Final for Publication

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

Proposed Zoning: RM4.5 Residential 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"

Final for Publication

- 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"

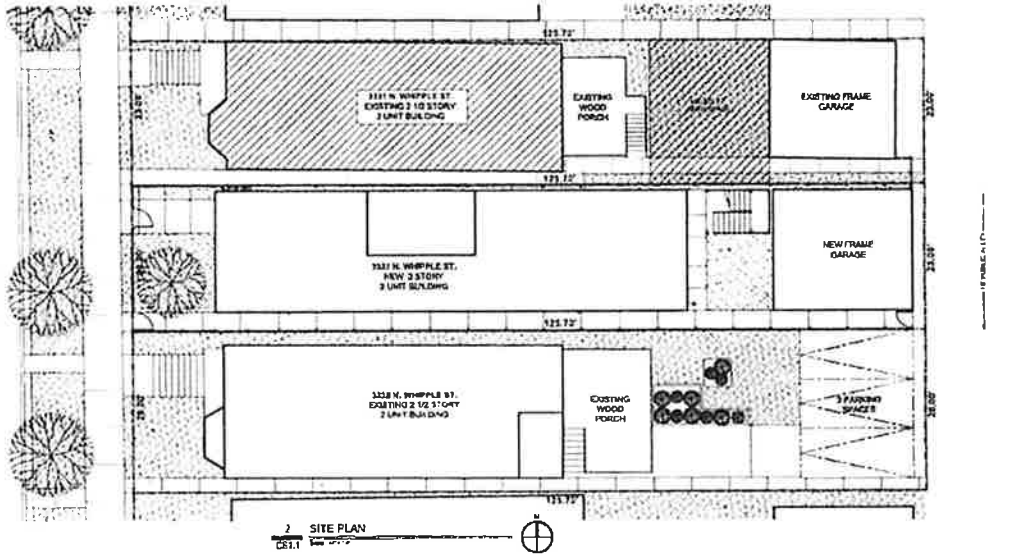
Final for Publication

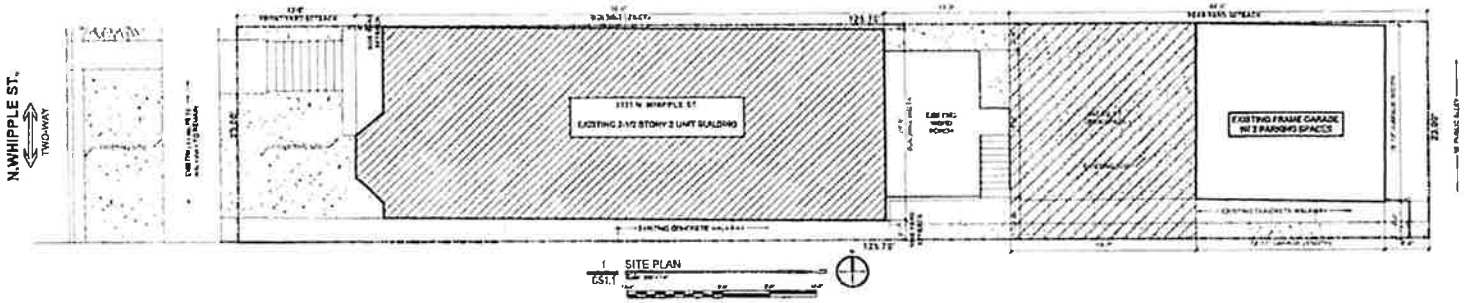
3331 N. WHIPPLE ST

CHICAGO ILLINOIS

PROJECT DATA-3331 N WHIPPLE ST

Address	3331 N WHIPPLE ST
Lot dimensions	27.46' x 125.00' (IRR) = 2,288.1 sq ft
Lot area	2,288.1 sq ft
Zoning district	RS-3
Min. lot area per dwelling unit	1,650.0 sq ft per dwelling unit
Max. number of dwelling units	2,288.1 sq ft / 1,650.0 = 2.0 Dwelling Units Allowed
Existing number of dwelling units	3 Dwelling Units
Max. allowable floor area	2,288.1 sq ft x 1.20 (Max. Ratio) = 2,745.72 sq ft
Dwelling unit area	
First floor	1,153 sq ft
Second floor	1,153 sq ft
Third floor	750 sq ft
Total floor area	2,656 sq ft < 2,745 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. 12'-6" x 20% = 2'-6"(Combined) (Zoning Board of Appeals Rd 0-XXXX)
Side yard setback	30% or 5'-0" whichever is Less. 125'-0" x 30% = 37'-6" (Required)
Rear yard setback	30% or 50'-0" whichever is Less. 125'-0" x 30% = 37'-6" (Required)
Existing yards	
Front yard setback	12'-6" (EXISTING COMPLIES)
North side yard setback	7'-1" (EXISTING)
South side yard setback	7'-1" (Zoning Board of Appeals Rd 0-XXXX)
Rear yard setback	44'-1" (EXISTING COMPLIES)
Off-street loading	
Required Parking	3 Parking Spaces (3 100 FEET)
Existing Parking	3 Parking Spaces (COMPLIES)
Open Area	
Required	2,288.1 sq ft x 0.30 = 686 sq ft, or 68 X 2 Dwelling Units = 30 sq ft, whichever is greater
Existing	450 sq ft (COMPLIES)
Building Height	
Maximum	38'-0"
Existing	25'-0" (COMPLIES)





NO.	DATE	DESCRIPTION

3327 N WHIPPLE ST.
CHICAGO, ILLINOIS

XIOS ARCHITECTS AND PLANNERS

BILL G. KOKALIAS ARCHITECT

PROJECT NO. BGK 975

COVER SHEET

CS1.0

Final for Publication

3327 N. WHIPPLE ST

CHICAGO ILLINOIS

PROJECT DATA- 3327 N WHIPPLE ST

Address	3327 N WHIPPLE ST
Lot dimensions	25.00 ft x 125.71 ft (3,141.1 sq.ft.
Lot area	3,297.1 sq ft
Zoning district	RT- 4.5 (Zoning Board of Appeals)
Min. lot area per dwelling unit	700 sq.ft. per dwelling unit
Max. number of dwelling units	3,297 sq.ft. / 700 sq.ft. = 4 Dwelling Units Allowed
Proposed number of dwelling units	5 Dwelling Units (PROPOSED)
Max. allowable floor area	3,297.1 sq ft x 1.1 (Max. Ratio) = 4,514.8 sq.ft.
Proposed floor area	
First floor	1,470.0 sq.ft.
Second floor	1,470.0 sq.ft.
Third floor	1,470.0 sq.ft.
Roof	175 sq. ft.
Total floor area	4,403.00 sq.ft. = 4,514.8 sq.ft. (OK)
Required setback	
Front yard setback	Average Front Yard: 11.89+11.89+13.89+13.89+11.89+11.89+11

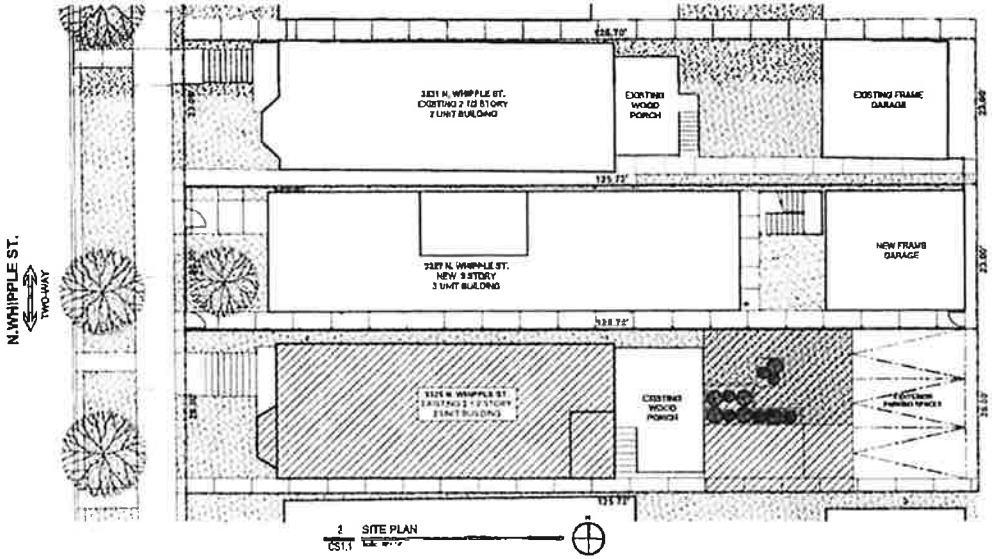
Final for Publication

3325 N. WHIPPLE ST

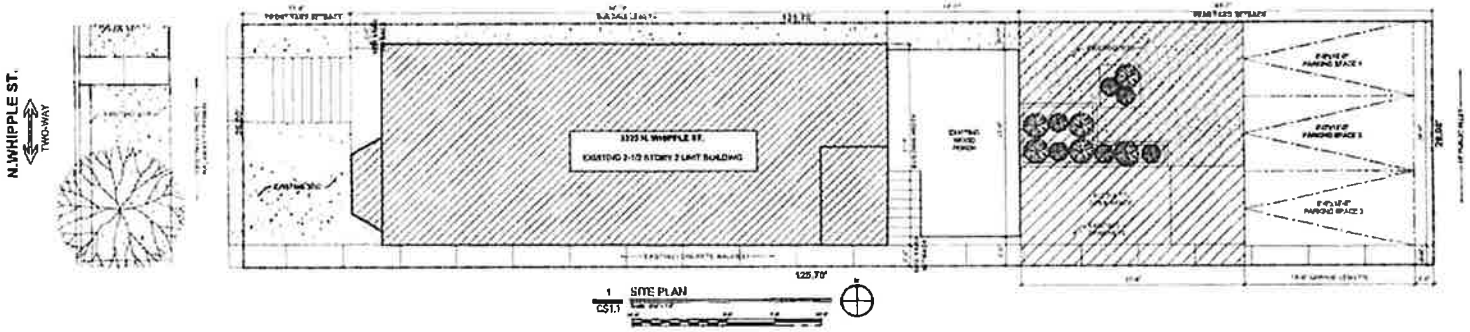
CHICAGO ILLINOIS

PROJECT DATA- 3325 N WHIPPLE ST

Address	3325 N WHIPPLE ST
Lot dimensions	25' 0" x 125' 0" = 3,125.0 sq.ft
Lot area	3,125.0 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	1,250.0 sq.ft. / 1,000.0 = 3.1 Dwelling Units Allowed
Proposed number of dwelling units	3 Dwelling Units
Max. allowable floor area	3,750.0 sq.ft. x 1.25 Max. Ratio = 3,937.5 sq.ft.
Proposed floor area	
First floor	1,175 sq.ft.
Second floor	1,175 sq.ft.
Third floor	750 sq.ft.
Total floor area	3,100 sq.ft. = 3,351.64 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. 25'-0" x 20% = 5'-0" (Landscaping) Zoning Board of Appeals
Rear yard setback	30% or 32'-0" Minimum, to Low 125'-0" x 30% = 37'-6" (Required)
Existing yard	
Front yard setback	11'-0" (COMPLIES)
North Side yard setback	2'-1" (Zoning Board of Appeals REQUIRED)
South Side yard setback	2'-0" (EXISTING)
Rear yard setback	43'-3" (COMPLIES)
Off street loading	
Required Parking	2 Parking Spaces
Proposed Parking	3 Parking Spaces
Open Area	
Required	3,750.0 sq.ft. x 0.07 = 262.5 sq.ft. or 4ft x 1 dwelling unit = 175.0 sq.ft. whichever is greater
Existing	513 sq.ft.
Building Height	
Maximum	38'-0"
Existing	33'-0" (EXISTING)



1 CS1.1 SITE PLAN



1 CS1.1 SITE PLAN

NO.	DATE	DESCRIPTION

3327 N WHIPPLE ST.
CHICAGO, ILLINOIS

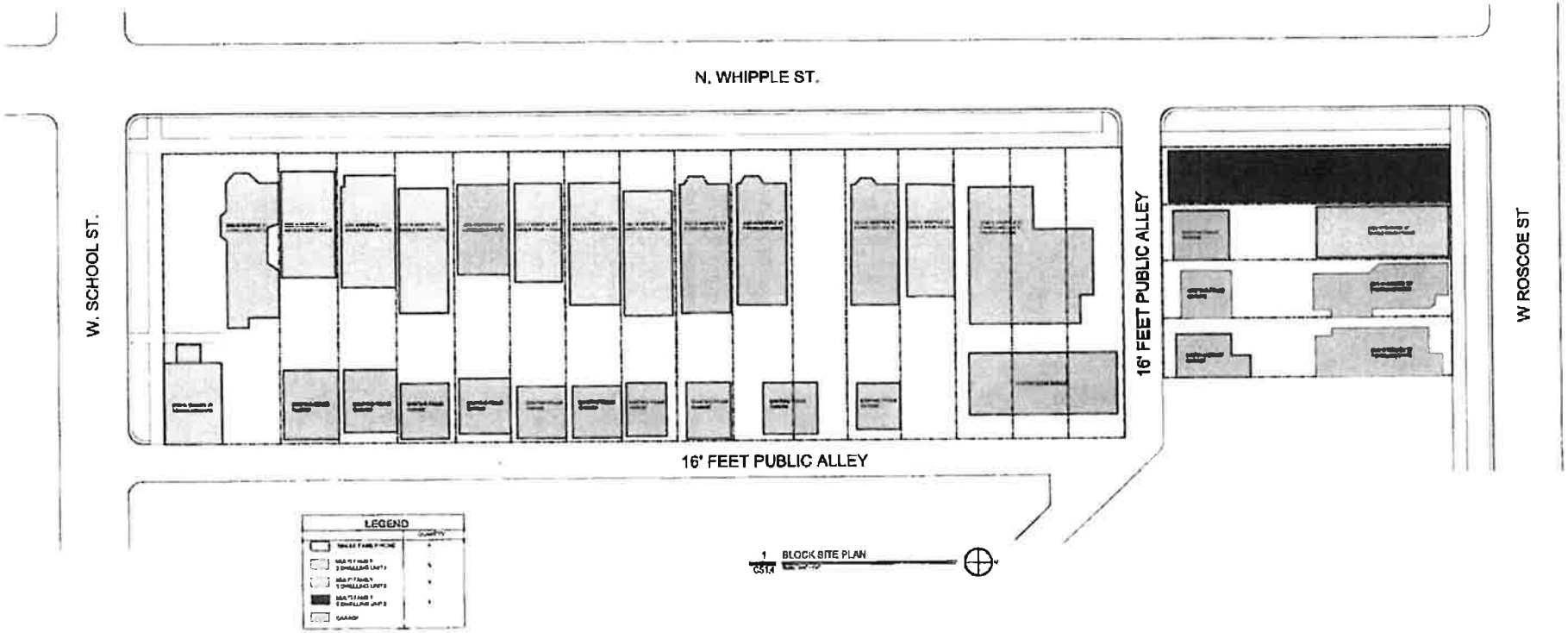
XTOS ARCHITECTS AND ENGINEERS

BILL G KOKALIAS ARCHITECT

COVER SHEET

CS1.2

Final for Publication



NO.	DATE	DESCRIPTION

3327 N WHIPPLE ST.
CHICAGO, ILLINOIS

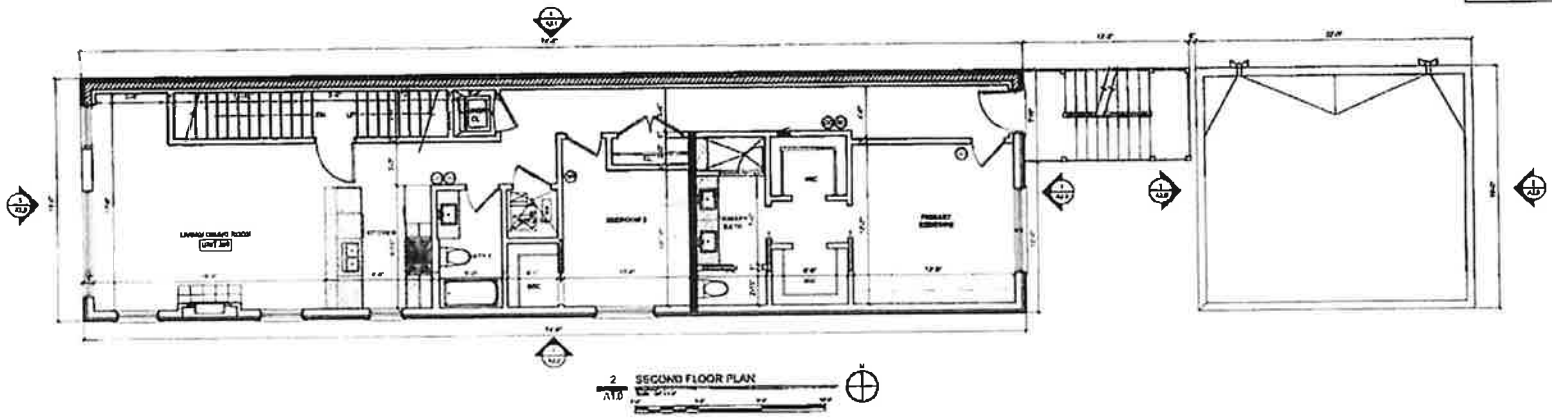
XIOS

BILL O ZOKALIAS
ARCHITECT

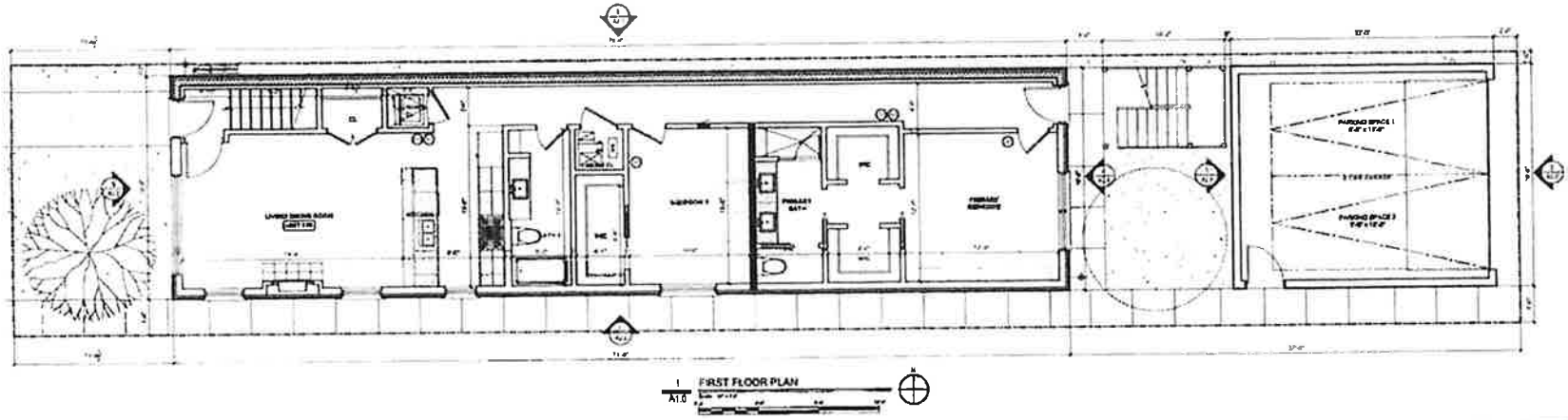
BLOCK SITE PLAN

CS1.4

Final for Publication



2 A1.0 SECOND FLOOR PLAN



1 A1.0 FIRST FLOOR PLAN

NO.	DATE	DESCRIPTION

3327 N WHIPPLE ST.
CHICAGO, ILLINOIS

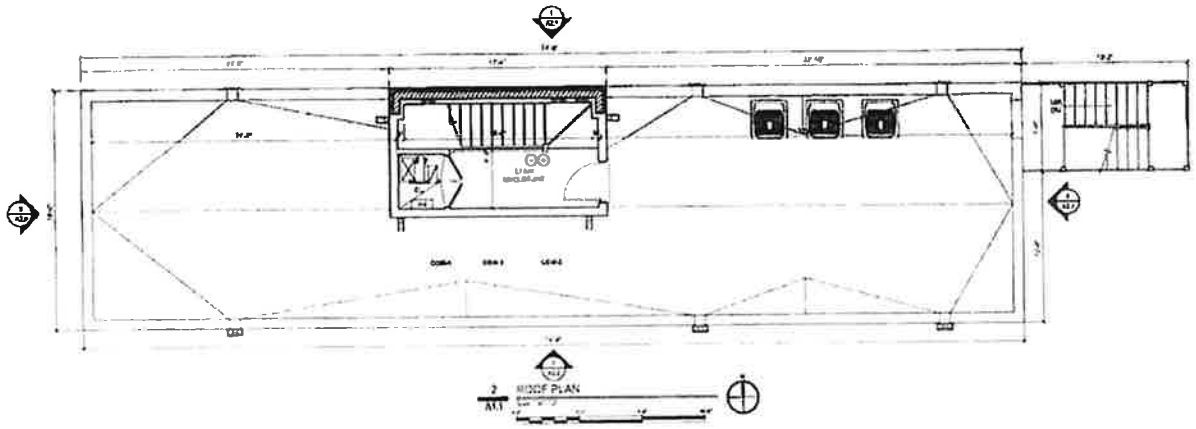
X 1 0 3
ARCHITECTS AND CONSULTANTS

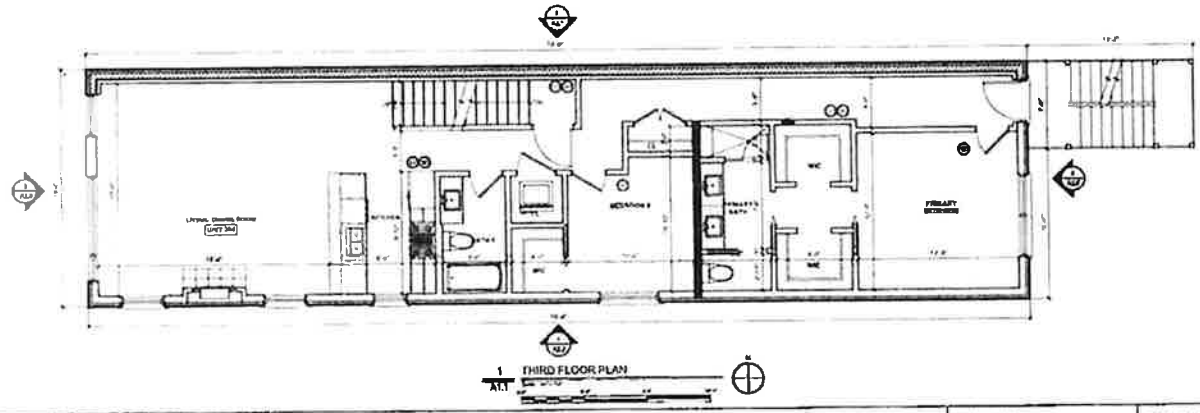
BILL G. KOKALIAS ARCHITECT

FIRST AND SECOND FLOOR PLAN

A1.0

Final for Publication





NO.	DATE	DESCRIPTION

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

X I O S

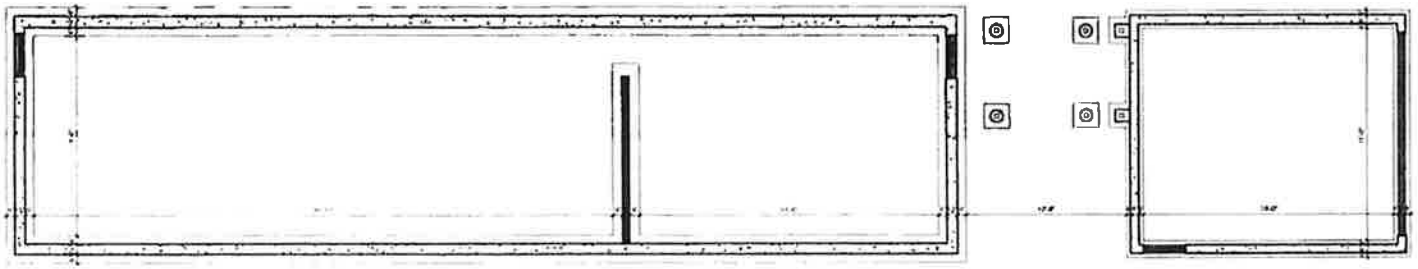
ARCHITECTS AND PLANNERS

BILL O. KOKALIAS ARCHITECT

THIRD FLOOR AND ROOF PLAN

A1.1

Final for Publication



1 / A1.2 FOUNDATION PLAN

NO.	DATE	DESCRIPTION

3327 N WHIPPLE ST.
CHICAGO, ILLINOIS

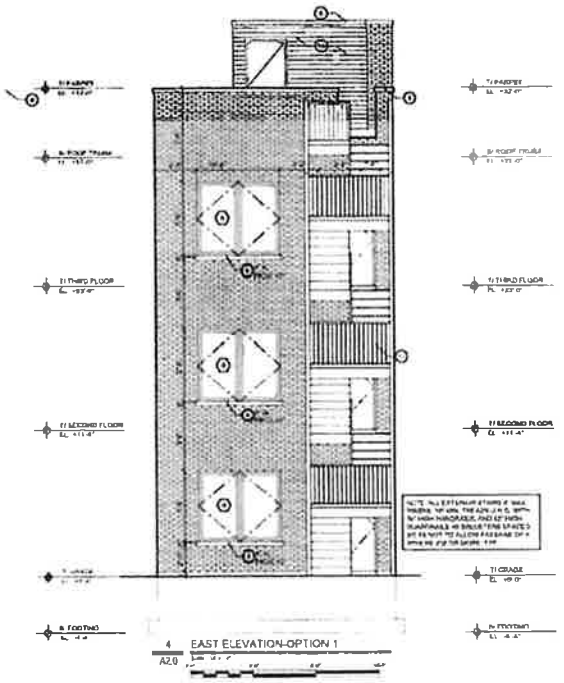
X I O S
ARCHITECTS AND CONSULTANTS

BILL G XOXALIAS
ARCHITECT

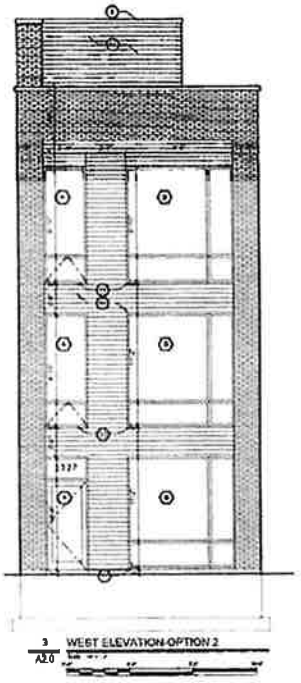
FOUNDATION PLAN
AND DETAILS

A1.2

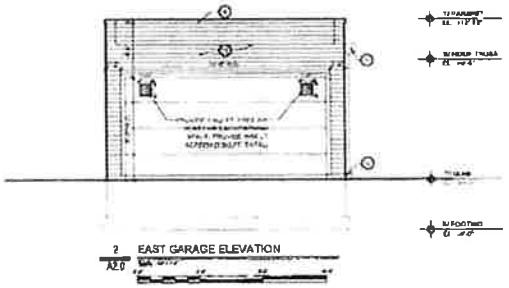
Final for Publication



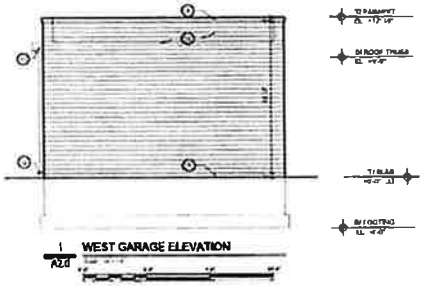
4 EAST ELEVATION-OPTION 1
A2.0



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. ESSIE SILL WITH ALUM. DRIP
7. GAS METER LOCATION
8. PRE FINISHED ALUMINUM SOFFIT - COLOR BY OWNER
9. CONTINUOUS MASONRY CONTROL JOINT W/ BACKER ROD AND SEALANT
10. ALUMINUM SCUPPER
11. METAL SILL
12. CAP E IRON HUB
13. HDR COMBUSTIBLE STAR SYSTEM
14. 8" EXPOSURE VINYL SIDING- COLOR BY OWNER
15. FIBER PROTECTED HOME SAVE
16. EXTERIOR FLOOR TILE TILING
17. ALUMINUM GUTTER AND DOWNSPOUT - COLOR BY OWNER
18. CEDAR SIDING- COLOR BY OWNER

NO.	DATE	DESCRIPTION

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

X I O S

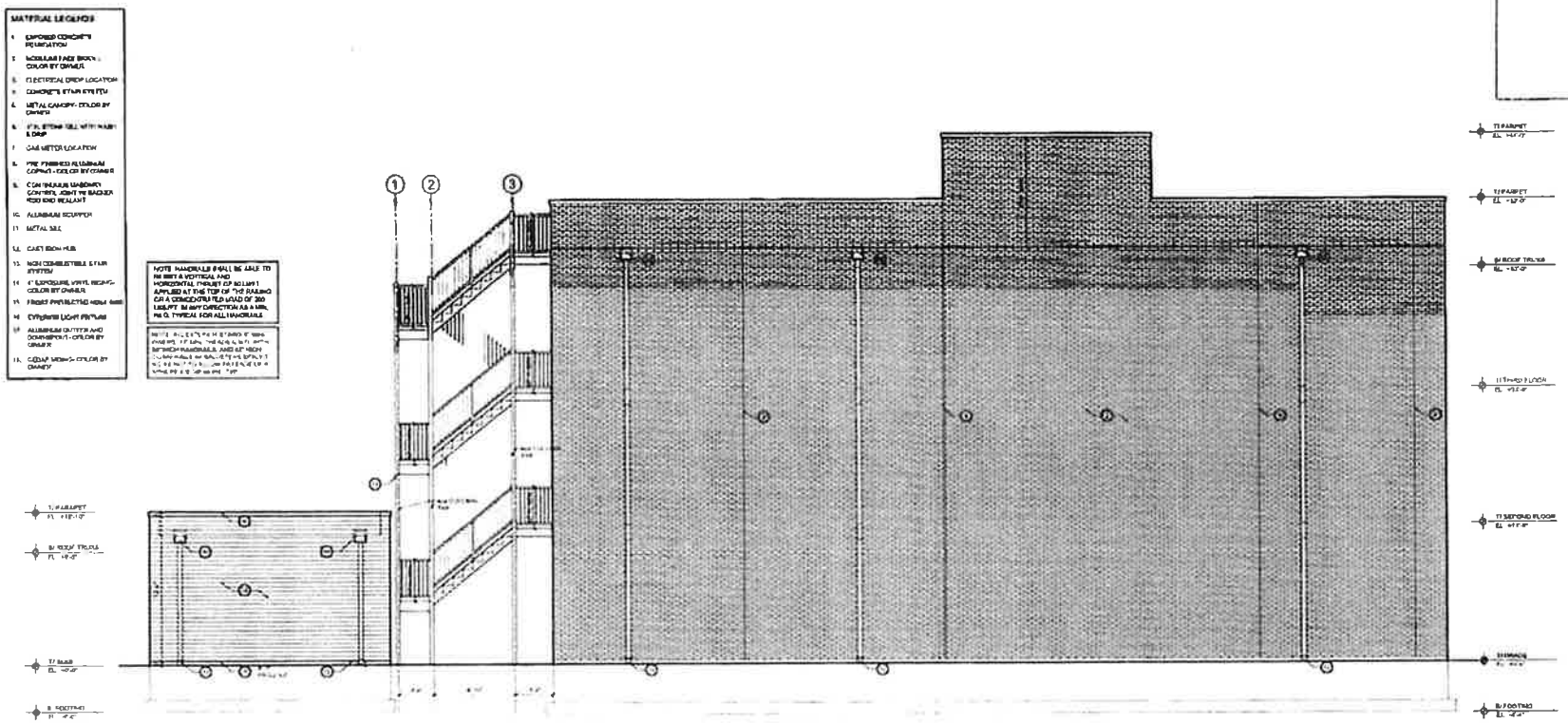
BILL G. KOKALIAS ARCHITECT

BOK #15

EAST AND WEST ELEVATIONS

A2.0

Final for Publication



1 NORTH ELEVATION
A2.1

NO.	DATE	DESCRIPTION

3327 N WHIPPLE ST.
CHICAGO, ILLINOIS

X I O S
ARCHITECTS AND FOUNDATIONS

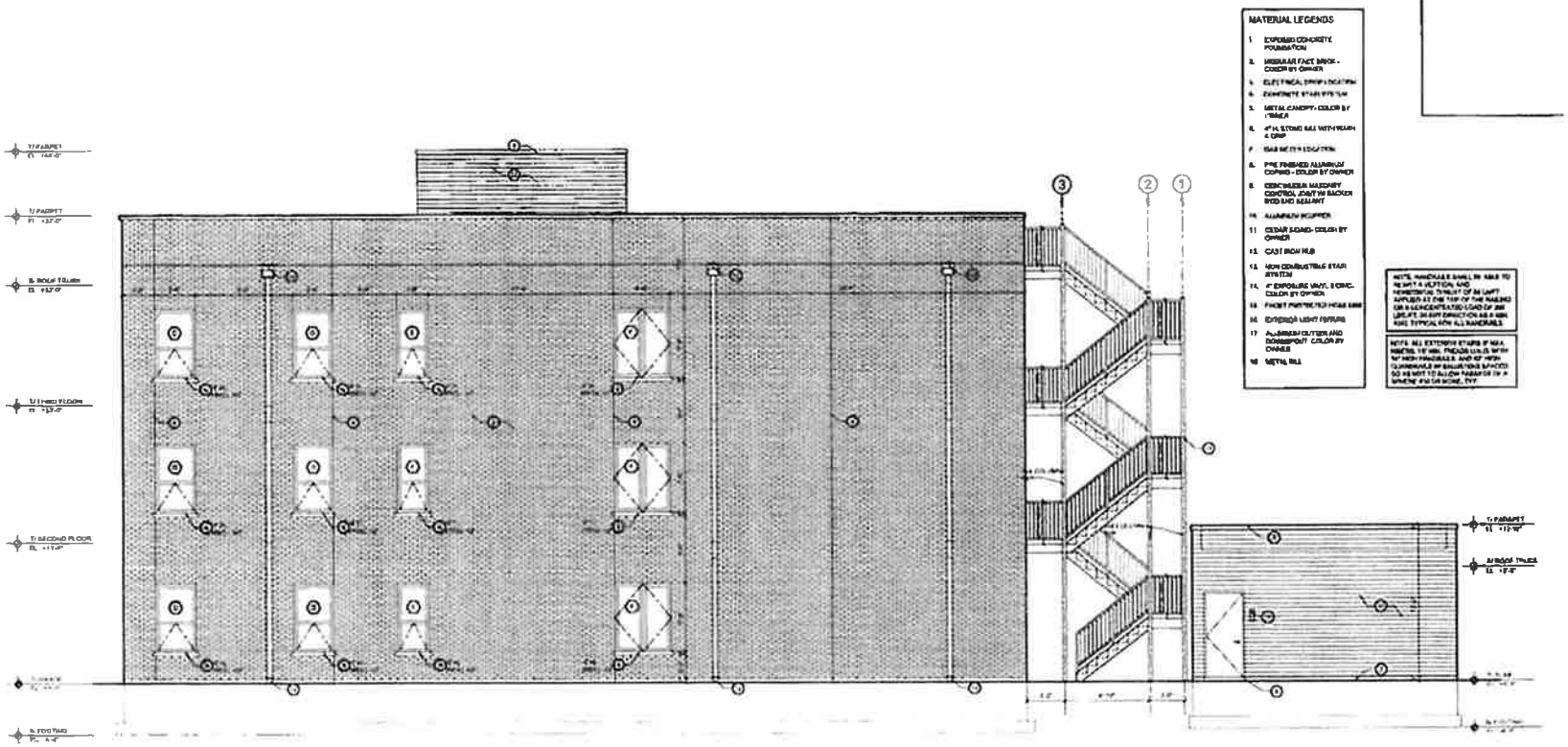
BILL G. KOKALIAS ARCHITECT
BILL G. KOKALIAS
001.016644
REGISTERED ARCHITECT
EXPIRES 11.30.20

BGK 975

NORTH ELEVATION

A2.1

Final for Publication



1 SOUTH ELEVATION
A2.2

NO.	DATE	DESCRIPTION

3327 N WHIPPLE ST.

CHICAGO, ILLINOIS

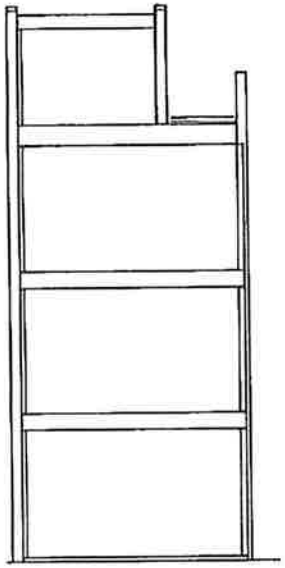
X I D S

BILL G. KOKALIAS ARCHITECT

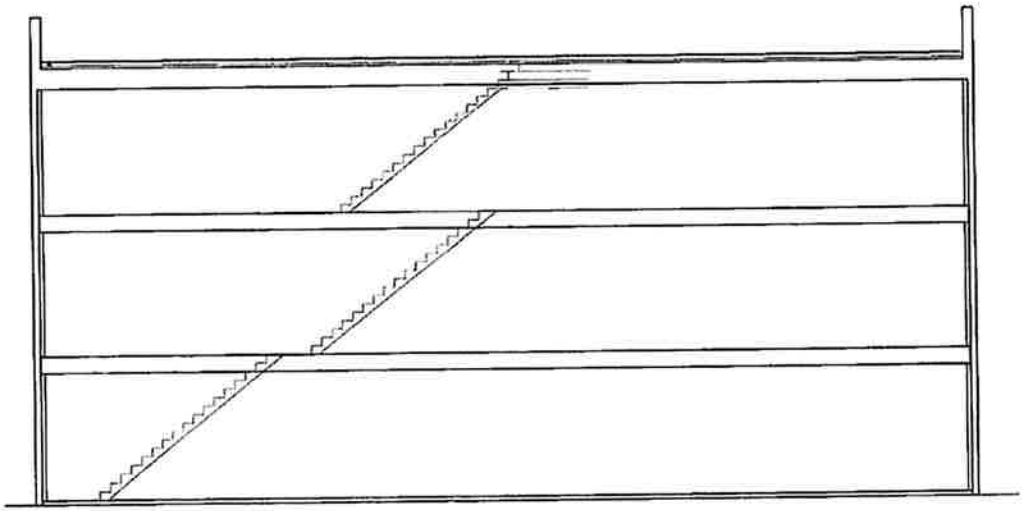
SOUTH ELEVATION

A2.2

Final for Publication



2 A3.0 BUILDING SECTION



1 A3.0 BUILDING SECTION

COPYRIGHT	OWNER'S CLAIMS	NO / DATE / DESCRIPTION	PROJECT
			3327 N WHIPPLE ST. CHICAGO, ILLINOIS

XIOS ARCHITECTS AND [illegible]	BILL G KOKALIAS ARCHITECT		BUILDING SECTIONS A3.0

Final for Publication

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-001023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

PLAT OF SURVEY

OF

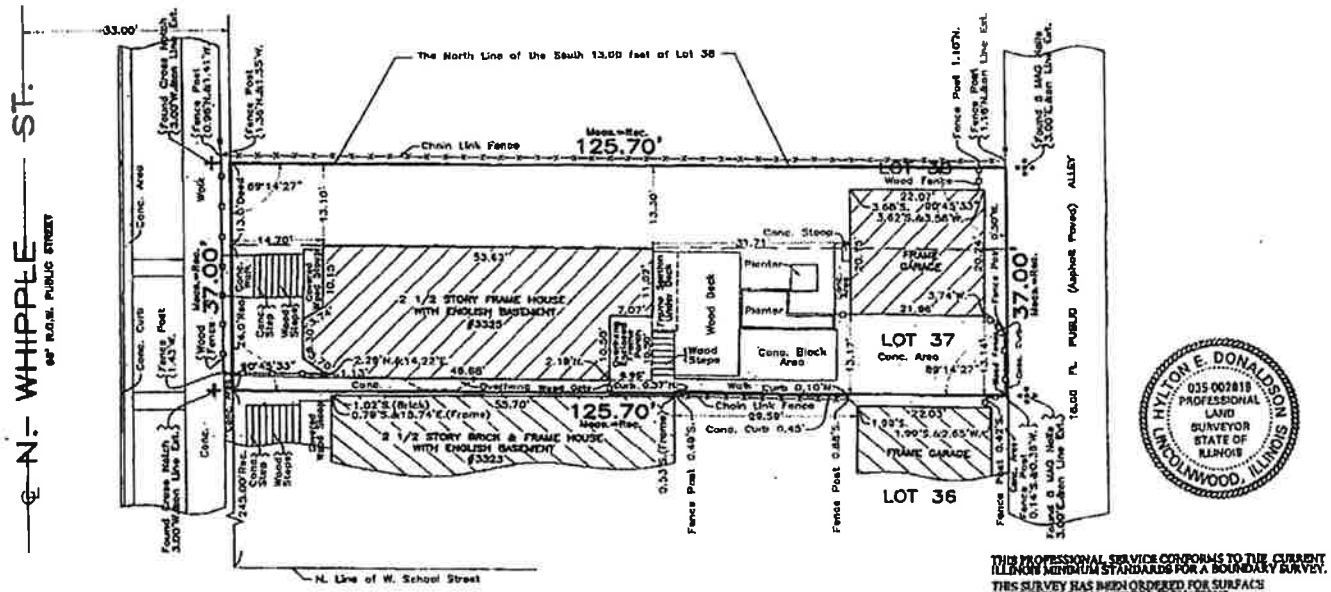
LOT 37 AND THE SOUTH 13 FEET OF LOT 38 IN BLOCK 2 IN S. E. GROSS'S UNTER DEN LINDEN ADDITION TO CHICAGO IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 4,850.496 SQ. FT. = 0.1098 ACRE.

COMMONLY KNOWN AS: 3325 NORTH WHIPPLE STREET, CHICAGO, ILLINOIS.

NORTH

GRAPHIC SCALE
0 16
(IN FEET)
1 Inch = 16 Ft.



HYLTON E. DONALDSON
035-002818
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 13-66675
Scale: 1 Inch = 16 feet.
Date of Field Work: February 28, 2019.
Ordered by: MASLAHKA INVESTMENTS

NOTE:
—COPY OF TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.
—SURFACE DETAILS OBSCURED BY SNOW.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook } s.s.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Dated: 3/1/2019

Hylton E. Donaldson
IL. PROF. LAND SURVEYOR. - LICENSE EXP. DATE NOV. 30, 2020

Drawn By: S.K. & J.V.