NARRATIVE AND PLANS
TYPE I Rezoning Attachment
3363 South Morgan Street / 946-958 West 34th Street
From B1-2 to B2-3

The Property
The subject property is located in a B1-2 Neighborhood Shopping District in an Equitable Transit Served Location approximately 1,140 feet from the Halsted Street (Route 8) Corridor.

The property is improved with a five car garage.

The Project
Ivy Huang (the "Applicant") proposes to redevelop the property into a four story mixed use building (approximately 59'-0" height) with ground-floor commercial space and six residential units. Two automobile parking spaces and two bicycle spaces will be provided.

The Applicant seeks to rezone the property from a B1-2 Neighborhood Shopping District to a B2-3 Neighborhood Mixed-Use District.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation under section 17-13-1101-A to obtain relief under section 17-13-1003-EE(1) to reduce required automobile parking per section 17-10-0207-C for a property located in a Transit Served Location to a qualifying bus corridor under section 17-10-0102-B(1)(a) from three parking spaces (50%) to two spaces; 2) an optional variation under section 17-13-1101-A to obtain relief under section 17-13-1003-GG to reduce bicycle parking reduction as required under section 17-10-0102-B(2) from six to two spaces; 3) an optional variation under section 17-13-1101-B to reduce the required 30' rear yard setback required under section 17-3-0405-A to 20.64'; 4) an optional variation under sections 17-13-1101-A and 17-13-1003-L to increase the maximum building height under section 17-3-0408 from 55' to 59'-0"; 5) an optional variation under sections 17-13-1101-A and 17-13-1003-Q to decrease the required transparency per section 17-3-0504-C from 97.20 square feet to 72.0 square feet.

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

Lot Area:	3,900 square feet	
Maximum FAR:	2.95	
Floor Area:	11,498.07 square feet	
Residential Dwelling Units:	6	
MLA Density:	650 square feet	
Height:	59'-0"	
Bicycle Parking:	2*	
Automobile Parking:	2*	
Setbacks:	Front (West/Morgan):	zero
	North:	3.0'
	South:	zero
	Rear (East/alley):	30.0*

A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

SPR 2019 CBC: NEW TYPE III-A CONSTR. 4-STORY MIXED-USE MASONRY BLDG. W/ (2) GRND. FLR. COMMERCIAL UNITS & (6)D.U. ABOVE (OCCUPANCY B/R2), ATTACHED REAR 2-CAR GARAGE, BALCONIES W/ CANOPY & (2) ROOFTOP DECKS

3363 S MORGAN ST, CHICAGO, IL, 60608



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PROFESSIONAL DESIGN FIRM

LIC# 184.007984

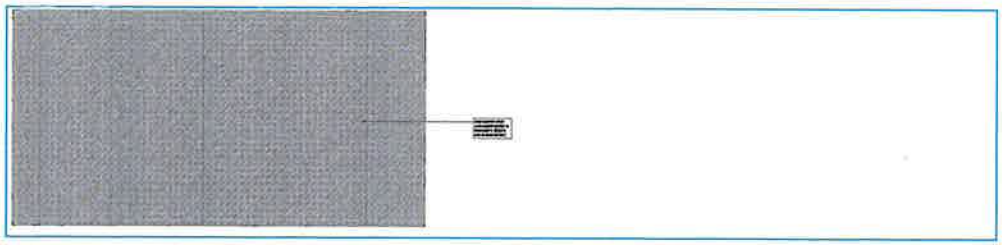
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ARCHITECTURE + DESIGN

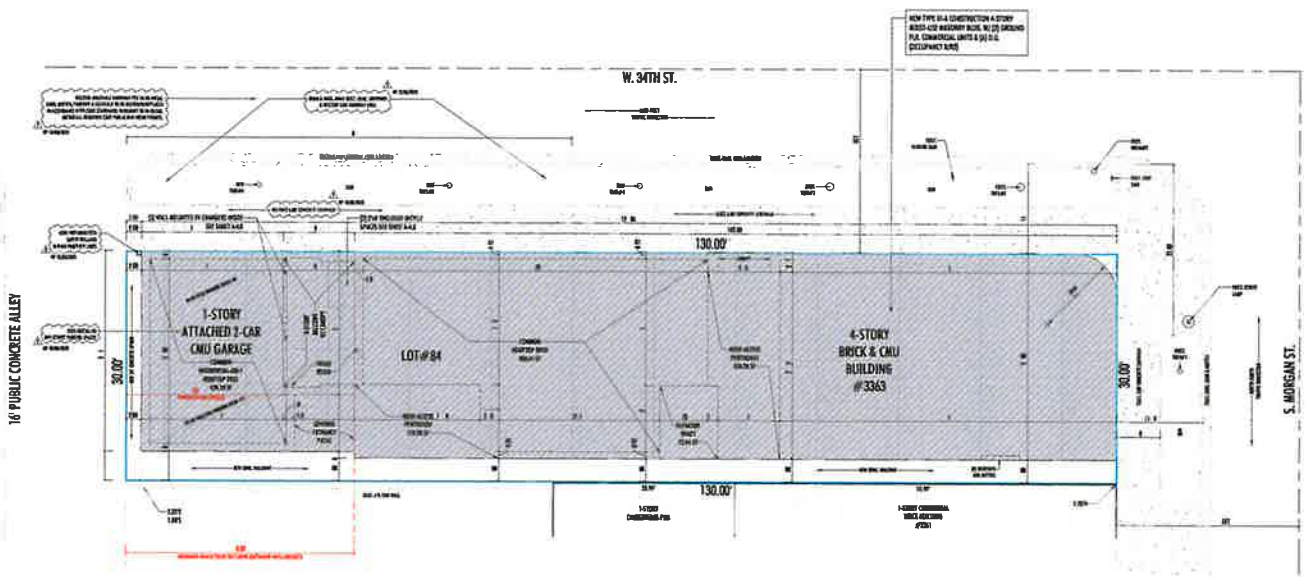
4441 N. ELSTON AVE
CHICAGO, IL 60630

PHONE // 773.754.9723
CELL // 773.791.1434

WWW.BLDGPROJ.COM
INFO@BLDGPROJ.COM



D 1.1 PLA



J PLA

0 2'-0" 8'-0" 16'-0" 32'-0"

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NEW TYPE IV-A CONSTR. 4-STORY W/2023-USE MASONRY BLDG. W/ (2) GRNDS. FLR. COMMERCIAL UNITS & (10) D.U. ABOVE (OCCUPANCY B/R2), ATTACHED REAR 2-CAR GARAGE, BALCONIES W/ CANOPY & (2) ROOFTOP DECKS
3363 S MORGAN ST, CHICAGO, IL 60608

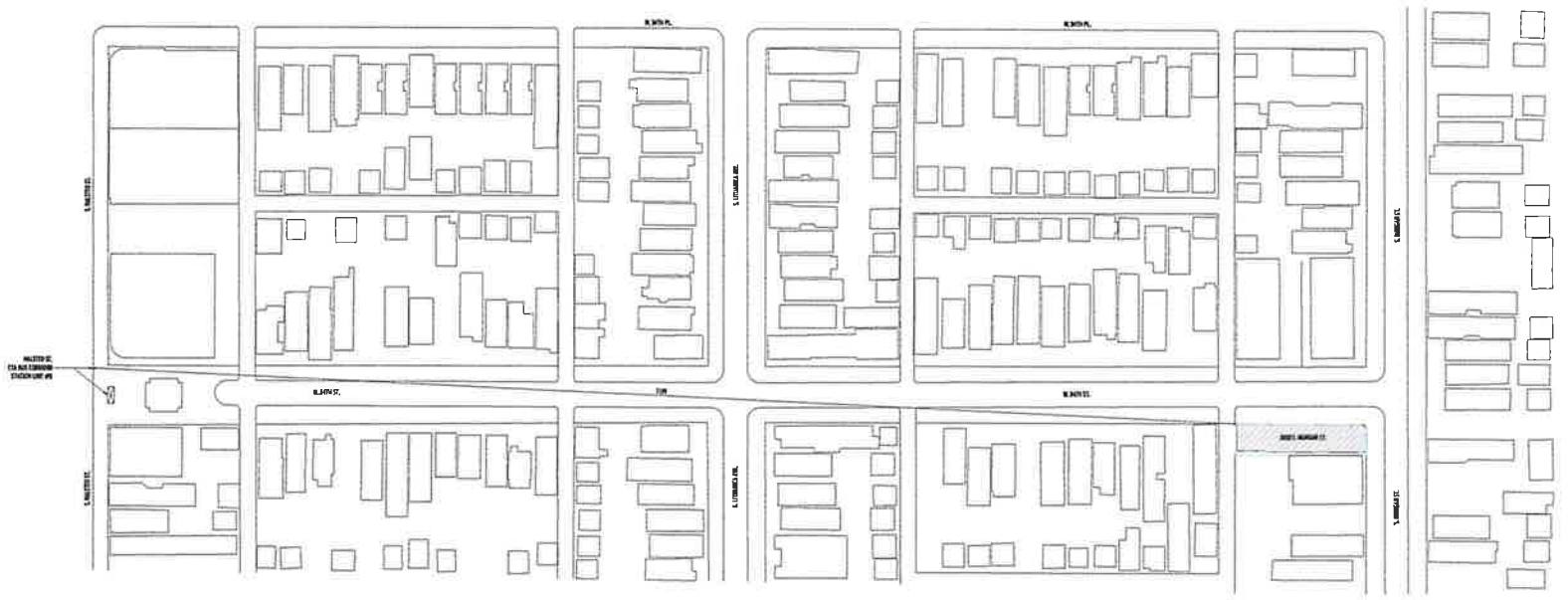
Project No.
W24162
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Issue	Date	Comments
Permit	09.20.2024	

SITE PLAN

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Title Sheet No.



I HEREBY CERTIFY THAT THE DISTANCE BETWEEN THE PROPERTY AT 2018 S. MORGAN ST, AND THE NEAREST CTA BUS CROSSOVER LIES AT 0.12 MILE. SAID MEASURING WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE CONFORMS TO THE CITY OF CHICAGO CODE.

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BLDG PRO
ARCHITECTURE + DESIGN
4438 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.754.9753
CELL // 773.791.2634

NEW TYPE IA-A CONSTR, 4 STORY MIXED USE MASONRY BLDG. W/ (7) COMM. FLR. COMMERCIAL UNITS & (30)UL ABOVE (30)APARTMENTS, ATTACHED REAR 8-CAR GARAGE, BALCONIES W/ CANOPY & (2) ROOFTOP DECKS
2043 S MORGAN ST, CHICAGO, IL, 60608

Project No.
WMD1443
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	Initial	Date	Description
Review			
Review			
Review			
Review			
Review			
Permit	MD	10/19/2022	
Permit	MD	12/16/2022	
Permit	MD	04/14/2023	
Permit	MD	06/30/2023	

TRANSIT MAP

A

Title

Sheet No.

ALC DI

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
   NOTATIONS, GENERAL NOTES, AND CONSTRUCTION DOCUMENTS AND SPECIFICATIONS;
   ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL CODES LISTED IN SPECIFICATIONS AND ORDINANCES SHALL BE INCLUSIVE OF ALL CODES, REGULATIONS AND REQUIREMENTS ADOPTED BY THE CITY OF CHICAGO, INCLUDING ALL AMENDMENTS.
2. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. VERIFY LOCATIONS OF PROTECTIVE SITE IMPROVEMENTS INCLUDED UNDER OTHER CONTRACTS, IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
4. CONTACT LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION, PRIOR TO COMMENCING WORK.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE REPAIR AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
6. ALL PLANTING SHALL CONFORM TO THE REGULATIONS AND STANDARDS PURSUANT TO TITLE 18, CHAPTER 32 AND TITLE 17, CHAPTER 9 OF THE LATEST EDITION OF THE CHICAGO MUNICIPAL CODE AND CONFORM TO THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".
7. ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF FEDERAL, STATE & LOCAL LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION ISSUED, INSECT, AND OTHER PEST INFESTATION, AND SOIL BORNE REQUIREMENTS.
8. ALL PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK, CHARACTERIZED "A GRADE", TRUE TO KIND OR FIELD COLLECTED PLANTS ARE NOT ACCEPTABLE.
9. ALL PLANTS SHALL HAVE BEEN GROWN IN A CLIMATE ZONE SIMILAR TO CHICAGO'S, I.E. LIMITED STATE DEPARTMENT OF AGRICULTURE ZONE 4 OR 5. PLANTS FROM ZONE 6B OR MORE, I.E. WARMER CLIMATE ZONES ARE NOT ACCEPTABLE.
10. TOPSOIL SHALL BE SOURCED IN ADDITIONAL A SUBSOIL OR REMOVED AT SITE AREA INTENDED PLANTING.

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1. REFER TO CIVIL ENGINEER'S UTILITY AND GRADING AND DRAINAGE PLAN FOR UTILITY LOCATION AND GRADING INFORMATION. REFER TO CIVIL ENGINEERS GRADING PLANS FOR GRADING INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PROTECTIVE SITE IMPROVEMENTS INCLUDED UNDER OTHER CONTRACTS, IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
3. FINAL LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE CONTRACTOR IN THE FIELD PRIOR TO INSTALLATION. ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS CONTRACT INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, PLAN GRAPHICS SHALL PREVAIL.
5. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
6. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND IF NECESSARY. BY HAND. THE CONTRACTOR SHALL FULL RESPONSIBILITY FOR THE REPAIR AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
7. TREES SHALL BE PLANTED IN MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
8. PROVIDE MATCHING FORMS AND SIZES PER PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATION ON THE DRAWINGS.
9. PRUNE ONLY PLANTS DIRECTED TO BY THE ARCHITECT OR LANDSCAPE ARCHITECT.
10. PROTECT BRANCHES OF PLANTING MATERIALS WHICH ARE TO REMAIN FROM DAMAGE OR TOP OF WALL UNLESS OTHERWISE NOTED.

11. PROVIDE SPECIFIED MULCH AS SHOWN BETWEEN PLANTING BEDS.
12. REMOVE PATCHES WHICH DO NOT CAKE FROM MATERIAL.
13. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.
14. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT NURSERY OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
15. PLANTING PITS AND POCKETS SHALL BE EXCAVATED TO A DEPTH OF 2 FEET BELOW THE PROPOSED FINISH SURFACE AND BACKFILLED WITH THE SPECIFIED PLANTING MIX. THE SIZE, COMPOSITION AND PREPARATION RATES MUST FOLLOW THE RECOMMENDATIONS OF THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".
16. THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO PARKWAY LANDSCAPING RESULTING FROM CONSTRUCTION ACTIVITIES INCLUDING TOPSOIL PLACEMENT, GRADING AND SODDING. ANY SOIL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE SAME VARIETY AND SIZE AND AS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
17. THE LANDSCAPE CONTRACTOR SHALL PERFORM SOIL TESTS ON EXISTING TOPSOIL WITH A SOLOM ZOLAZA (NPK NITROGEN) SOLUBLE FERTILIZER. APPLICATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE UNIVERSITY OF ILLINOIS EXTENSION SERVICE.
18. HOSE-WATER TESTS ARE NOT ACCEPTABLE.
19. PLANTS SHALL BE PROTECTED FROM DRYING BUT BURLAP SHIPPING & LATER DELIVERY, IF NOT MANUFACTURED PLASTICS.

G P PLA I

1. SOIL PREPARATION OF A LANDSCAPE DESIGN IS A CRITICAL FACTOR IN CREATING A HEALTHY AND LONG-LASTING LANDSCAPE. REMOVE EXISTING TOPSOIL AND STOCKPILE ON SITE. TOPSOIL TO BE INCORPORATED BACK INTO THE SOIL AT A RATIO DATE, CONTRACTOR TO CONDUCT A SOIL EVALUATION TO DETERMINE THE EARLY COMPOSITION, COMPACTION RATE, NUTRIENT QUALITIES, GARBAGE CONTENT, PH LEVELS, AND WATER HOLDING CAPABILITIES. PH: IDEAL PARTICLE SOIL MIX IS APPROXIMATELY 45% SAND, 40% SILT, 15% CLAY AND 5% ORGANIC MATERIAL WITH A PH LEVEL NEAR 6.5PH.
2. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO FACILITY A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
3. CONTRACTOR TO USE COMPACT SOILS IN PLANTING AREAS BY AUTO-FILLING, SPREADING OR DRIVING TO A DEPTH OF 6-8" MINIMUM AND PERIODICALLY A DEPTH OF 12-18", OR COMPACTION OF SMALL PLANTER AREAS, EACH AS THOSE IN PLANTING LOT AHEAD, AND ELSEWHERE THAT REMAINS OF THE COMPACTED SOIL TO A DEPTH OF 12" OR MORE AND TURN IN AMENDMENTS LISTED WITH REQUIRED AMENDMENTS, AS NOTED. REMOVE GRADE OVER 2" IN SIZE FROM THE SOIL.
4. WHERE PERFORMANCE USE, RE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, THOSE IN AT MARTINE ANGLES TO ENSURE ADEQUATE COVERAGE, WHEN USING USE OR MOWING EQUIPMENT, IT IS RECOMMENDED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A NOTE-FOLLOW TO INSTALL UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER.
5. AFTER INITIAL SOIL COMPACTION PROCEDURES AND PREPARATIONS, SOIL AMENDMENTS SHOULD BE ADDED TO THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE ORGANIC MATERIAL SUCH AS SAND, SILTY OR CLAY, WHICH HELP IMPROVE SOIL STRUCTURE, DRAINAGE MOISTURE SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE ADDED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SUCH AS FERTILIZER IMPROVE NUTRIENT CONTENT AND SULFUR ADJUSTS THE SOIL PH LEVEL. SULFUR SHALL BE INCORPORATED AT THE RATE OF ONE POUND OF SULFUR PER ONE SQUARE FOOT.
6. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST SHALL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.
7. DURING THE DURATIONS OF THE LANDSCAPE INSTALLATION, WARDEN AREAS OF THE SITE MUST BE RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. THIS COMPACTION IS TYPICALLY LIMITED TO THE UPPER 6-9" OF THE SOIL, PRIOR TO THE INSTALLATION OF PLANT MATERIAL IN DISTURBED AREAS, THE COMPACTION SHALL BE REVERSED TO 80% OR LESS USING PREVIOUSLY DESCRIBED METHODS.

STATEMENT BY REGISTERED ARCHITECT:

"I/WE UNDERSIGNED ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT 3363 S. MORGAN ST, HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 18, CHAPTER 32 OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

ARCHITECT: Kenneth Brooks DATE: 7/07/2025
KENNETH BROOKS / # 1.162452 # 880.004468

ALL PLANTING MUST BE DONE BY DECEMBER 15, 2027

STATEMENT BY OWNER:

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 3363 S. MORGAN ST. TO THE EAST OF UNDESIGNATED APPLICANT'S GROWN BOND, HAVE BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED, BY OWNERS AND CONSULTANT DRAWINGS IN ACCORDANCE WITH REQUIREMENTS OF TITLE 18, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE. EXISTING PARKWAY AND ON SITE DETERMINED TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CONTRACT AND LANDSCAPER IF DISEASED, DEAD OR DAMAGED. DUE BY ARE ONLY TWO POSSIBLE DATES FOR COMPLETION OF PLANTING TO BE DONE BY JUNE 15, 2027 OR OCT. 15, 2027.

OWNER OF PROPERTY: DATE: 07/30/2025

NOTES:

ALL NEW TREES MUST HAVE A MINIMUM CALIPER SIZE OF 4" WITHIN THE CENTRAL AREA AND 2.5" OUTSIDE THE CENTRAL AREA.

6 FOOT HEIGHT MASONRY SCREEN WALL IS REQUIRED AROUND DUMPSTERS AND OTHER TRASH COLLECTION BINS AND AREAS, FURNISHED WITH OPAQUE, LOCKABLE GATES. MASONRY WALLS WITH VINES PLANTED AT FIVE FEET ON CENTER OR TRASH ROOM IS REQUIRED IN THE BUILDING.

P A I T I N S

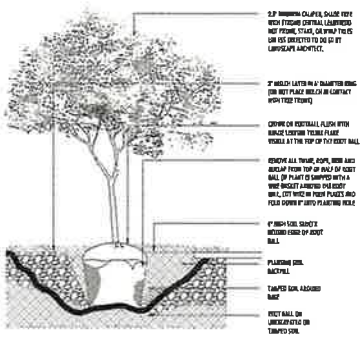
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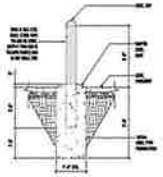
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SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE





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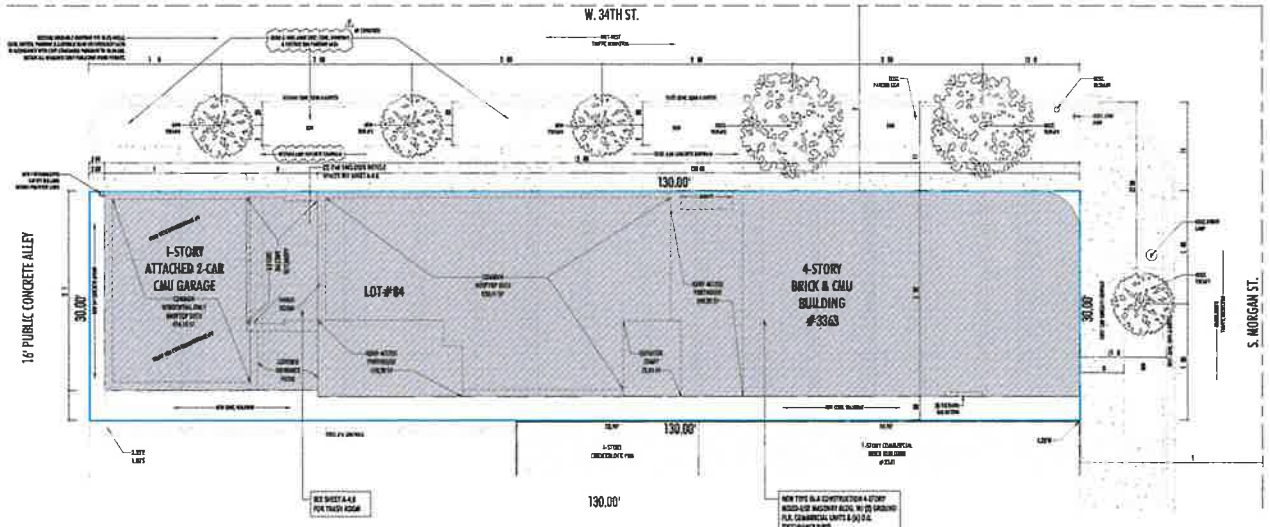
EXIST. TREE#3



EXIST. TREE#2



EXIST. TREE#1



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CHICAGO, IL 60613
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NEW TYPE IB-A CONSTR. 4-STORY MIXED-USE MASONRY BLDG. W/ (5) GRND. FLR. COMMERCIAL UNITS & (60) U. ABOVE (EXCLUSIVELY R/R), ATTACHED REAR 2-CAR GARAGE, BALCONIES W/ CANOPY & (1) ROOFTOP DECK
3363 S MORGAN ST, CHICAGO, IL, 60608

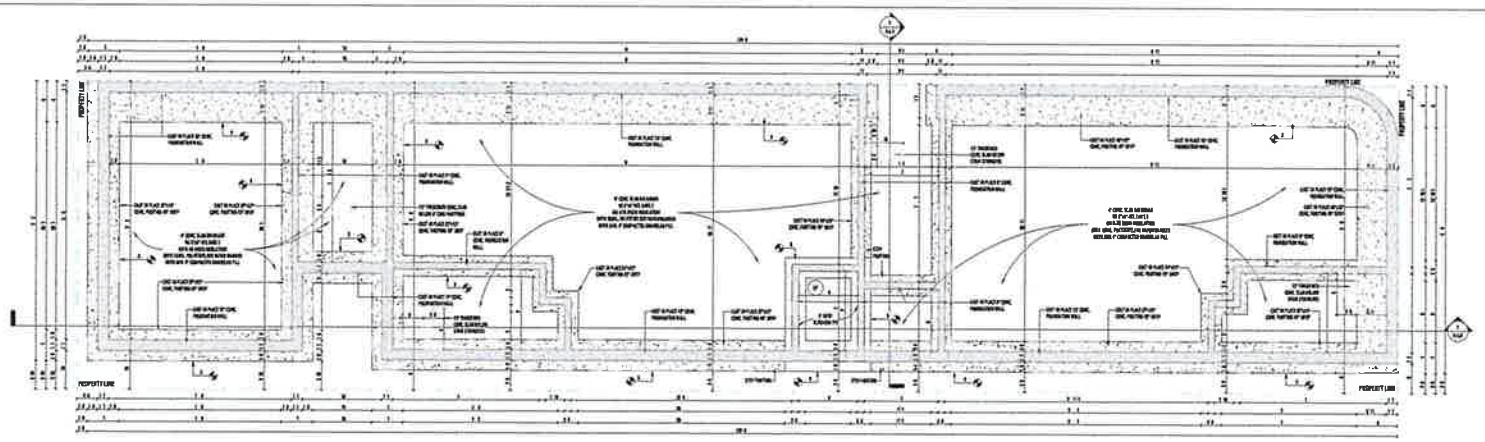
Project No.
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Issue	Date	Comments
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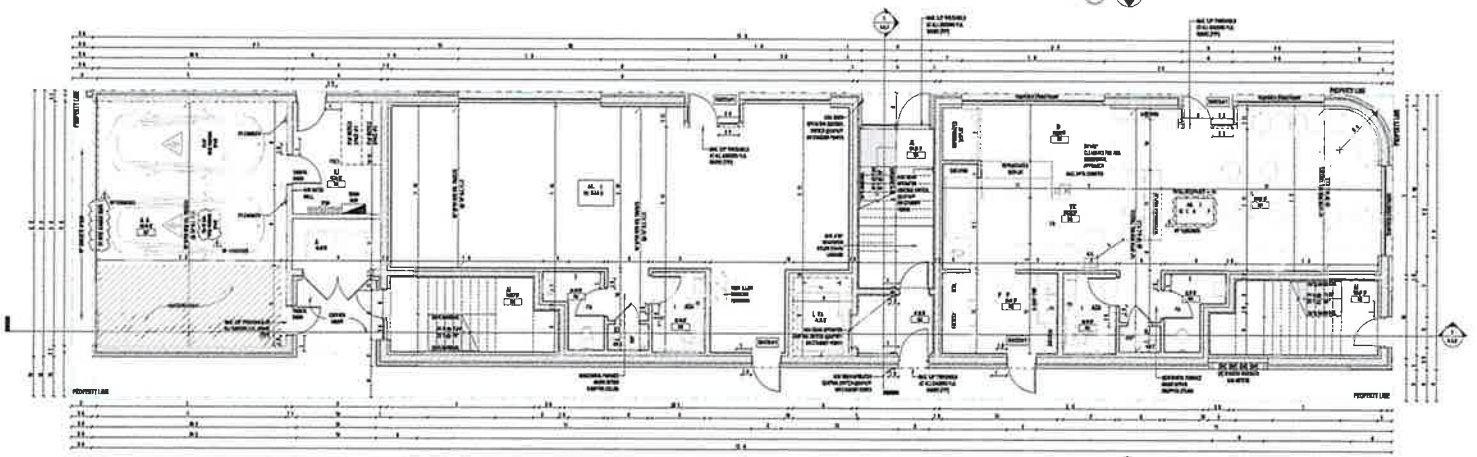
LANDSCAPING PLAN

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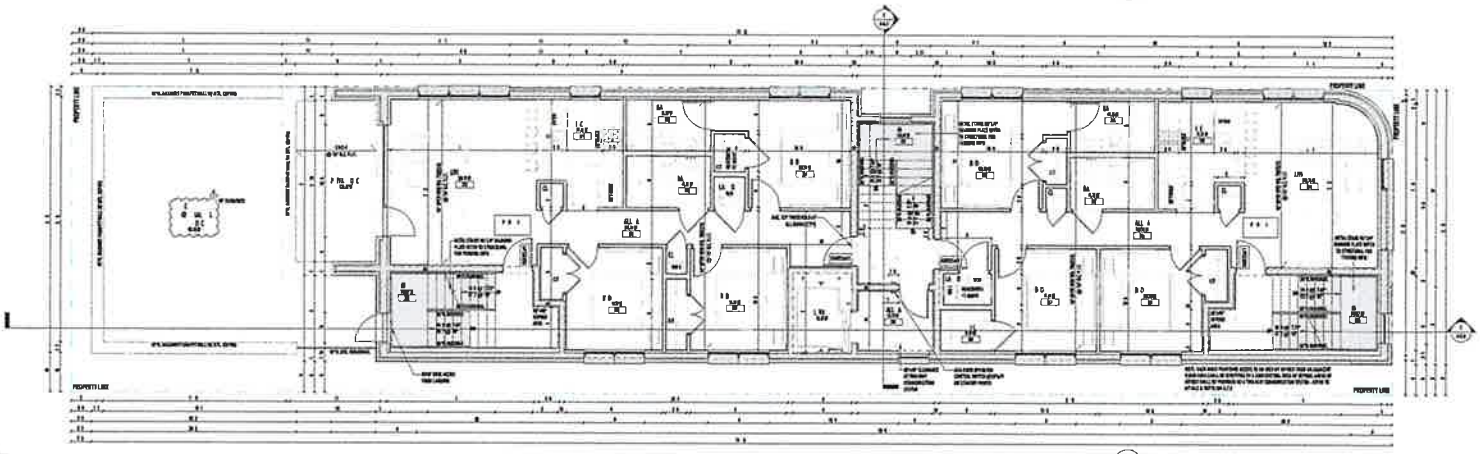
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LEGEND

PROPOSED 1 STORY SINGLE FAMILY RESIDENCE WITH BASEMENT BUILT W/ (2) GARAGE, FULL COMMERCIAL UNITS & (4)A.D.U. ABOVE (OCCUPANCY BOSS, ATTACHED REAR 2-CAR GARAGE, BALCONIES W/ CANOPY & (2) ROOFTOP DECKS)
3263 S MORGAN ST, CHICAGO, IL, 60608

Project No.
2024-04-01
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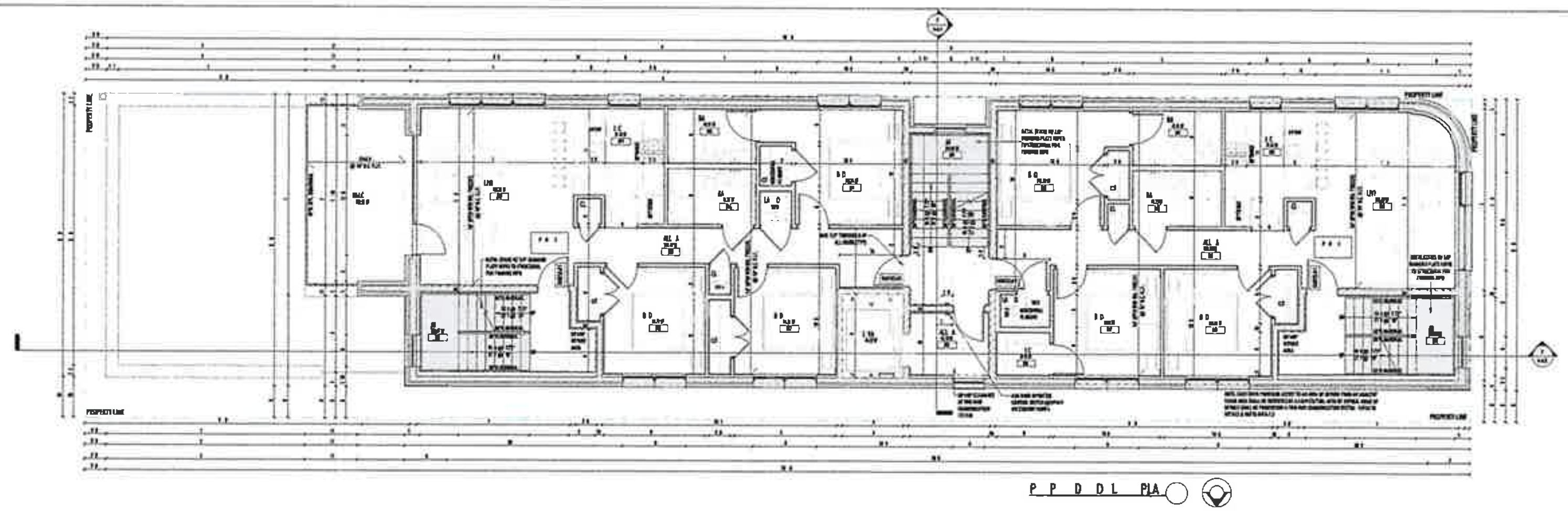
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Permit	04/05/2024		
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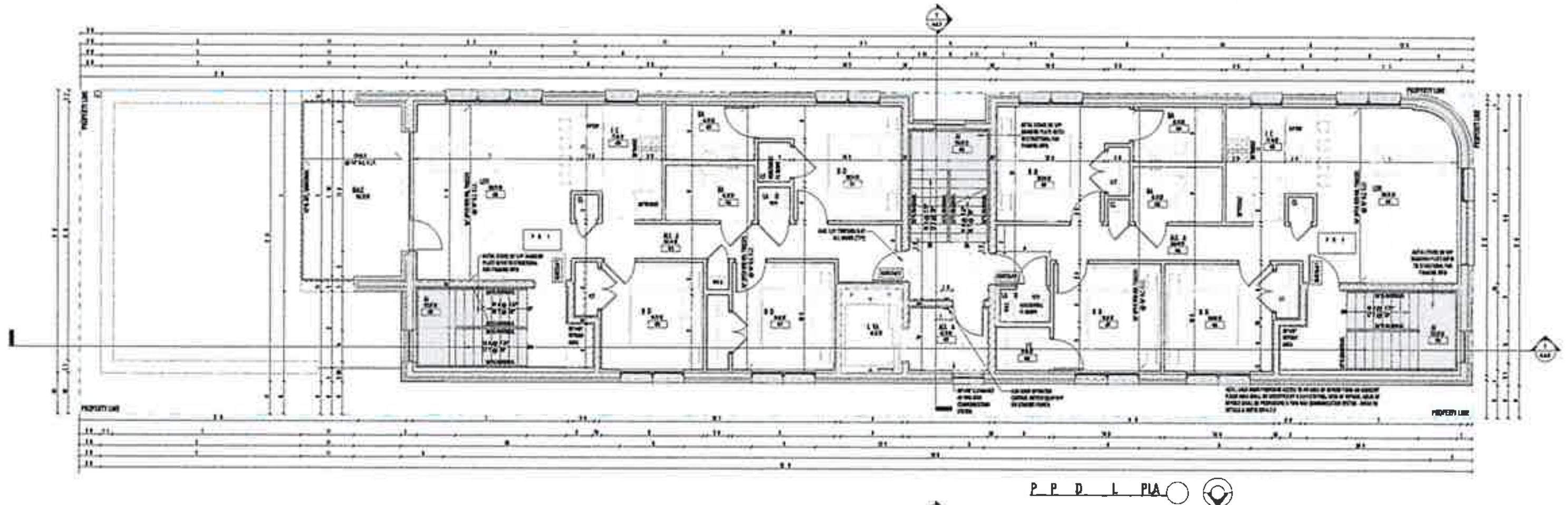
PROPOSED FOUNDATION 1ST & 2ND FLOOR PLANS

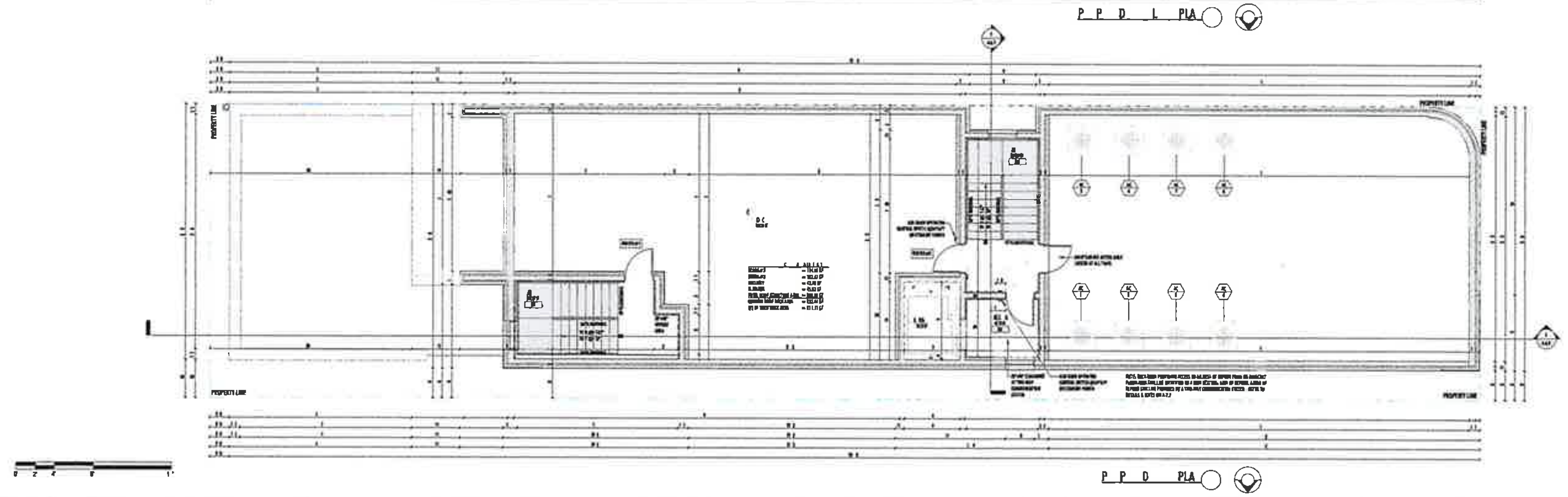
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LEGEND

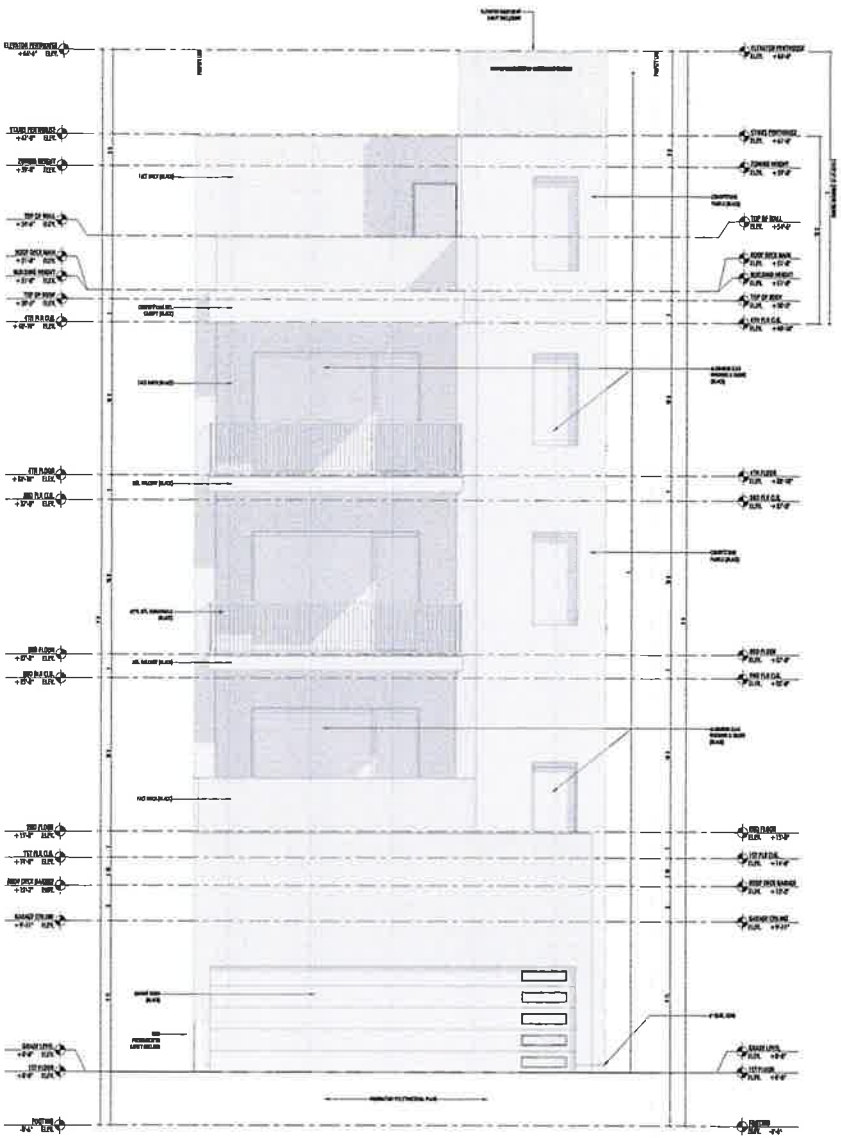
Project No.

PROPOSED 3RD 4TH & ROOF PLANS

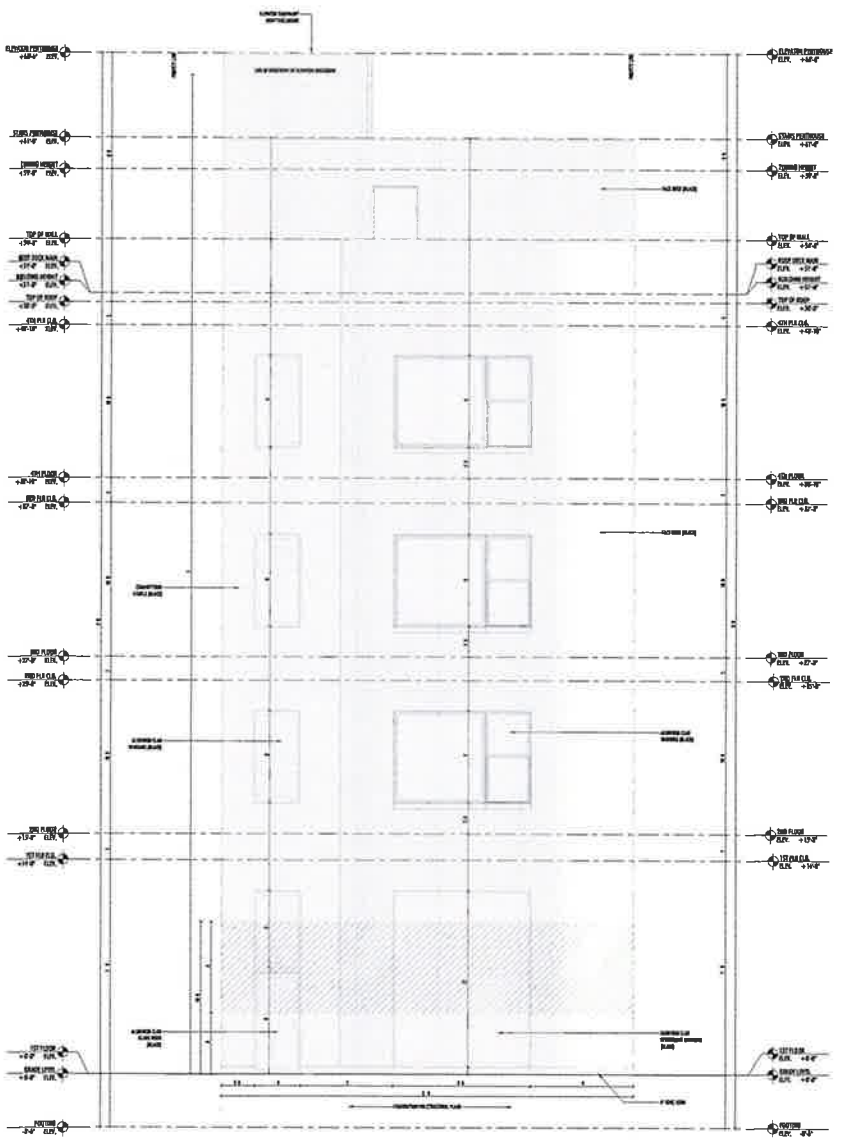
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LEGEND

NEW TYPE III A CONCRETE & STEEL ASSISTED MASONRY BLDG. W/ (2) DWG. FLR. COMMERCIAL UNITS & (6)TOTAL RESIDENTIAL UNITS (OCCUPANCY R2/B), ATTACHED FOUR (4) CAR GARAGE, BALCONIES W/ CANOPY & (2) ROOFTOP DECKS
1245 N MORGAN ST, CHICAGO, IL, 60608

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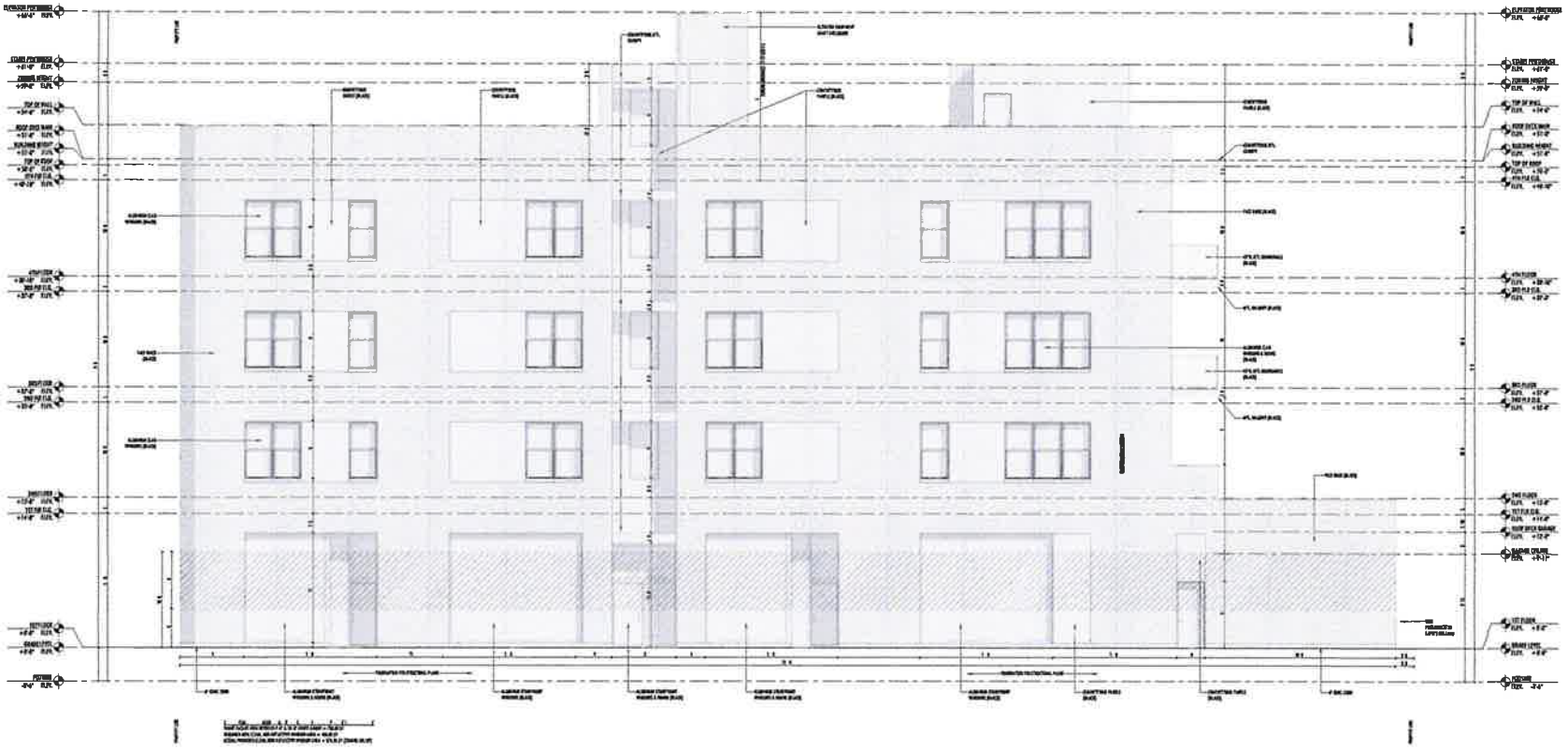
	Initial	Date	Comments
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PROPOSED EAST & WEST ELEVATIONS

Title

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Sheet No.



P P D LVAI

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PHONE // 773.294.9758
CELL // 773.791.6858

NEW TYPE 1A-5 CONSTR. 4-STORY MIXED-USE MASONRY BLDG. W/ (2) GRND. FLR. COMMERCIAL UNITS & (10) U. ABOVE (OCCUPANCY R2/R3), ATTACHED REAR 3-CAR GARAGE, BALCONIES W/ CANOPY & (2) ROOF TOP DECKS
2343 S MORGAN ST, CHICAGO, IL, 60608

Project No.
M182403
A

	Initial	Date	Comment
Revision			
Revision			
Revision			
Revision			
Revision			
Issue	SD	10/31/2018	
Issue	SD	11/16/2018	
Issue	SD	11/21/2018	

PROPOSED SOUTH ELEVATION

A

Title Sheet No.



P P D LVA I

0' 2' 4' 8' 16'

ISSUED FOR CONSTRUCTION
REISSUED 09-22-2016
BLOG PROJECTS, INC. ©

LIC# 184.007964

BLOG PROJ

architecture + design

4444 N. CLARK AVE
CHICAGO, IL 60613

PHONE // 773.784.9153
CELL // 773.791.6434

NEW TYPE I-B A CONCRETE, 4-STORY MIXED-USE MASONRY BLDG. W/ (3) CAMCL. FLR. COMMERCIAL UNITS & (20) U. ABOVE (20) CAP SHED HOMES, ATTACHED REAR 3-CAR GARAGE, BALCONIES W/ CANOPY & (2) ROOFTOP DECKS
2342 S MORGAN ST, CHICAGO, IL, 60608

Project No.
WM2403
1

	Mark	Date	Comments
Architect			
Architect			
Architect			
Architect			
Architect			
Client	MP	10/31/2017	
Client	MP	11/15/2017	
Client	MP	12/15/2017	

PROPOSED NORTH ELEVATION

Title

A

Sheet No.