NARRATIVE AND PLANS
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 three automobile parking spaces 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 to seek the following: 1) An administrative adjustment under 17-13-1003-EE(2) to increase the number of automobile parking spaces from the maximum required two spaces, as mandated by 17-10-0102-B, to three spaces; and 2) a variation under 17-13-1101-R to increase the sufficient area of the lot by 2.14% to reduce minimum lot area standards and to allow for three dwelling units.

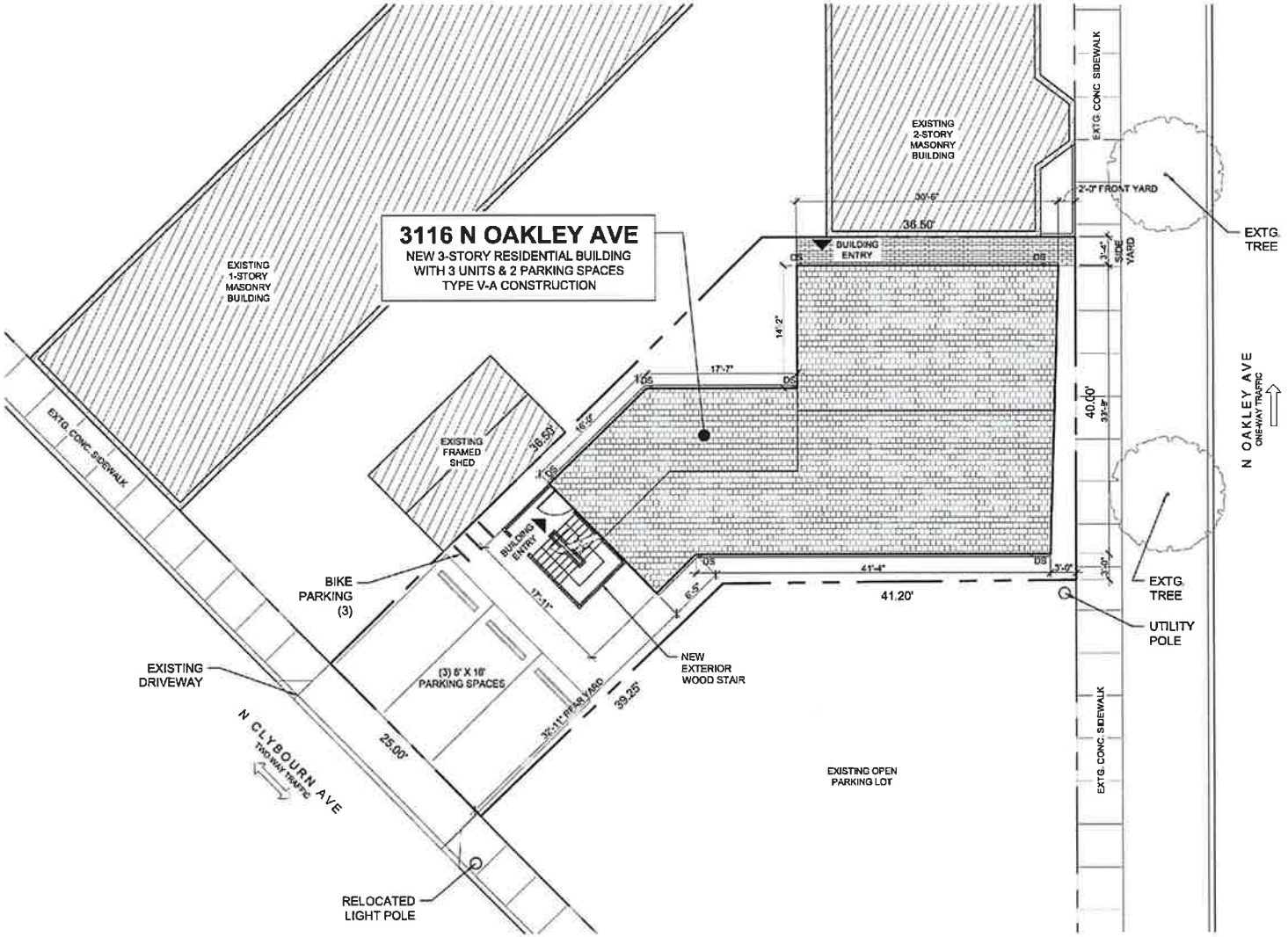
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,936.00 square feet
Floor Area:	5,284.80 square feet
Maximum FAR:	1.8
Residential Dwelling Units:	3
MLA Density:	978.67 square feet
Height:	38 feet
Automobile Parking:	3*
Bicycle Parking:	3

Setbacks:

North:	3.33 feet
East (Front):	2.00 feet
South:	3.00 feet
Rear/Front:	0.00 feet

*As indicated above, the Applicant seeks optional variations under sections 17-13-0303-D and 17-13-1003-EE(2) to increase the number of required automobile parking spaces for a Transit Served Location from two to three.



SITE PLAN - ROOF PLAN

1/16" = 1'-0"

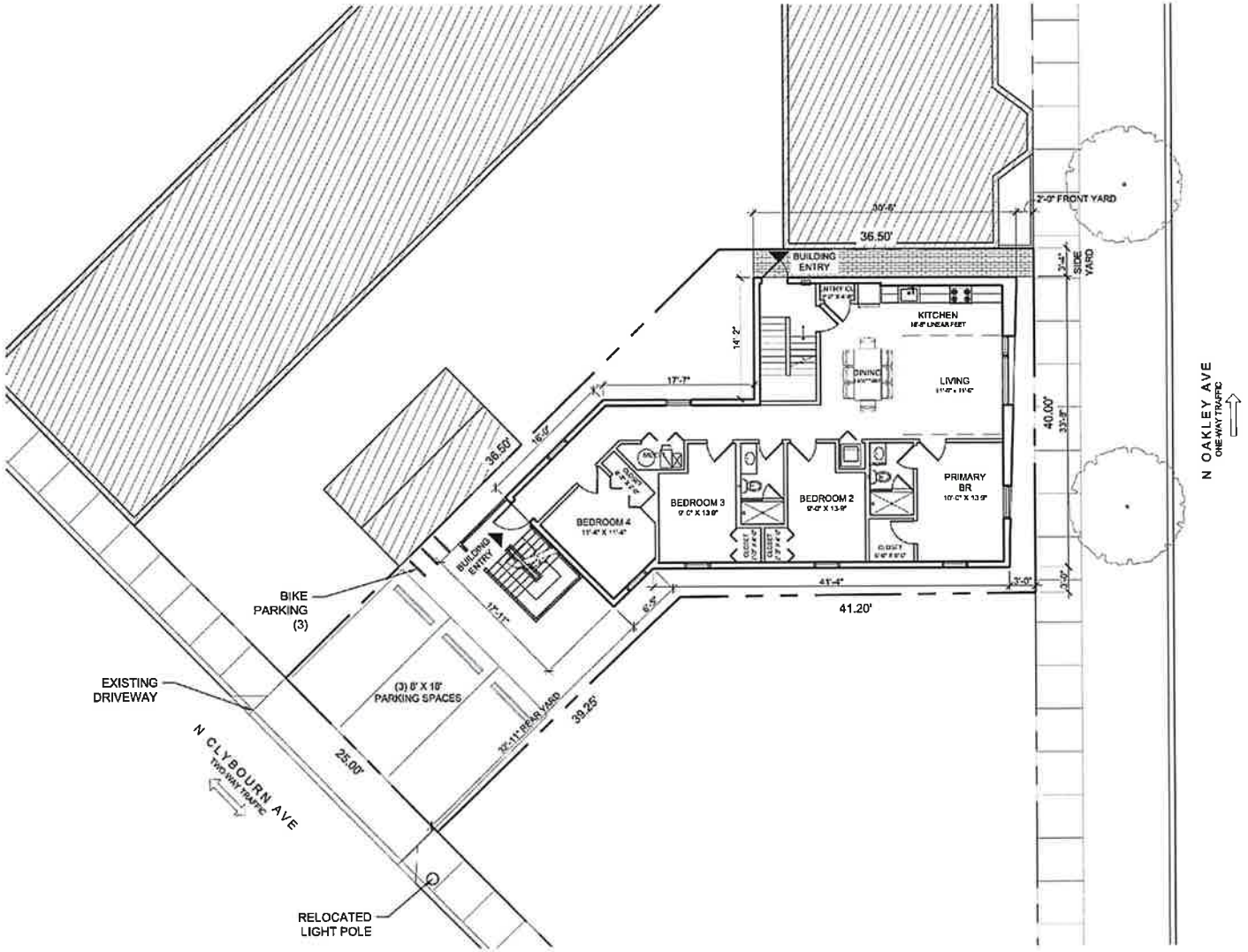
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CHICAGO, ILLINOIS 60618

MARCH 28, 2025

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NORTH

SITE PLAN - GROUND FLOOR

1/16" = 1'-0"

0 4' 8' 16' 32'

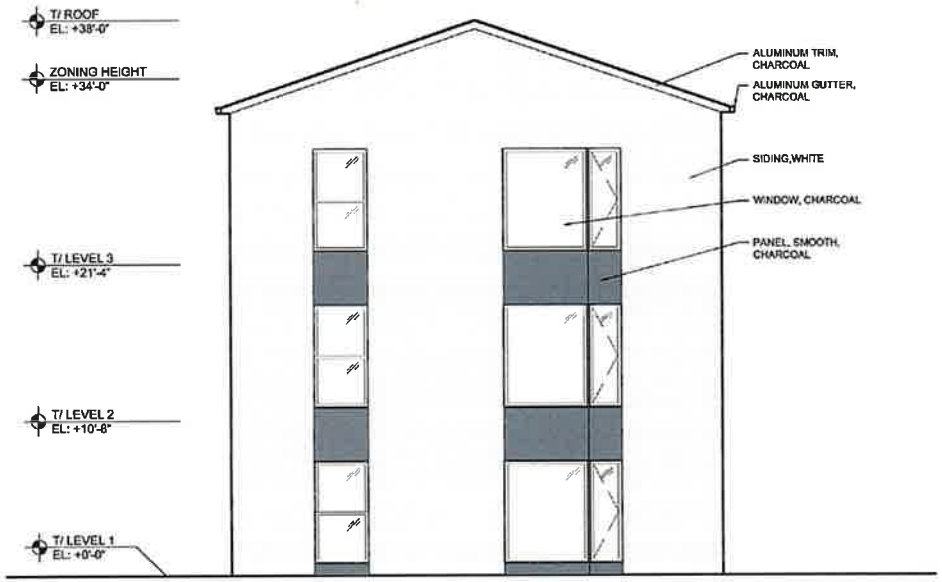
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EAST ELEVATION

3/32" = 1'-0"

0 4' 8' 16'

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WEST ELEVATION

3/32" = 1'-0"

0 4' 8' 16'

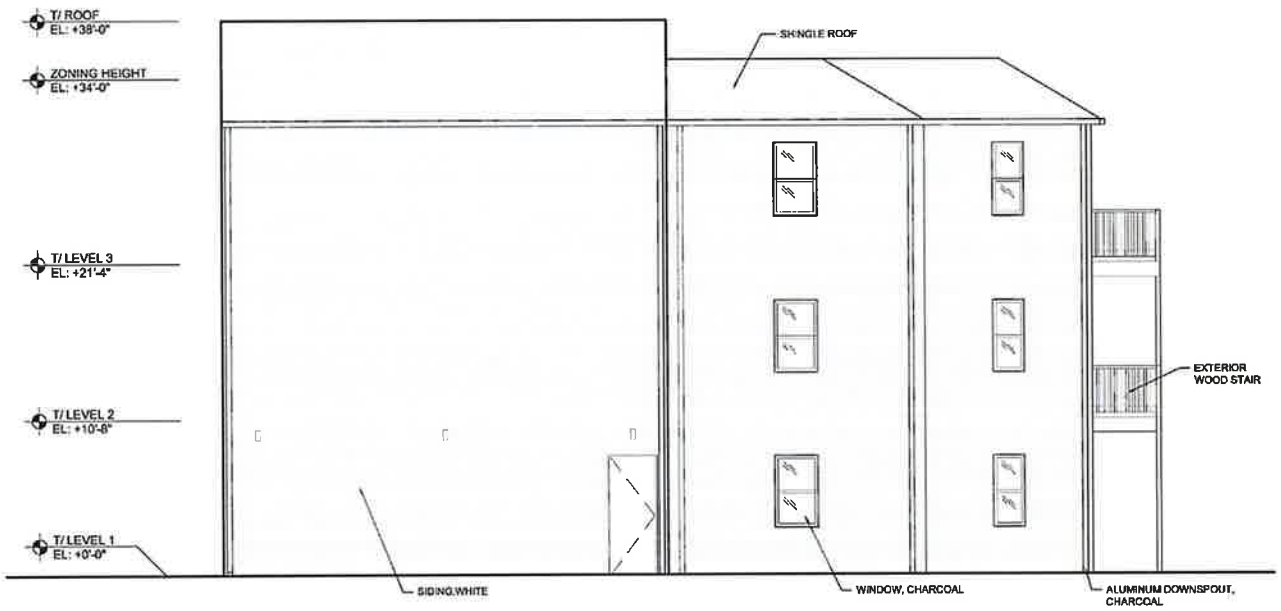
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NORTH ELEVATION

3/32" = 1'-0"

0 4' 8' 16'

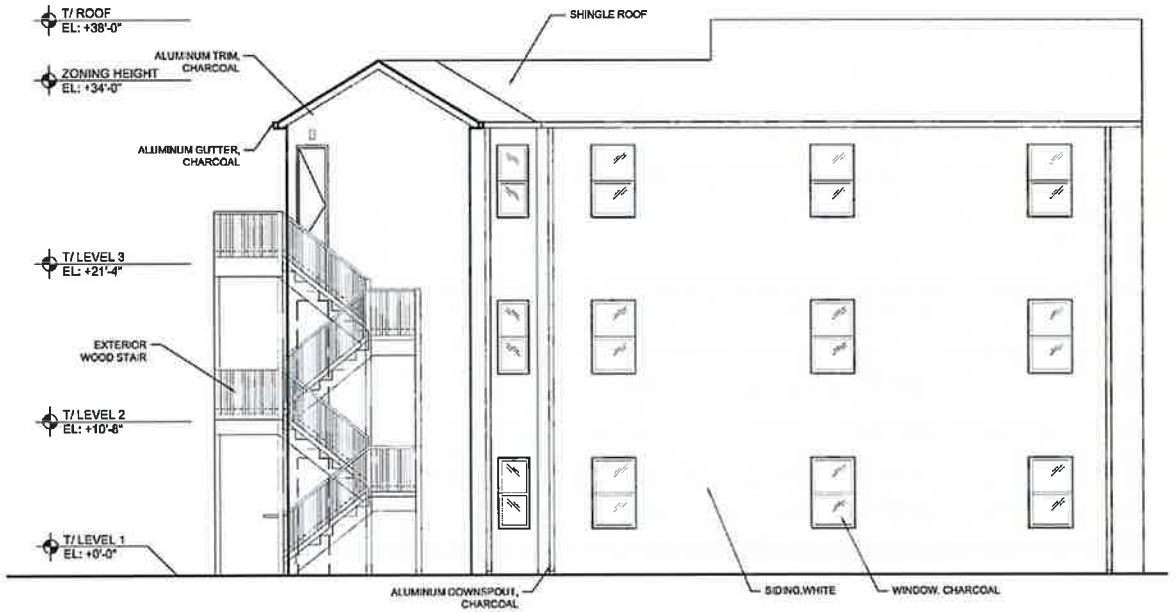
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SOUTH ELEVATION

3/32" = 1'-0"

0 4' 8' 16'

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