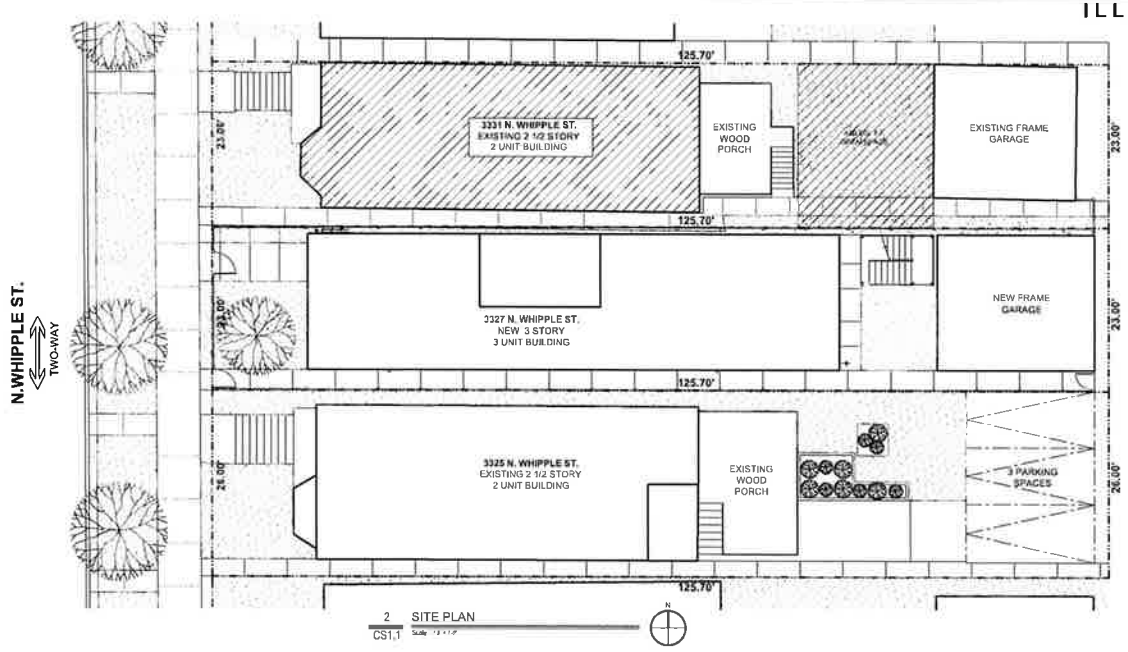
a. 3331 N. Whipple St.: 29'-8"
b. 3327 N. Whipple St.: 38'-8"
c. 3325 N. Whipple St.: 33'-2"

3331 N. WHIPPLE ST

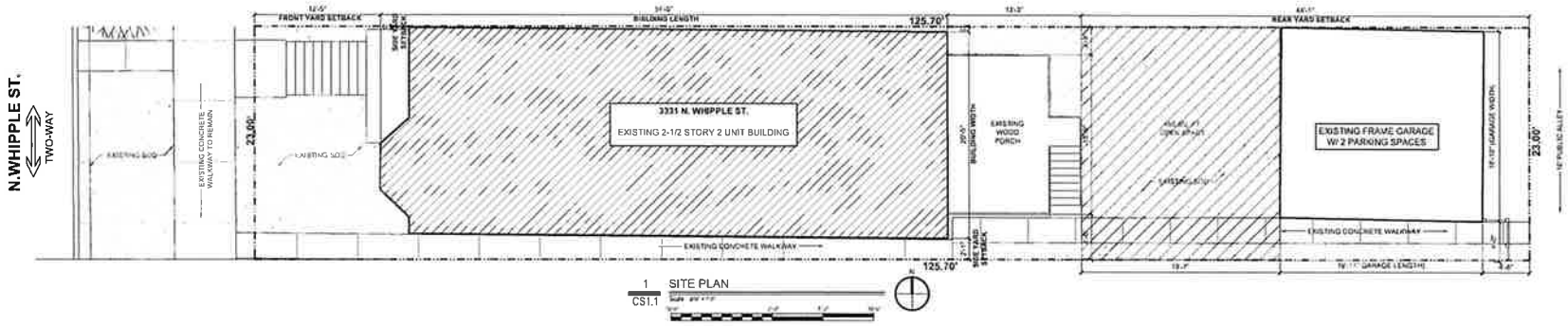
CHICAGO **ILLINOIS**

PROJECT DATA-3331 N WHIPPLE ST

Address	3331 N WHIPPLE ST
Lot dimensions	23'-0" x 125'-8 1/2" = 2 891 1 sq ft
Lot area	2 891 1 sq ft
Zoning district	RT-4
Min. lot area per dwelling unit	1,000 0 sq ft. per dwelling unit
Max. number of dwelling units	2,891 1 sq ft / 1,000 0 = 2.8 Dwelling Units Allowed
Existing number of dwelling units	2 Dwelling Units
Max. allowable floor area:	2 891 1 sq ft. x 1.20 (Max. Ratio) = 3,469 32 sq ft.
Existing floor area	
First floor	1,103 sq ft.
Second floor	1,103 sq ft.
Third floor	750 sq ft.
Total floor area	2,956 sq ft. < 3,469 sq ft
Required yards	
Front yard setback	18'-0" or 10% of lot depth whichever is less, or the average front yard depth that exists on the nearest 2 lots on either side of the subject lot.
Side yard setback	23'-0" x 20% = 4'-6" (Combined) Zoning Board of Appeals
Rear yard setback	20% or 50'-0" Whichever is Less
	125'-6" x 30% = 37'-8" (Required)
Existing yards	
Front yard setback	12'-5" (EXISTING COMPLIES)
North Side yard setback	0'-1" (EXISTING)
South Side yard setback	4'-1" (Zoning Board of Appeals REQUIRED)
Rear yard setback	44'-1" (EXISTING COMPLIES)
Off-street loading	
Required Parking	2 Parking Spaces (EXISTING)
Existing Parking	2 Parking Spaces (COMPLIES)
Open Yard	
Required	2 891 1 sq ft. x b 5% = 188 sq ft. or b5 X 2 dwelling units = 130 sq ft, whichever is greater
Existing	459 sq ft. (COMPLIES)
Building Height	
Maximum	38'-0"
Existing	29'-8" (COMPLIES)



2 SITE PLAN
CS1.1



1 SITE PLAN
CS1.1

NO.	DATE	DESCRIPTION
01	10.09.2020	SUBMIT FOR ZONING
02	04.09.2021	UPDATE DRAWING FOR ZONING

3327 N WHIPPLE ST.
CHICAGO, ILLINOIS

XIOS ARCHITECTS AND CONSULTANTS

BILL G. KOKALIAS ARCHITECT
BILL G. KOKALIAS
001-019545
LICENSED ARCHITECT
EXPIRES 11-30-2021

PROJECT NO	BGK 975
PROJECT MANAGER	BK
DRAWN BY	BK

COVER SHEET

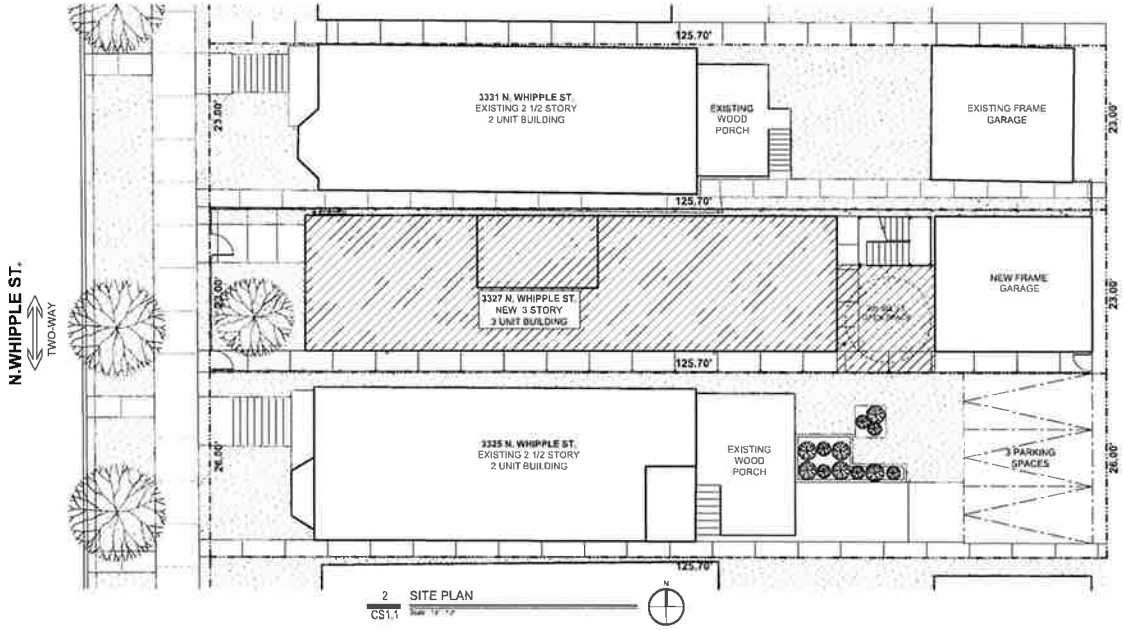
CS1.0

3327 N. WHIPPLE ST

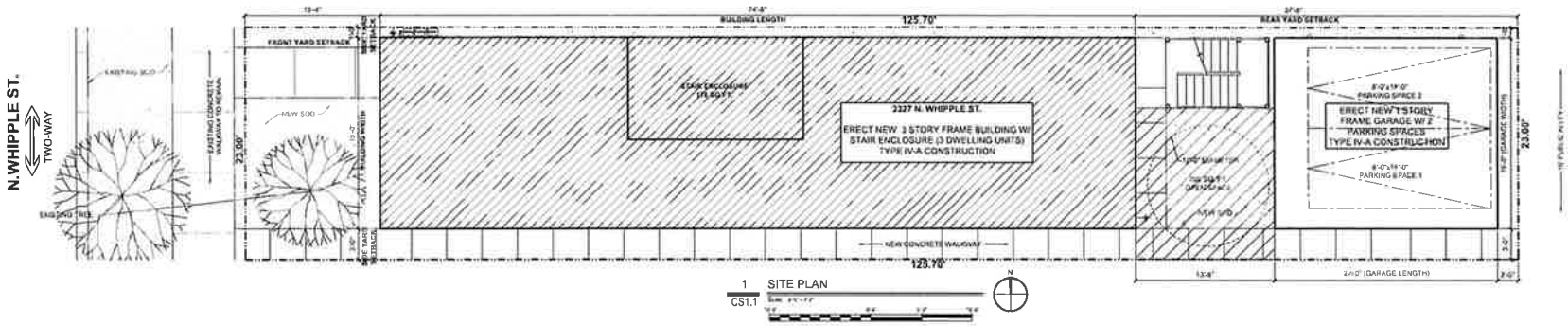
CHICAGO ILLINOIS

PROJECT DATA- 3327 N WHIPPLE ST

Address	3327 N WHIPPLE ST
Lot dimensions	23.00' x 125.7' = 2891.1 sq ft
Lot area	2 891 1 sq ft
Zoning district current	RT-4 S (Zoning Board of Appeals)
Min. lot area per dwelling unit	700 sq ft per dwelling unit
Max. number of dwelling units	2 891 sq ft. / 700 00 = 4 Dwelling Units Allowed
Proposed number of dwelling units	3 Dwelling Units (PROPOSED)
Max. allowable floor area	2 891 1 sq ft. x 1.7 (Max. Ratio) = 4,914 8 sq ft.
Proposed floor area	
First floor	1,419 0 sq ft
Second floor	1,419 0 sq ft
Third floor	1,419 0 sq ft
Roof	176 sq ft.
Total floor area	4,433 00 sq ft. < 4 914 9 sq ft. (OK)
Required yards	
Front yard setback	Average Front Yard: 11 00 +11 30 +12 00 +15 20 = 50 50÷4 30 = 3x = 3-13 00
Side yard setback	23'-0" x 20% = 4 6' (Combined)
Rear yard setback	28% or 50'-0" Whatever is Less 125 7' x 28% = 37'-8" (Required)
Actual yards	
Front yard setback	12'-4 1/2" (COMPLIES)
North Side yard setback	1'-0" (Zoning Board of Appeals REQUIRED)
South Side yard setback	3'-0" (COMPLIES)
Rear yard setback	37'-6" (COMPLIES)
Off street parking	
Required Parking	3 Parking Spaces
Proposed Parking	2 Parking Spaces (Zoning Board of Appeals REQUIRED)
Open Yard	
Required	2891 1 sq ft. x 6 5% = 187 80 sq ft. or 65 sq ft. whichever is greater per DU = 50 7 sq ft
Proposed	205 sq ft. GROUND FLOOR AND +110J S F ROOF
Building Height	
Maximum	45'-0"
Proposed	39 4" (COMPLIES)



2 SITE PLAN
CS1.1



1 SITE PLAN
CS1.1

COPYRIGHT

OWNER RELEASE

NO.	DATE	DESCRIPTION
01	10.06.2023	PERMIT FOR ZONING
02	06.26.2023	APPEAL & SPECIFICATION FOR ZONING

PROJECT

3327 N WHIPPLE ST.
CHICAGO, ILLINOIS

X I O S
ARCHITECTS AND CONSULTANTS
Express No. 19100441 Fax 3179723
1840 N. Wells SUITE
2nd FLOOR CHICAGO
IL 60610
PH 312 780 1333
FX 312 780 1335

BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G KOKALIAS
001-019545
LICENSED ARCHITECT
EXPIRES 11-30-2024

PROJECT NO	BGK 975
PROJECT MANAGER	BK
DRAWN BY	KK

COVER SHEET

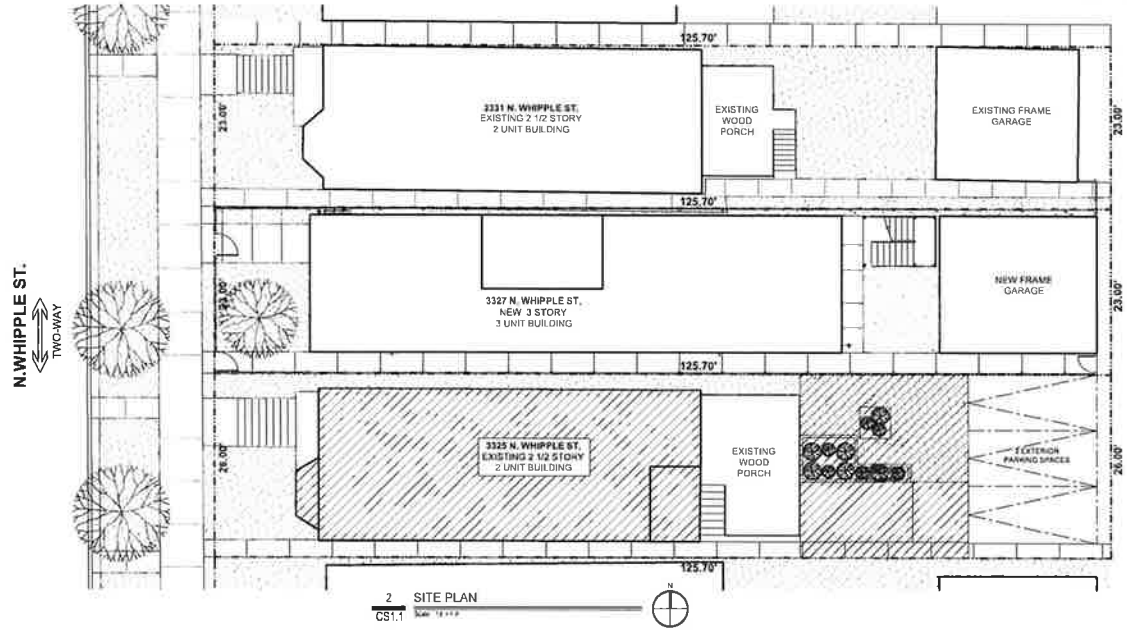
CS1.1

3325 N. WHIPPLE ST

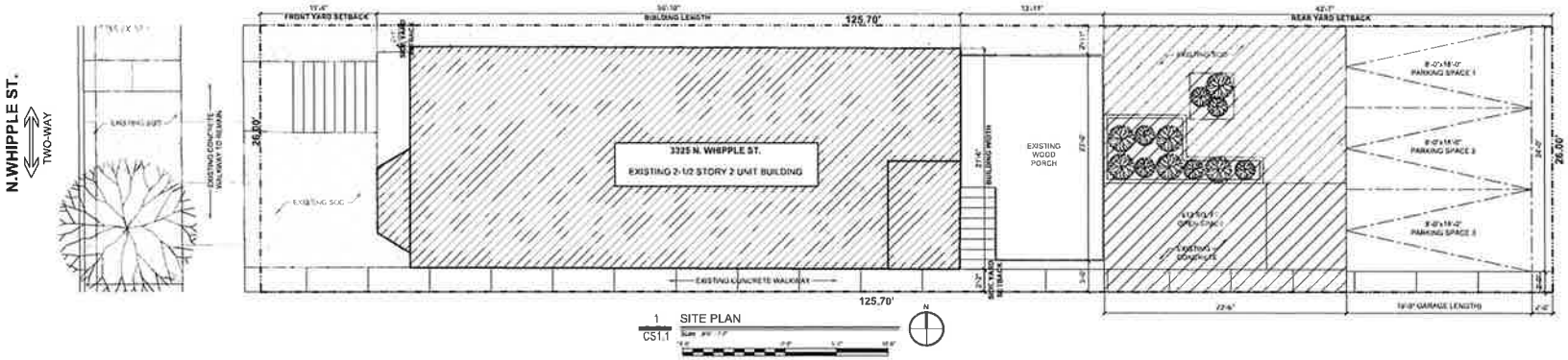
CHICAGO ILLINOIS

PROJECT DATA- 3325 N WHIPPLE ST

Address	3325 N WHIPPLE ST
Lot dimensions	25'-0" x 125'-6 1/2" = 3,268.2 sq ft
Lot area	3,268.2 sq ft
Zoning district	RS-1
Min. lot area per dwelling unit	1,650.0 sq ft per dwelling unit
Max. number of dwelling units	3,268.2 sq ft / 1,650.0 = 3.2 Dwelling Units Allowed
Proposed number of dwelling units	2 Dwelling Units
Max. allowable floor area	3,268.2 sq ft x 1.40 (Max. Ratio) = 3,921.84 sq ft
Proposed floor area	
First floor	1,179 sq ft
Second floor	1,179 sq ft
Third floor	738 sq ft
Total floor area	3,104 sq ft < 3,921.84 sq ft
Required yards	
Front yard setback	15'-0" or 12% of lot depth whichever is less, or the average front yard depth that exists on the nearest 2 lots on either side of the subject lot.
Side yard setback	25'-0" x 20% = 5'-0" (Combined) Zoning Board of Appeals
Rear yard setback	20% of 50'-0" Whichever is Less 125'-6" x 30% = 37'-6" (Required)
Existing yards	
Front yard setback	11'-4" (COMPLIES)
North Side yard setback	2'-1" (Zoning Board of Appeals REQUIRED)
South Side yard setback	2'-2" (EXISTING)
Rear yard setback	43'-7" (COMPLIES)
Off street parking	
Required Parking	2 Parking Spaces
Proposed Parking	3 Parking Spaces
Open Yard	
Required	3,268.2 sq ft x 5% = 214 sq ft or 65 x 3 dwelling units =195 sq Ft, whichever is greater
Existing	512 sq ft
Building Height	
Maximum	38'-0"
EXISTING	33'-2" (COMPLIES)



2 CS1.1 SITE PLAN



1 CS1.1 SITE PLAN

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OWNER RELEASE

NO.	DATE	DESCRIPTION
01	10.29.2021	SUBMIT FOR ZONING
02	06.30.2022	UPDATE SITE PLAN PER COMMENTS ON ZONING

PROJECT

3327 N WHIPPLE ST.
CHICAGO, ILLINOIS

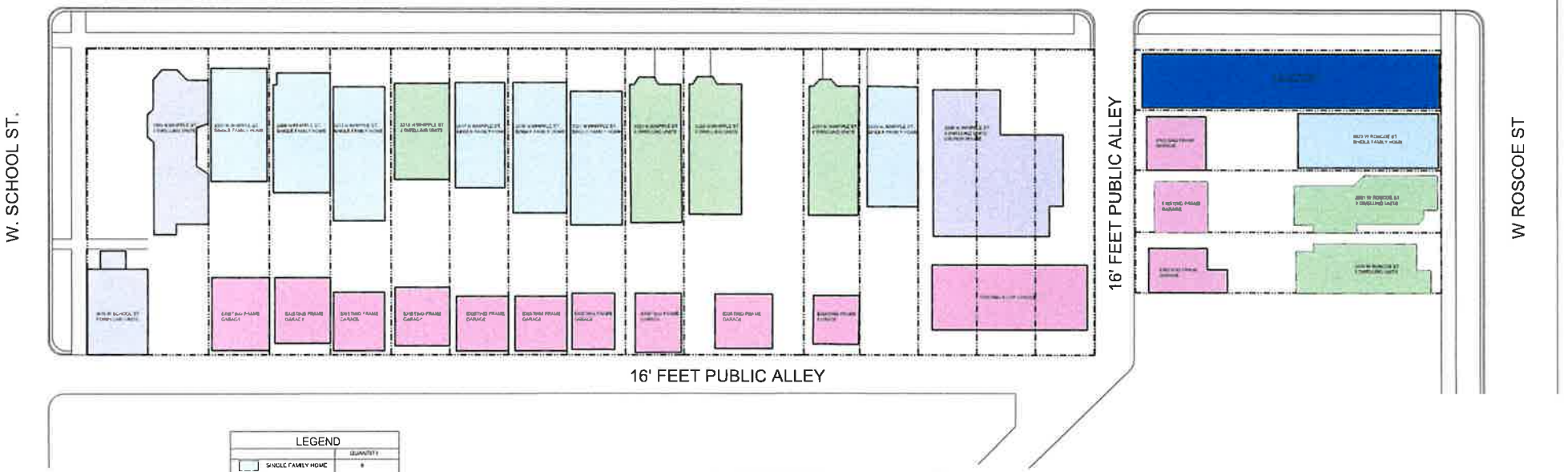
X I O S
ARCHITECTS AND CONSULTANTS

BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-019545
LICENSED ARCHITECT
EXPIRES 11-30-2024

PROJECT NO	BGK 975
PROJECT MANAGER	BK
DRAWN BY	XX

COVER SHEET

CS1.2



1 CS1.4 BLOCK SITE PLAN

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OWNER RELEASE

NO.	DATE	DESCRIPTION
01	12.09.2021	PERMIT FOR FILING
02	04.26.2022	UPDATE SITE PLAN WITH CITY COMMENTS

PROJECT

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

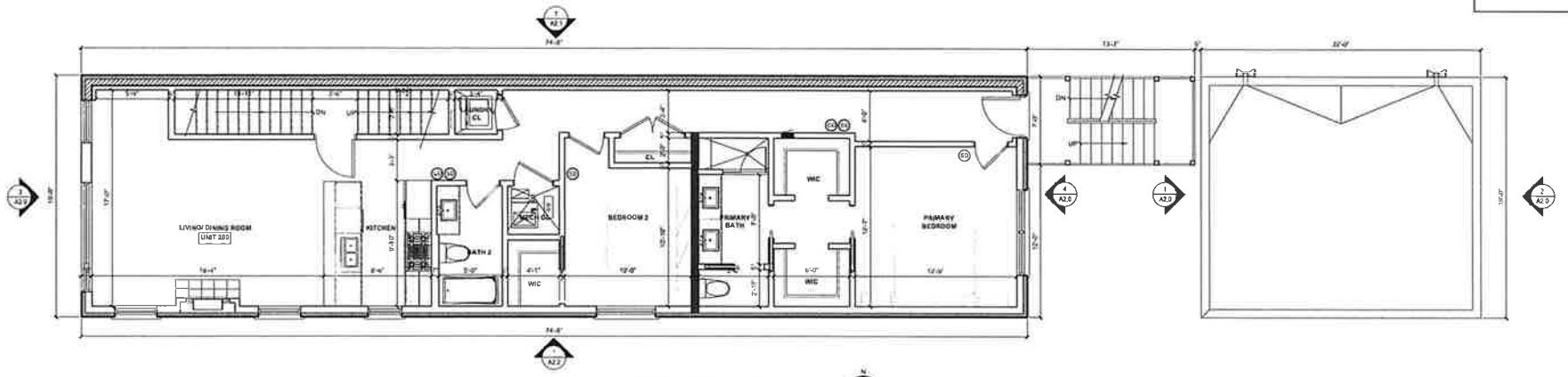
XIOS
ARCHITECTS AND CONSULTANTS
Illinois No. 184009151 Exp. 04.30.23
144 N. Wells STE
NO. 100 CHICAGO
IL 60606
PH 312 750 1333
FX 312 750 1330

BILL G. KOKALIAS ARCHITECT
BILL G. KOKALIAS 001-019545 LICENSED ARCHITECT
STATE OF ILLINOIS
EXPIRES 11-30-2024

PROJECT NO	BGK 075
PROJECT MANAGER	BK
DRAWN BY	KK

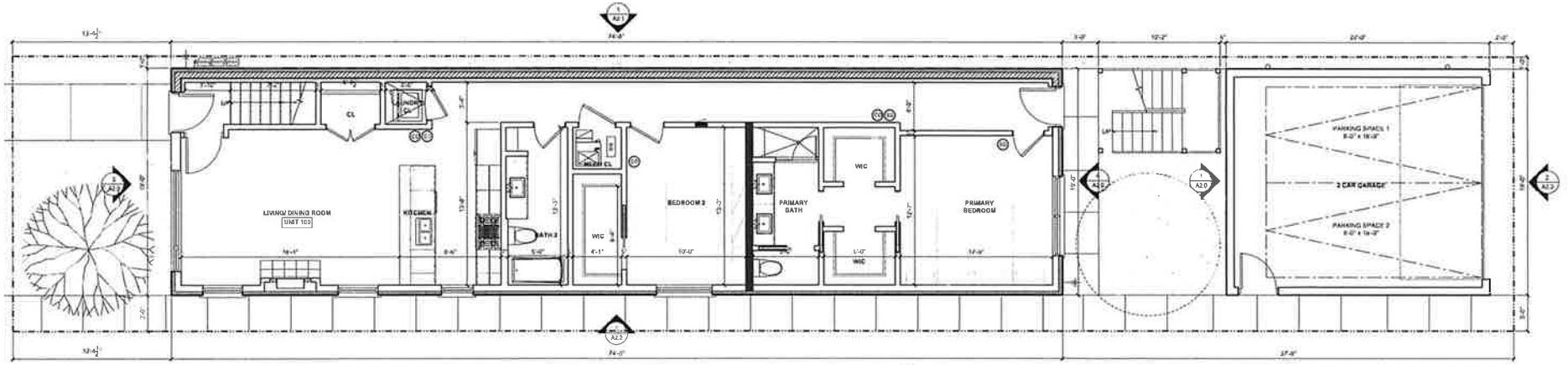
BLOCK SITE PLAN

CS1.4



2 A1.0 SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



1 A1.0 FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

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OWNER RELEASE

NO.	DATE	DESCRIPTION
0"	12.26.2022	SUBMIT FOR ZONING
01	04.26.2023	UPDATE & SEND INFORMATION FOR ZONING

PROJECT

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

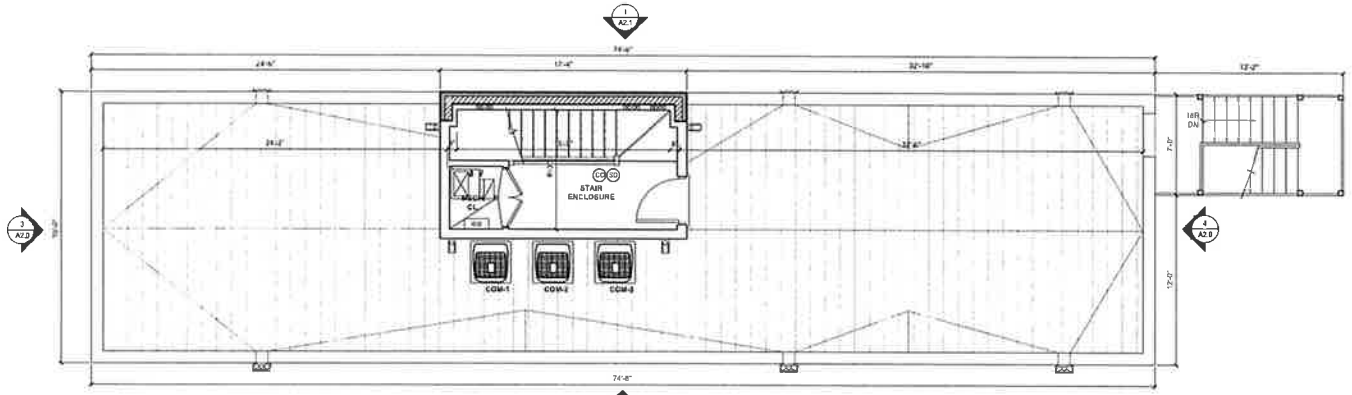
XIOS
ARCHITECTS AND CONSULTANTS
188 W. Wacker, Suite
Suite 700 CHICAGO,
IL 60601
PH 312 750 1313
FX 312 750 1888

BILL G. KOKALIAS
ARCHITECT
BILL G. KOKALIAS 001-016545 LICENSED ARCHITECT STATE OF ILLINOIS
EXPIRES 11-30-2024

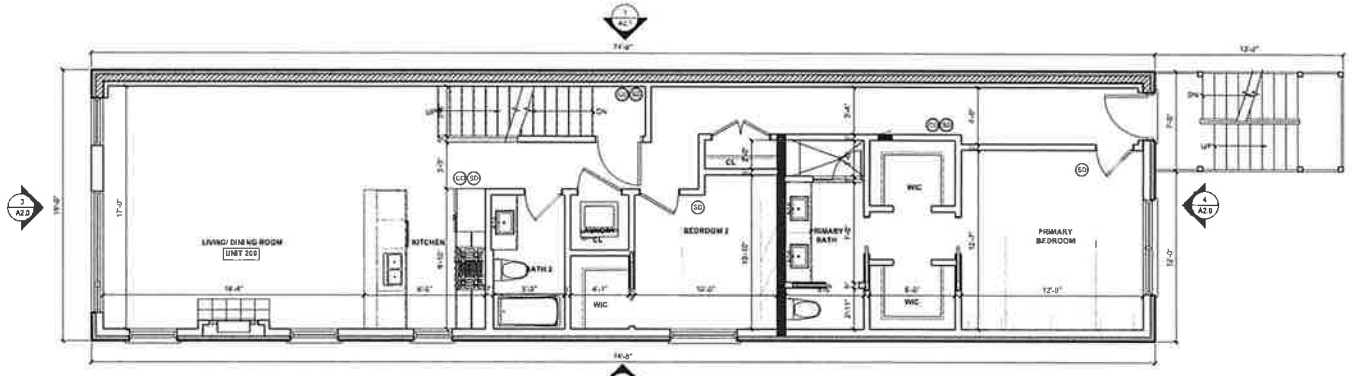
PROJECT NO.	BGK 975
PROJECT MANAGER	BK
DRAWN BY	KK

FIRST AND SECOND FLOOR PLAN

A1.0



2 A1.1 ROOF PLAN



1 A1.1 THIRD FLOOR PLAN

NO.	DATE	DESCRIPTION
01	10-26-2023	PERMIT FOR ZONING
02	05-20-2024	UPDATE FOR ZONING

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

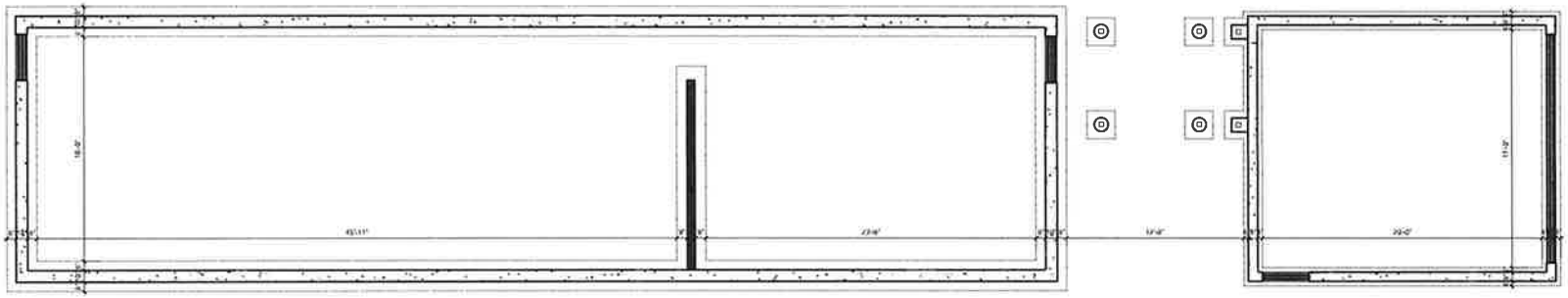
XIOS
ARCHITECTS AND CONSULTANTS
Practice No. 1973004113 Exp. 04/30/25
140 N. Wells STREET
STE 360 CHICAGO
IL 60606
PH 312 750 1333
FX 312 750 1335

BILL G. KOKALIAS ARCHITECT
BILL G. KOKALIAS 001.019545 REGISTERED ARCHITECT
STATE OF ILLINOIS
EXPIRES 11-30-2024

PROJECT NO.	BGK 975
PROJECT MANAGER	BK
DRAWN BY	KK

THIRD FLOOR AND ROOF PLAN

A1.1



1 / A1.2 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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OWNER RELEASE

THE OWNER AND THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS CONSTITUTING THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE OWNER AND THE CONTRACTOR SHALL EACH ADVISE THE ARCHITECT WITHIN SEVEN (7) DAYS OF ANY OBJECTIONS TO THE CONTRACT DOCUMENTS AND THE INTENDED METHOD OF CONSTRUCTION. THE OWNER'S AND CONTRACTOR'S FAILURE TO RAISE OBJECTIONS WITHIN THE SEVEN (7) DAY PERIOD SHALL CONSTITUTE APPROVAL OF THE CONTRACT DOCUMENTS AND THE METHOD OF CONSTRUCTION AND RELEASE THE ARCHITECT FROM ANY CLAIMS OR LIABILITY ARISING FROM THE CONTRACT DOCUMENTS AND METHOD OF CONSTRUCTION.

BY: _____ DATE: _____

REVISIONS BY:

_____ DATE: _____

_____ DATE: _____

_____ DATE: _____

THESE DRAWINGS WERE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE ARCHITECT NAMED BELOW AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS.

CONSTRUCTION SHALL STRICTLY FOLLOW THESE DRAWINGS AND SPECIFICATIONS. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED BY THE ARCHITECT IN WRITING BEFORE THEY ARE IMPLEMENTED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS OR FOR ANY CONSTRUCTION PERFORMED FROM THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.

NO.	DATE	DESCRIPTION
01	12.26.2022	SUBMITTED FOR ZONING
02	05-26-2023	UPDATES AND CLARIFICATIONS DURING ZONING

PROJECT

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

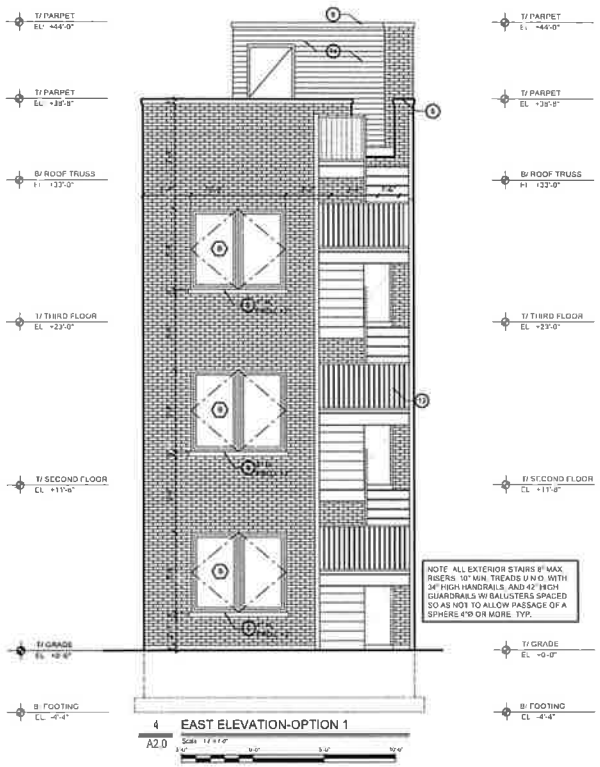
X I O S
ARCHITECTS AND CONSULTANTS
Illinois No. 184.010775 Exp. 04.30.25
644 W. Wolfe St. #1F
Mt. Prospect, IL 60056
PH: 312.756.1111
FX: 312.756.1115

BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-019545
LICENSED ARCHITECT
EXPIRES 11-30-2024

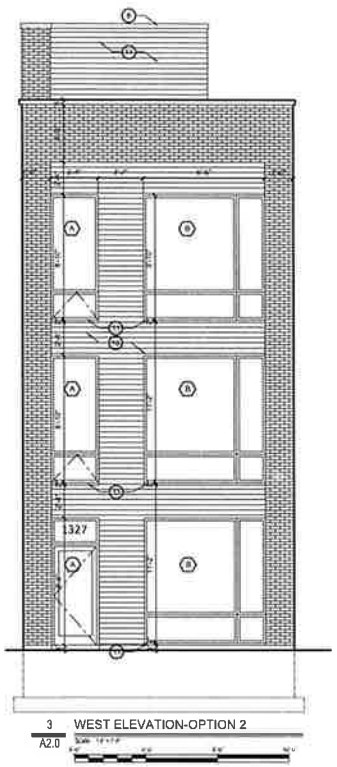
PROJECT NO	BGK 975
PROJECT MANAGER	BK
DRAWN BY	KK

FOUNDATION PLAN AND DETAILS

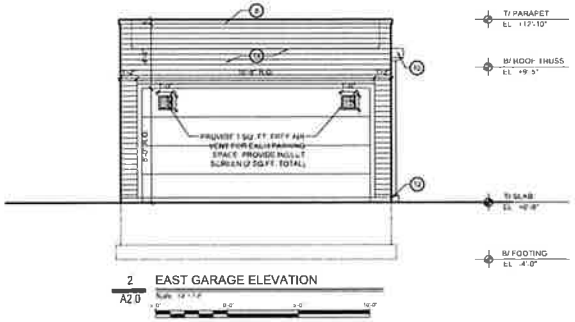
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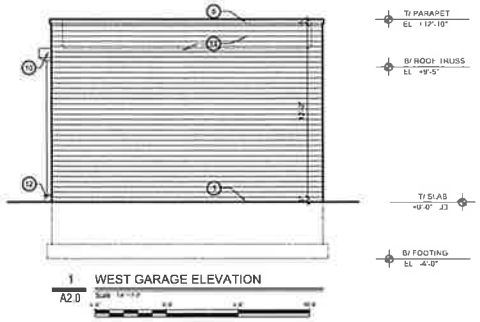
4 EAST ELEVATION-OPTION 1
A2.0



3 WEST ELEVATION-OPTION 2
A2.0



2 EAST GARAGE ELEVATION
A2.0



1 WEST GARAGE ELEVATION
A2.0

MATERIAL LEGENDS

1. EXPOSED CONCRETE FOUNDATION
2. MODULAR FACE BRICK- COLOR BY OWNER
3. ELECTRICAL DROP LOCATION
4. CONCRETE STAIR SYSTEM
5. METAL CANOPY- COLOR BY OWNER
6. 4" H. STONE SILL WITH WASH & DRIP
7. GAS METER LOCATION
8. PRE FINISHED ALUMINUM COPING- COLOR BY OWNER
9. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT
10. ALUMINUM SCUPPER
11. METAL SILL
12. CAST IRON HUB
13. NON COMBUSTIBLE STAIR SYSTEM
14. 4" EXPOSURE VINYL SIDING- COLOR BY OWNER
15. FROST PROTECTED HOSE BIBB
16. EXTERIOR LIGHT FIXTURE
17. ALUMINUM GUTTER AND DOWNSPOUT- COLOR BY OWNER
18. CEDAR SIDING- COLOR BY OWNER

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OWNER RELEASE

NO.	DATE	DESCRIPTION
01	12.06.2021	CURRENT FOR ZONING
02	05.25.2022	UPDATE DRAWINGS FOR ZONING

PROJECT

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

X I O S
ARCHITECTS AND CONSULTANTS
189 N. Wells STE 100 CHICAGO, IL 60606
PH 312 750 1333
FX 312 750 1335

BILL G. KOKALIAS ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-019545
LICENSED ARCHITECT
EXPIRES 11-30-2024

PROJECT NO	BGK 975
PROJECT MANAGER	BK
DRAWN BY	KK

EAST AND WEST ELEVATIONS

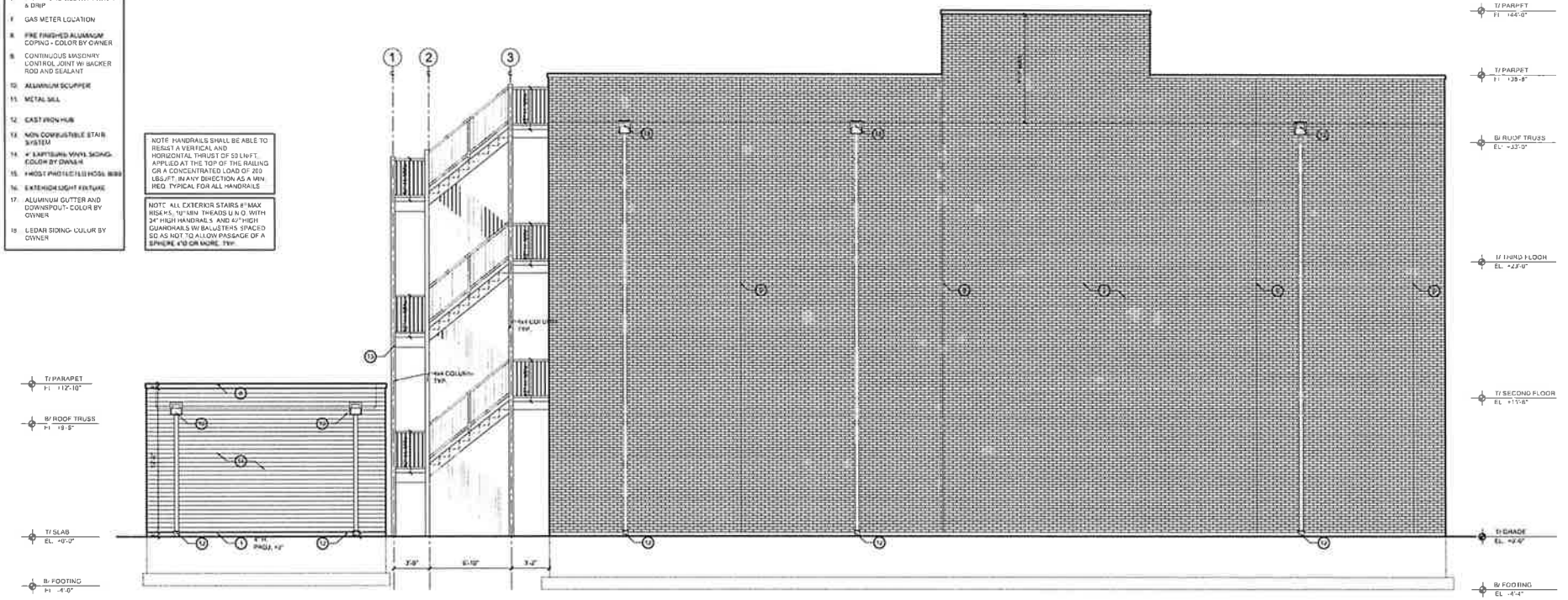
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MATERIAL LEGENDS

1. EXPOSED CONCRETE FOUNDATION
2. MODULAR FACE BRICK - COLOR BY OWNER
3. ELECTRICAL DROP LOCATION
4. CONCRETE STAIR SYSTEM
5. METAL CANOPY- COLOR BY OWNER
6. 4"TH STONE SILL WITH WASH & DRIP
7. GAS METER LOCATION
8. PRE FINISHED ALUMINUM COPING - COLOR BY OWNER
9. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT
10. ALUMINUM SCUPPER
11. METAL SILL
12. CAST IRON HUB
13. NON COMBUSTIBLE STAIR SYSTEM
14. 4" EARTHSAVE VINYL SIDING- COLOR BY OWNER
15. FROST PROTECTED HOSE BIBB
16. EXTERIOR LIGHT FIXTURE
17. ALUMINUM GUTTER AND DOWNSPOUT- COLOR BY OWNER
18. CEDAR SIDING- COLOR BY OWNER

NOTE: HANDRAILS SHALL BE ABLE TO RESIST A VERTICAL AND HORIZONTAL THRUST OF 50 LB/FT. APPLIED AT THE TOP OF THE RAILING OR A CONCENTRATED LOAD OF 200 LBS/FT. IN ANY DIRECTION AS A MIN. REQ. TYPICAL FOR ALL HANDRAILS

NOTE: ALL EXTERIOR STAIRS 8" MAX RISERS, 10" MIN. TREADS U.N.O. WITH 34" HIGH HANDRAILS AND 42" HIGH GUARDRAILS W/ BALUSTERS SPACED SO AS NOT TO ALLOW PASSAGE OF A SPHERE 4"Ø OR MORE. TYP.



1 NORTH ELEVATION
A2.1

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OWNER RELEASE

NO.	DATE	DESCRIPTION
01	12-26-2023	PERMIT FOR ZONING

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

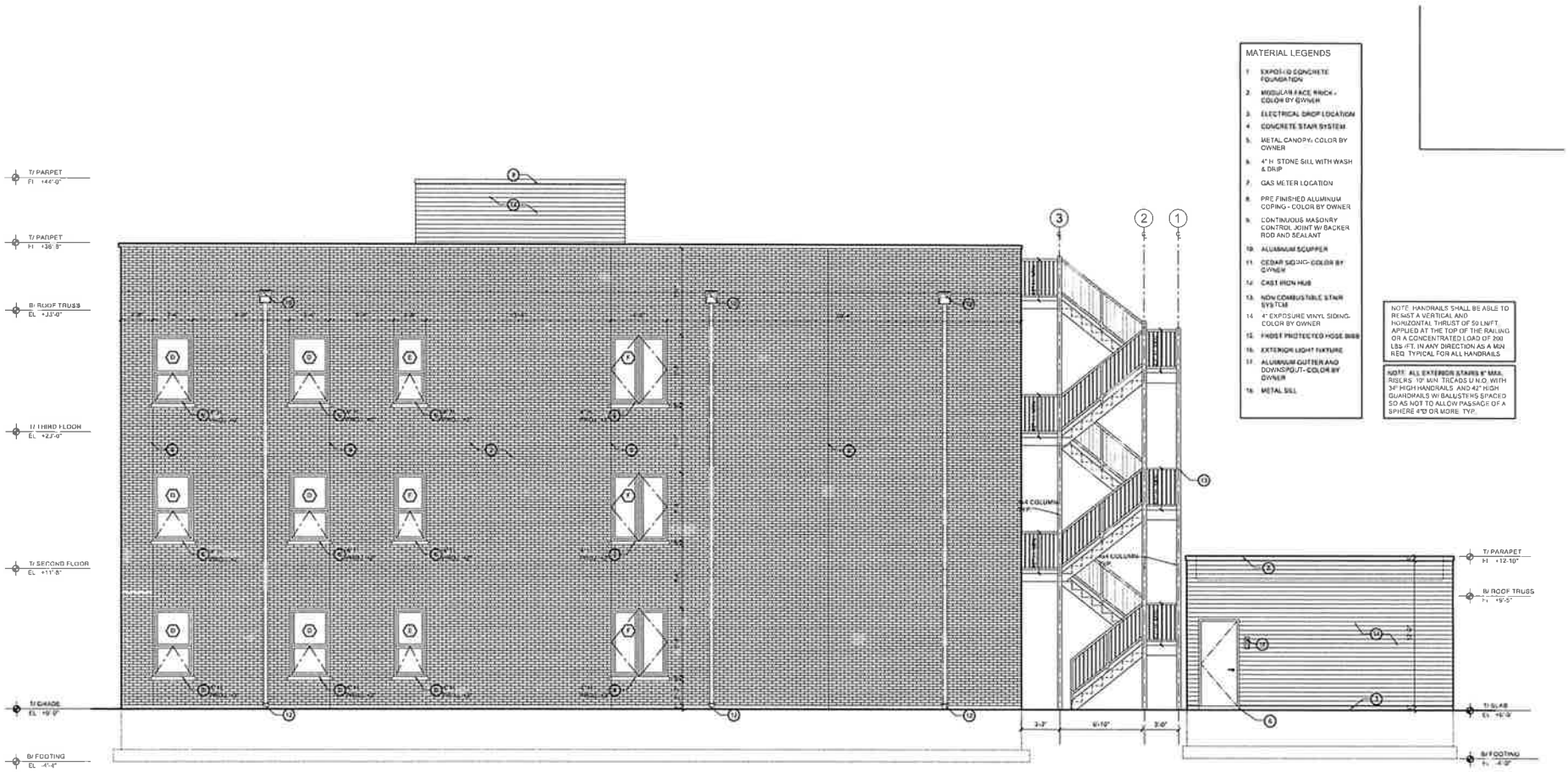
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IL 60610
PH 312 756 1331
FX 312 756 1334

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ARCHITECT
BILL G. KOKALIAS
001-019545
LICENSED ARCHITECT
EXPIRES 11-30-2024

PROJECT NO	BGK 975
PROJECT MANAGER	BK
DRAWN BY	XX

NORTH ELEVATION

SHEET A2.1



1 A2.2 SOUTH ELEVATION

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OWNER RELEASE

NO.	DATE	DESCRIPTION
01	11.26.2021	SUBMIT FOR ZONING
02	05.16.2022	UPDATE ZONING INFORMATION FOR ZONING

PROJECT

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

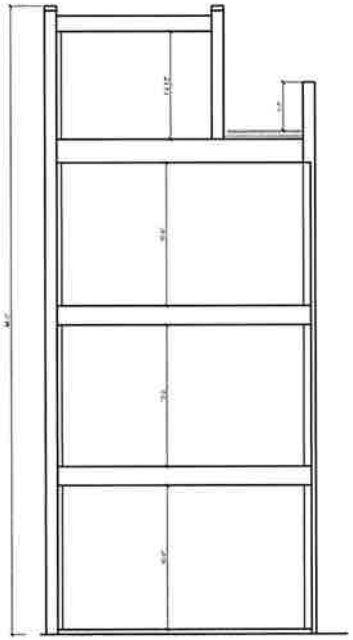
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STATE OF ILLINOIS
BILL G. KOKALIAS
001-019545
LICENSED ARCHITECT
EXPIRES 11-30-2024

PROJECT NO.	BGK 975
PROJECT MANAGER	BK
DRAWN BY	XX

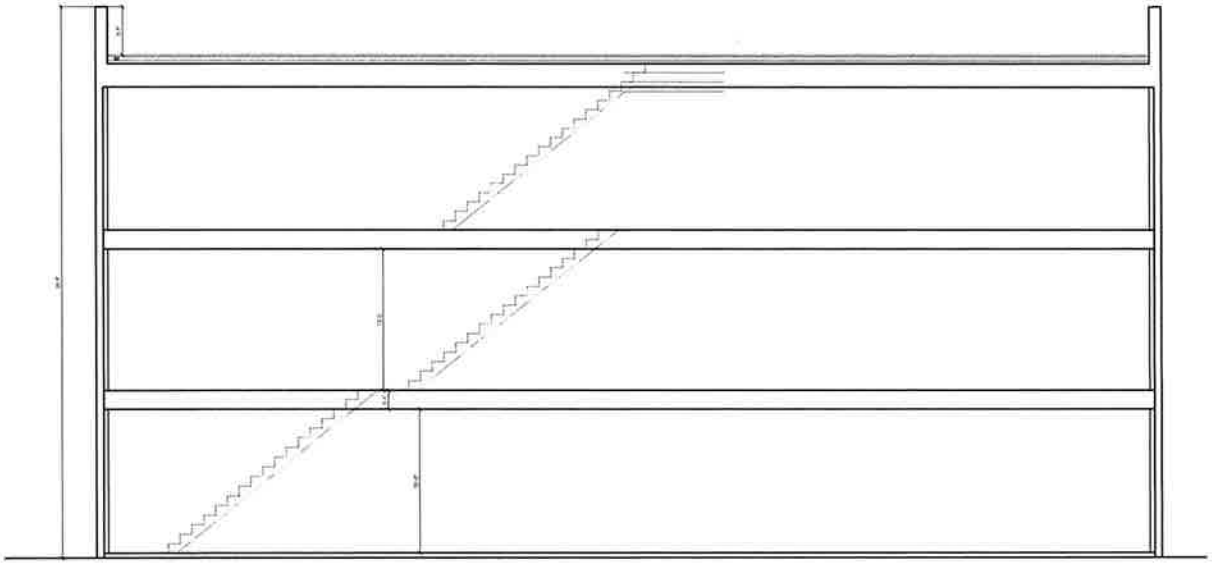
SOUTH ELEVATION

A2.2



2 A3.0 BUILDING SECTION

Scale 1/4" = 1'-0"



1 A3.0 BUILDING SECTION

Scale 1/4" = 1'-0"

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OWNER RELEASE

NO.	DATE	DESCRIPTION
1	12.26.2023	SUBMIT FOR ZONING
2	03.15.2024	UPDATE DRAWINGS FOR ZONING

PROJECT

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

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001-019045
LICENSED ARCHITECT
EXPIRES 11-30-2024

PROJECT NO	BGK 975
PROJECT MANAGER	BK
DRAWN BY	XX

BUILDING SECTIONS

A3.0