Final for Publication

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

Final for Publication

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

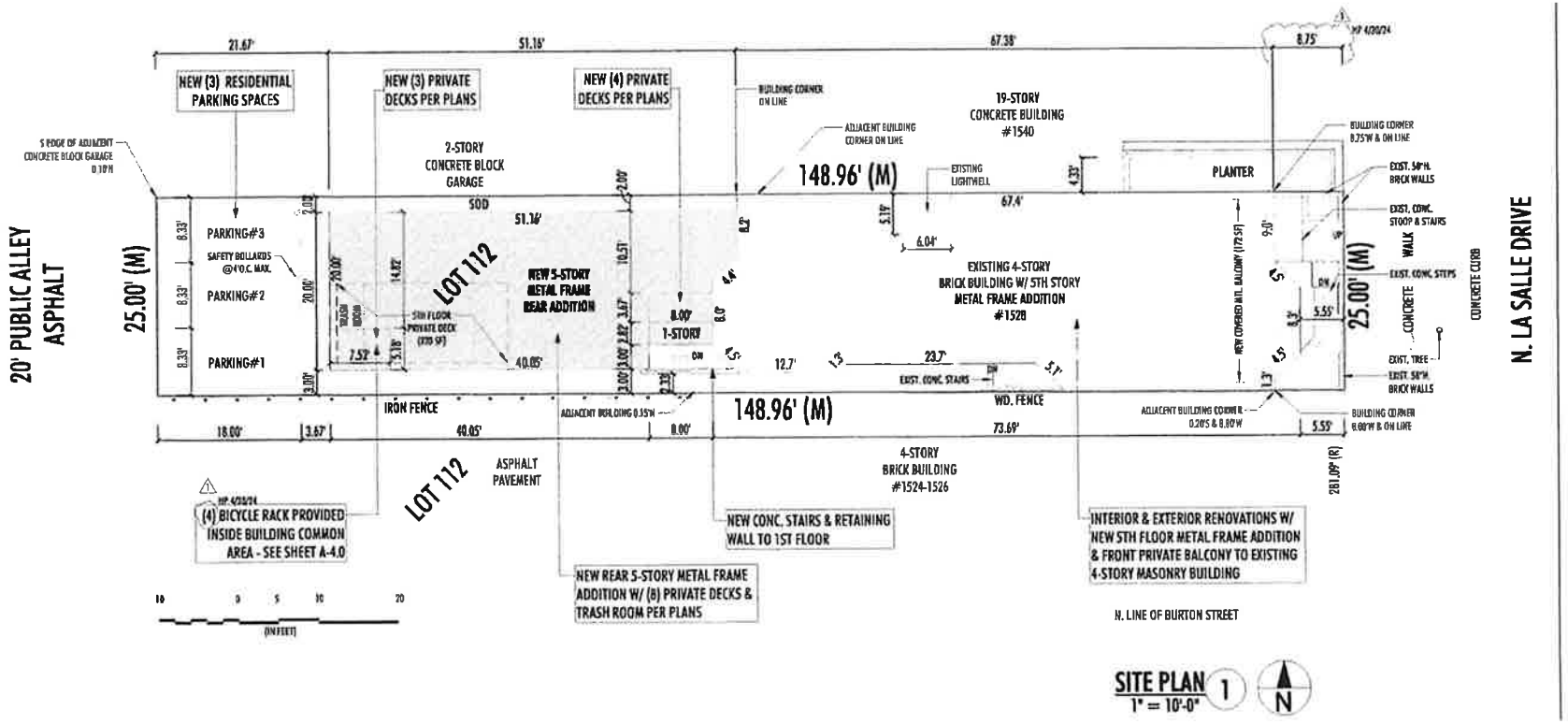
The Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) Variations under Section 17-13-1101-B to reduce the require front setback from 7.50 feet to 5.55 feet, the rear setback from 30.00 feet to 21.67 feet, and the north side and south side setbacks from 4.73 feet each to 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:

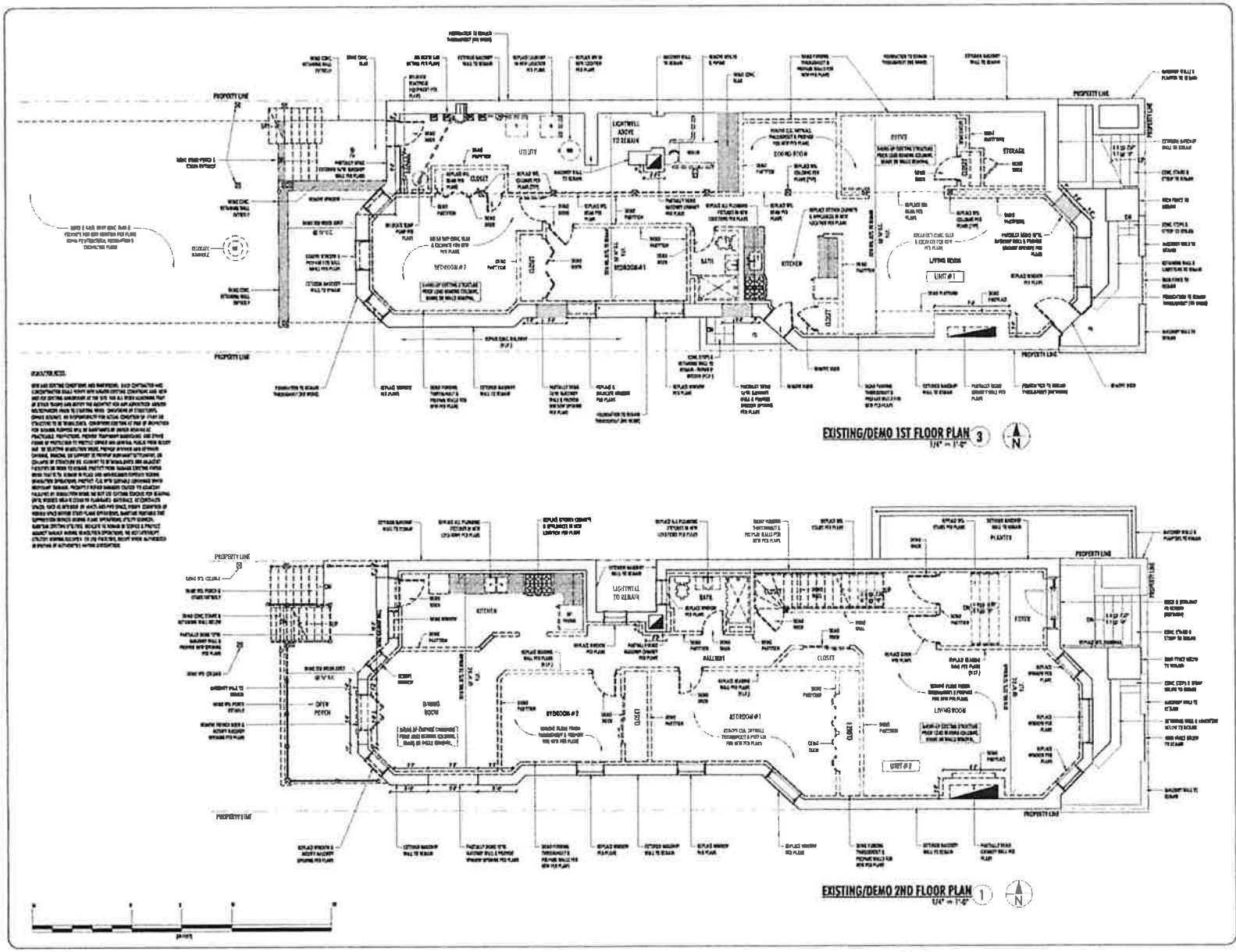
Lot Area:	3,724 square feet	
Floor Area:	12,694.96 square feet	
Maximum FAR:	3.41	
Residential Dwelling Units:	8	
MLA Density:	465.50 square feet	
Height (existing):	47.25 feet	
Bicycle Parking:	4 spaces	
Automobile Parking:	3*	
Setbacks:	Front (LaSalle Drive):	5.55 feet
	North Side:	None
	South Side: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

Final for Publication



Final for Publication



LIC# 184.007984

BLDG

ARCHITECTURE + DESIGN
4448 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.754.9733
CELL // 773.751.6924

LEGEND

EXISTING CONDITION TO REMAIN

EXISTING CONDITION TO BE DEMOLISHED

NEW CONSTRUCTION

PERMIT SET
PERMIT NO.
ISSUED

SPR 2019 ENC. INT. & EXT. REMOD. W/ REAR 3-STORY & FRONT 5TH FLR. WPT. FRAME ADDITION OF (432) SF TO EXIST. (4) D.U. (3) DOUBLE & (1) REAR DETACH. TRIPLEX W/ GARAGE W/ FRONT & REAR WPT. EXEMPT, TO (5) D.U. BUILDING, (6) BATTELS & (2) VEHICLE PARKING SPACES ON REAR, & EXIST. TYPE OF USE: CONSTR. WAS: 3-STRAND BLDG.
1529 N. LA SALLE DR., CHICAGO, 60610

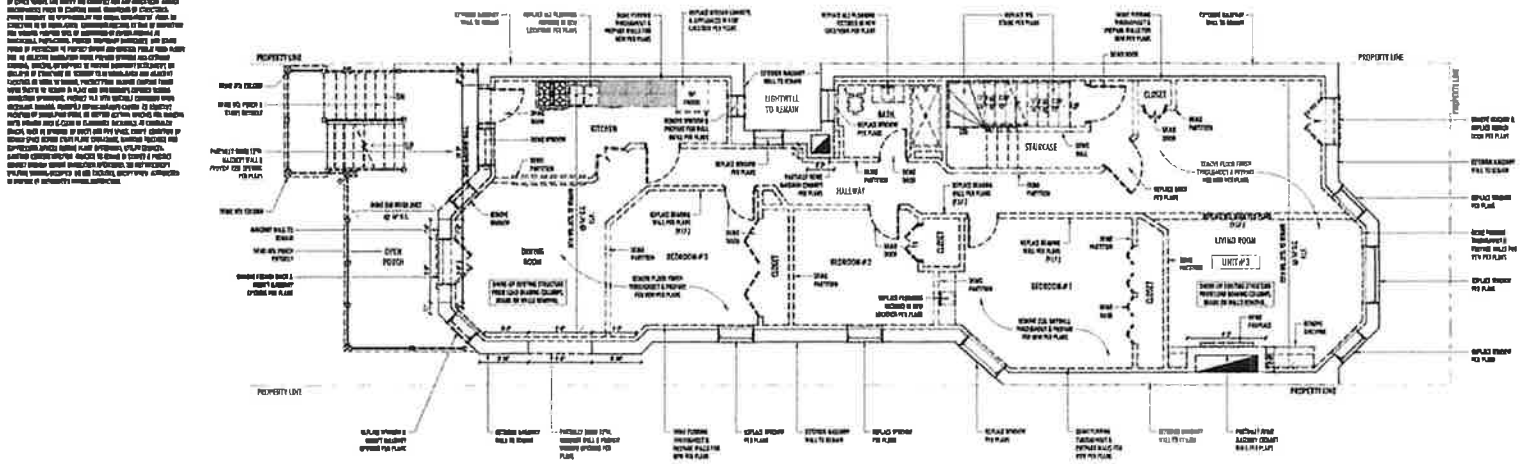
Project No.
1529 N. LA SALLE DR.

Issue	Date	Comments
Permit	03	05/14/21
Checked	KS	05/14/21
Approved	KP	05/14/21

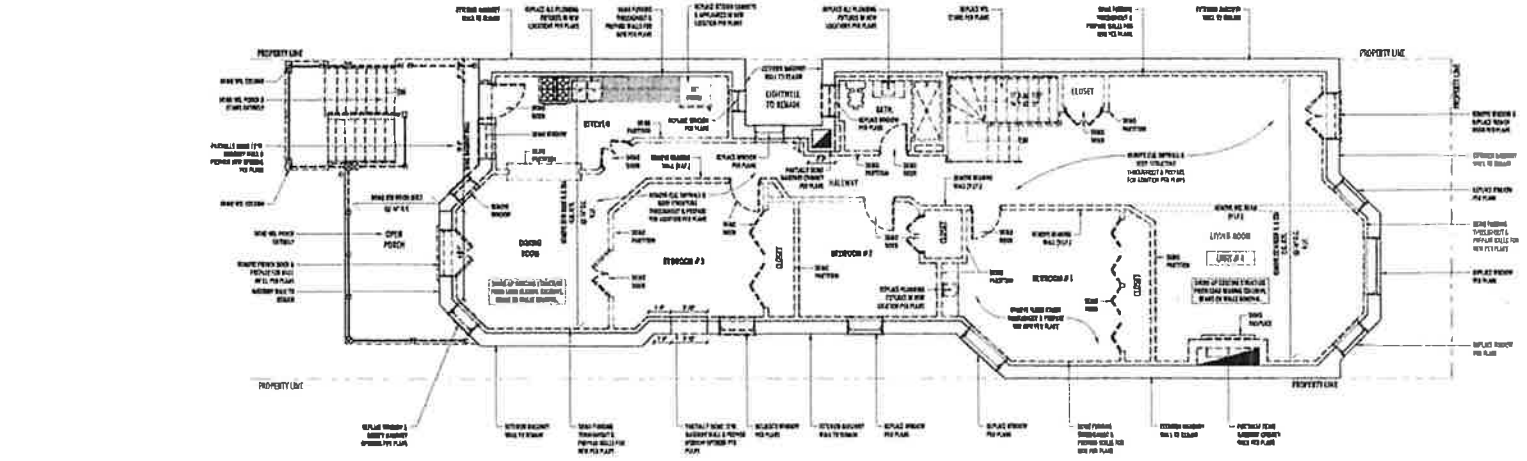
EXISTING/DEMO 1ST & 2ND FLOOR PLANS — Title

A-2.0 — Sheet No.

Final for Publication



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



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

NOT FOR CONSTRUCTION
RELEASED 05-24-2021
ARC PERMIT SET

LIC# 184.007984

ARCHITECTURE + DESIGN
4429 N ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.754.9739
CELL // 773 701 6824

LEGEND

EXISTING CONDITION TO REMAIN

EXISTING CONDITION TO BE REMOVED

EXISTING CONDITION TO BE REMOVED

SPR 2019 (DEC. INT. & EXT. REMOD. W/ REAR 3 STORY & FRONT 5TH FLR. ADD., FRAME ADDITION OF (6) D.U. TO EXIST. (9) D.U. (OCC. GROUP R2) TOTAL (15) D.U. W/ NEW (4) MODULE & (1) REAR DECKS, FRONT BALCONY W/ FRONT & REAR ADD., CANOPY, TRASH ROOM, (1) BICYCLE & (0) VEHICLE PARKING SPACES ON EXIST 4-STORY TYPE III-A CONSTR. W/A & FRAME BLDG.
1019 W. LA SALLE DR., CHICAGO, 60613

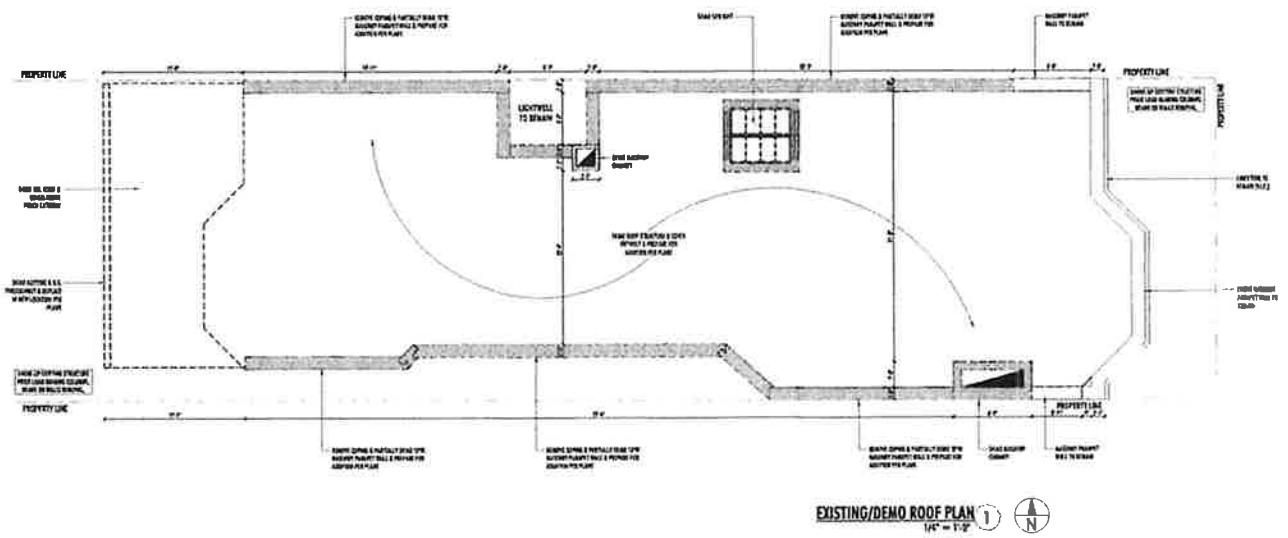
Project No.
10104701
1019 W. LA SALLE DR.

	Initial	Date	Comment
Revision			
Revision			
Revision			
Revision			
Revision			
Drawn	MK	05/10/21	
Checked	MK	05/10/21	
Approved	MK	05/10/21	

EXISTING/DEMO 3RD & 4TH FLOOR PLANS — Title

A-2.1 — Sheet No.

Final for Publication



EXISTING/DEMO ROOF PLAN 1
1/4" = 1'-0"

LIC# 184.007984
BLDG
ARCHITECTURE + DESIGN
4448 N. KEDZIE AVE
CHICAGO, IL 60618
PHONE // 773.784.9733
CELL // 773.791.6624

LEGEND

EXISTING CONDITION TO REMAIN

EXISTING CONDITION TO BE DEMOLISHED

EXISTING CONDITION TO BE RELOCATED

PERMIT SET
PURCHASE
DEPARTMENT OF BUILDINGS
CITY OF CHICAGO

SPA 2019-9 DEMO, ALT. & EXT. REMOD. W/ REAR 3-STORY & FRONT 5TH FLR. ADD., PLANE ADDITION OF (4) D.U. TO EXIST. (4) D.U. (EXC. GROUP U); TOTAL (8) D.U. W/ NEW (1) BICYCLE & (4) REAR EXCEL. FRONT BALCONY W/ FRONT & REAR SETB., CANOPY, TRASH ROOM, (4) BICYCLE & (2) VEHICLE PARKING SPACES ON EXIST. & EXIST. TYPE G.A. CONSTR. MAT. & PRIME BLDG.
1529 N. LA SALLE DR., CHICAGO, IL 60610

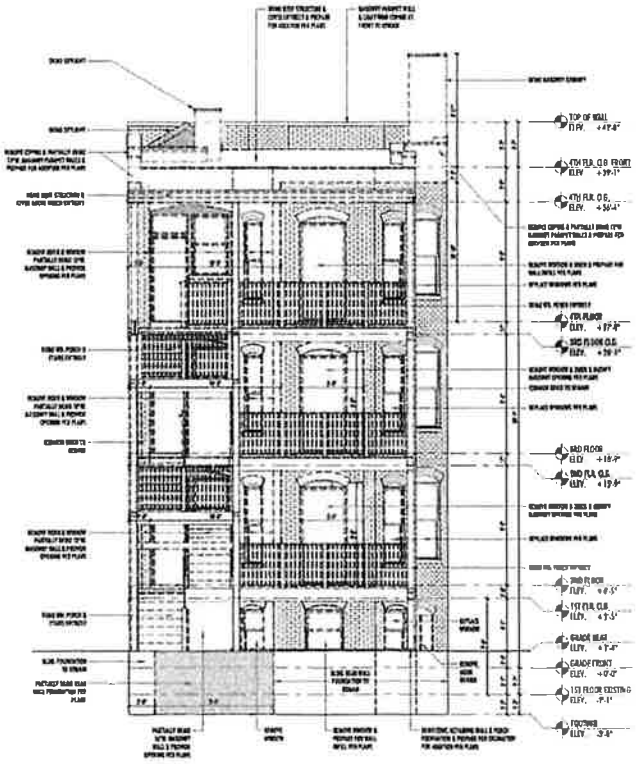
Project No. 19154-701
19154-701
1529 N. LA SALLE DR.

	Initial	Date	Comments
Revision			
Revision			
Revision			
Revision			
Revision			
Drawn	AM	05/15/19	
Checked	DS	05/15/19	
Approved	AM	05/15/19	

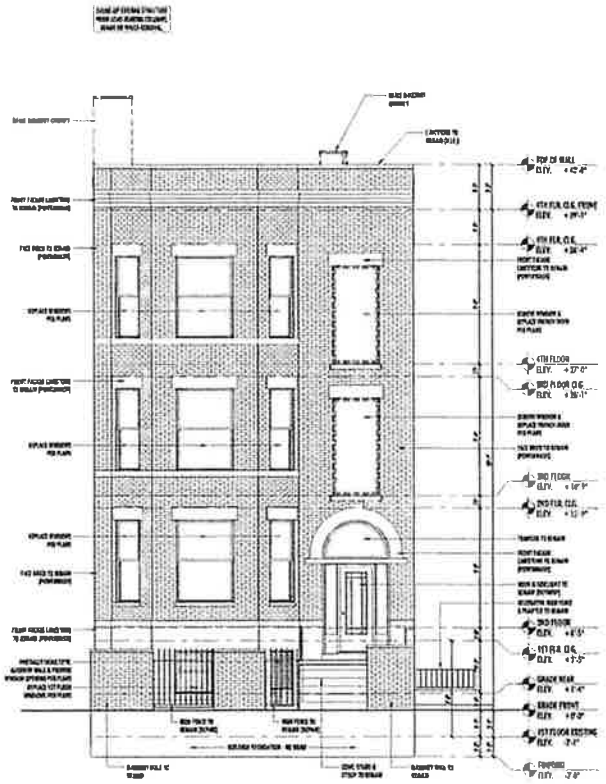
EXISTING/DEMO ROOF PLAN — Title

A-2.2 — Sheet No.

Final for Publication



EXISTING/DEMO WEST ELEVATION (1)
1/4" = 1'-0"



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

ISSUE FOR CITY JURISDICTIONAL REVIEW AND PERMIT 05-21-2021

LIC# 184.007984

BLDG

4448 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.784.9755
CELL // 773.791.6814

LEGEND

EXISTING CONDITIONS TO REMAIN

EXISTING CONDITIONS TO BE DEMOLISHED

EXISTING CONDITIONS TO BE MODIFIED

LICENSED ARCHITECT
MICHAEL M. PURCHIA
001-018648
STATE OF ILLINOIS

SPECIFIC DESCRIPTION OF WORK: DEMO REAR 2 STORY & FRONT 5TH FLR. MPL. FRAME ADDITION OF (420 S. TO EXIST. (420 S. (2)UC, (6)UCP (2) TOTAL (920 S. NEW (4) MODULE & (4) HEAD EXCESS, FRONT BALCONY W/ FRONT & REAR MPL. CONCPT, TRASH ROOM, (4) BICYCLE & (2) VEHICLE PARKING SPACES ON GRADE. A STORY TYPE V-A CONSTR. BLDG. & STAIRS BLDG.
1539 N. LA SALLE DR., CHICAGO, 60610

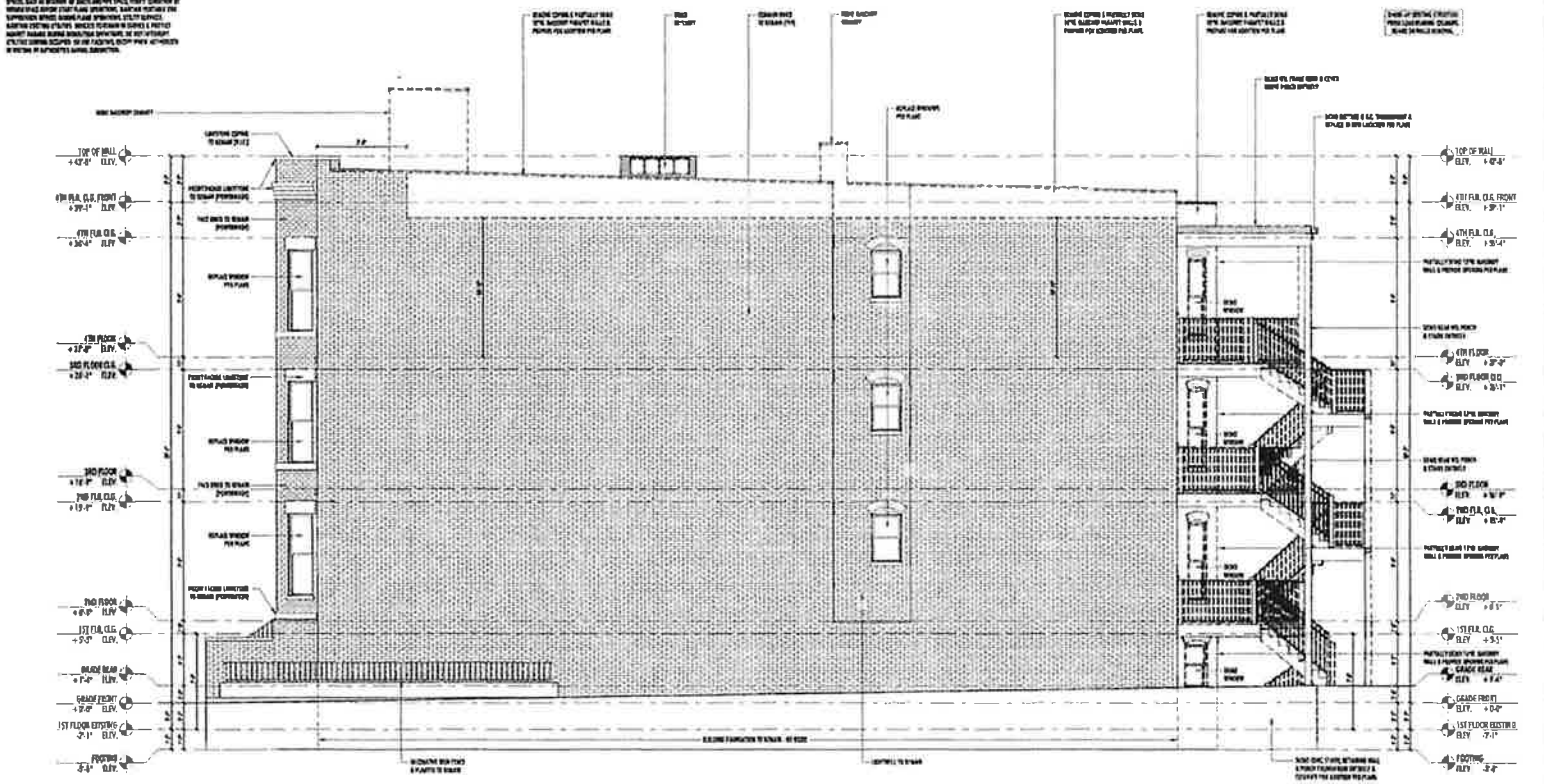
Project No.
1539 N. LA SALLE DR.

	Initial	Date	Comment
Review			
Review			
Review			
Revised			
Revised			
Drawn	MM	05/21/21	
Checked	MP	05/21/21	
Approved	MP	05/21/21	

EXISTING/DEMO MID EAST & WEST ELEVATIONS
Title

A-3.0
Sheet No.

Final for Publication



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

LIC# 184.007984

BLDG

ARCHITECTURE + DESIGN
4446 W LYDON AVE
CHICAGO, IL 60630
PHONE // 773.754.9735
CELL // 773.791.6834

LEGEND

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

SFR 2019 ENC. INT. & EXT. REMO. NO REAR 3-STORY & FRONT 5TH FLR. INT. FRAME ADDITION SF (ADD'L TO EXIST. (1ST FLR. (ENC. GARAGE EXT) TOTAL (2ND FLR. NO NEW (E) MIDDLE & (E) REAR DECKS, FRONT BALCONY W/FRONT & REAR INT'L. CANOPY, TRASH ROOM, (E) BICYCLE & (2) VEHICLE PARKING SPACES ON EXIST. 4-STORY TYPE III-A CONSTR. MUL. & FRAME BLDG.
1229 N. LA SALLE DR., CHICAGO, 60610

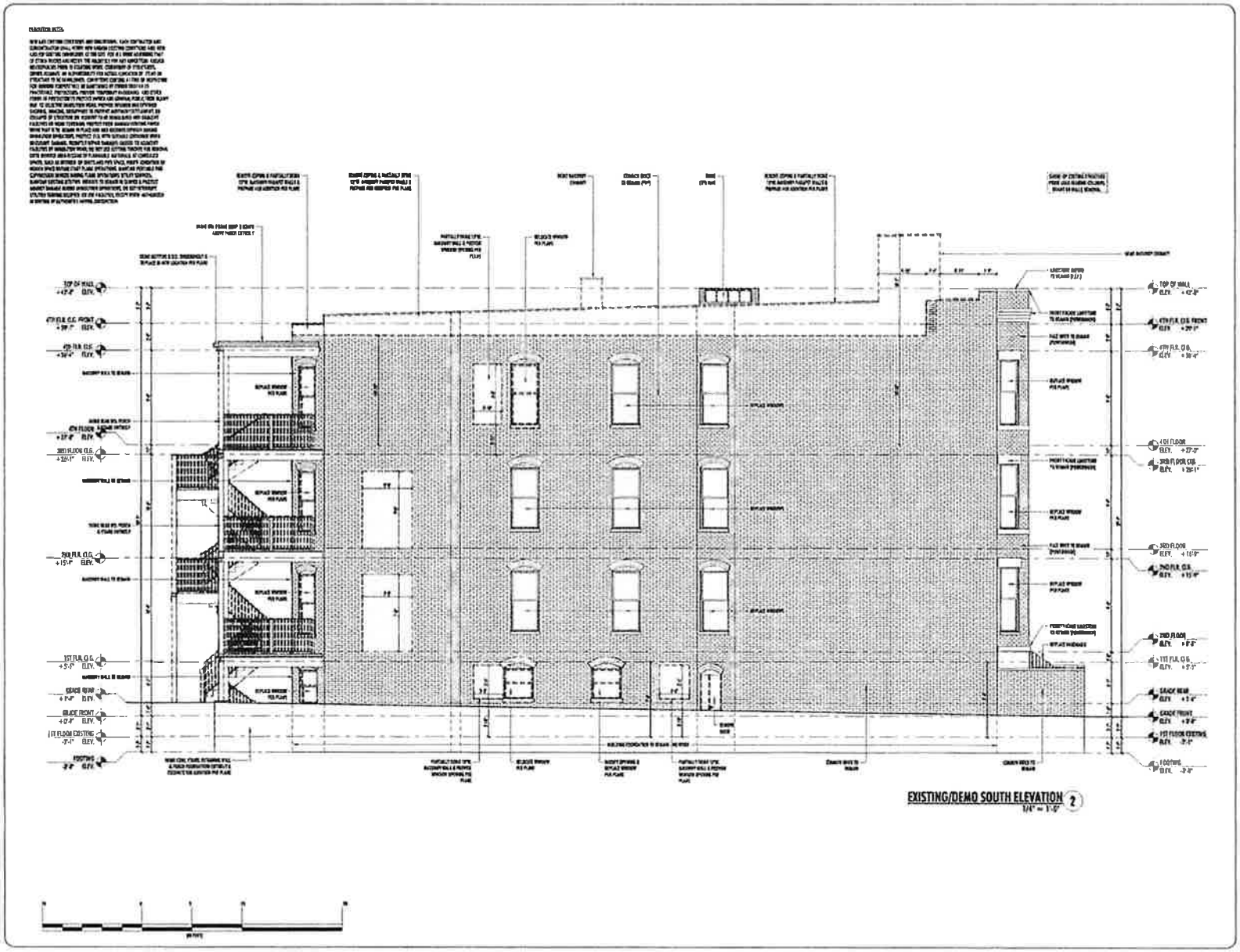
Project No.
1229 N. LA SALLE DR.

Issued	Date	Comments

EXISTING/DEMO NORTH ELEVATION — Title

A-3.1 — Sheet No.

Final for Publication

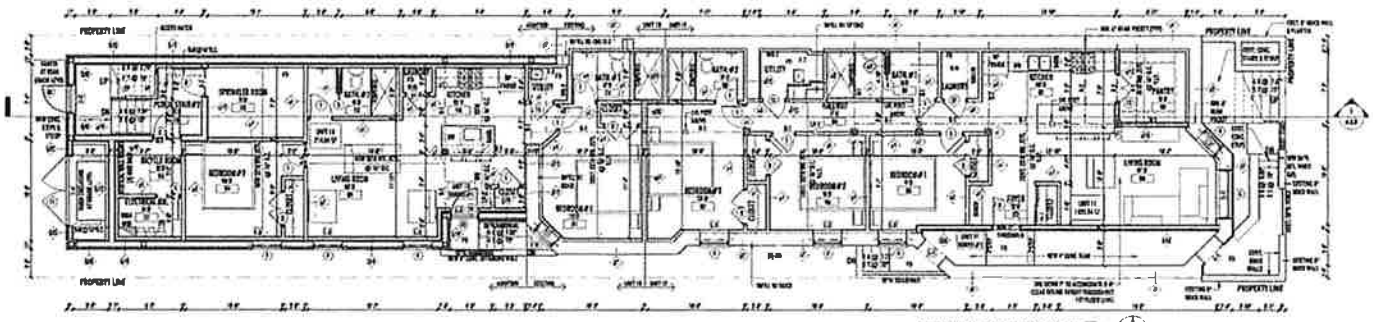


LEGEND

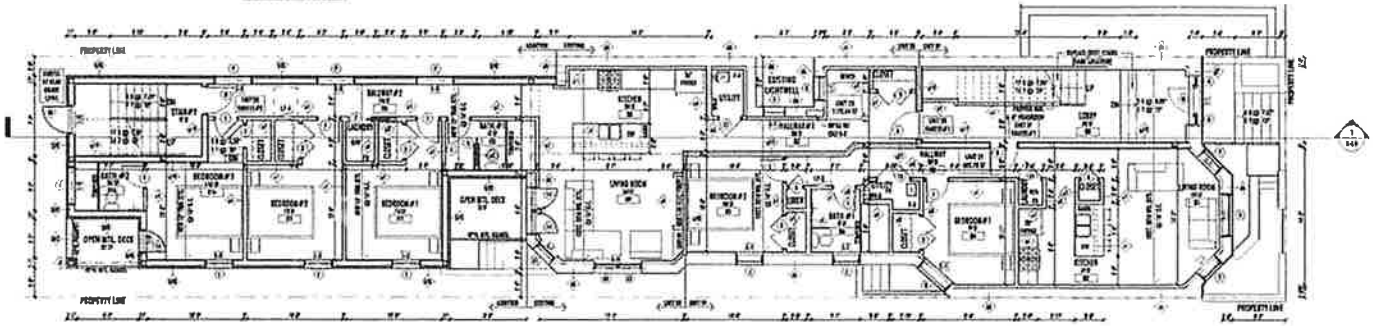
EXISTING/DEMO SOUTH ELEVATION

A-3.2

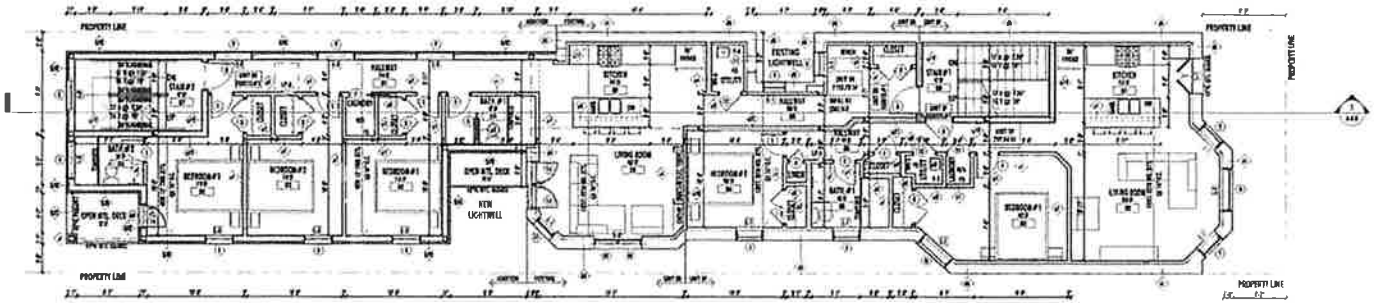
Final for Publication



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"

FOR FILE COORDINATION
RELEASED 08/31/2021
NOT FOR CONSTRUCTION

LIC# 184.007984

BLDG
ARCHITECTURE + DESIGN
4468 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.754.9735
CELL // 773.701.6834

LEGEND

EXISTING CONCRETE
NEW CONCRETE
EXISTING BRICK/STONE VENEER
NEW BRICK/STONE VENEER
EXISTING BRICK/STONE FLUSH
NEW BRICK/STONE FLUSH
STRUCTURAL BREAKDOWN
DOOR TYPE
WINDOW TYPE
CEILING HEIGHT
SPOT ELEVATION
ROOF TYPE

SEE SHEET A-0 FOR LIGHT & VENT SCHEDULE
SEE ELECTRICALS FOR DEVICES

LICENSED ARCHITECT
MICHAEL W. PURCHEY
001.019448
EXPIRES 11/30/2021
STATE OF ILLINOIS

ERECTION OF NEW 3 STORY & BASEMENT SINGLE FAMILY RESIDENCE WITH ATTACHED 3 CAR GARAGE AT REAR OF LOT. DEMOLITION OF EXISTING 2 STORY & BASEMENT MULTI-FAMILY RESIDENCE.

1528 N. LA SALLE DR., CHICAGO, IL 60610

Project No.
19104781
1528 N. LA SALLE DR.

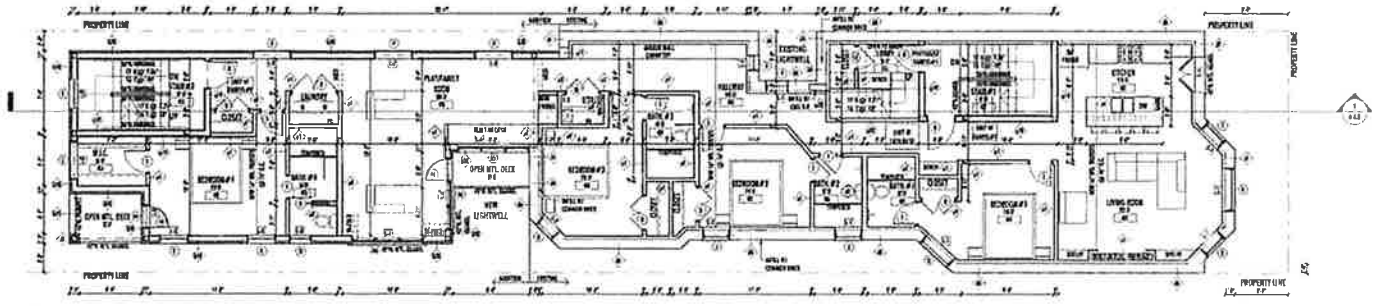
Issue	By	Date
Permit	MW	08/31/2021
Revised	MW	09/14/2021
Revised	MW	09/17/2021

PROPOSED 1ST, 2ND & 3RD FLOOR PLANS

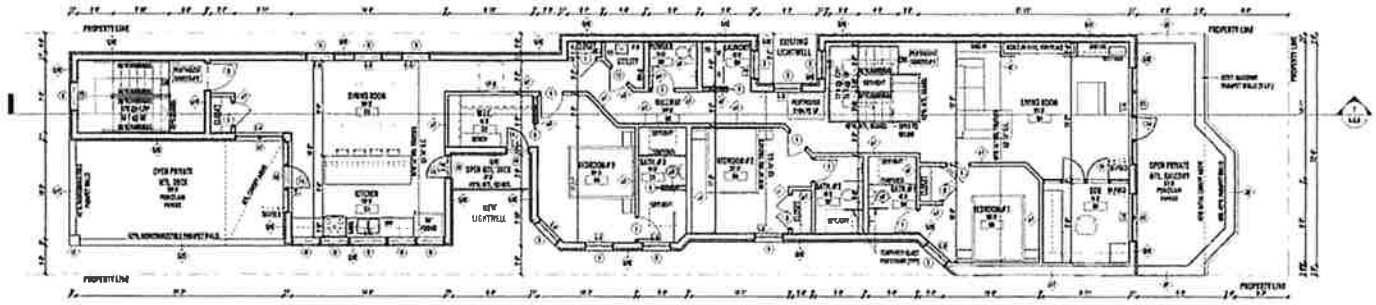
A-4.0

Title Sheet No.

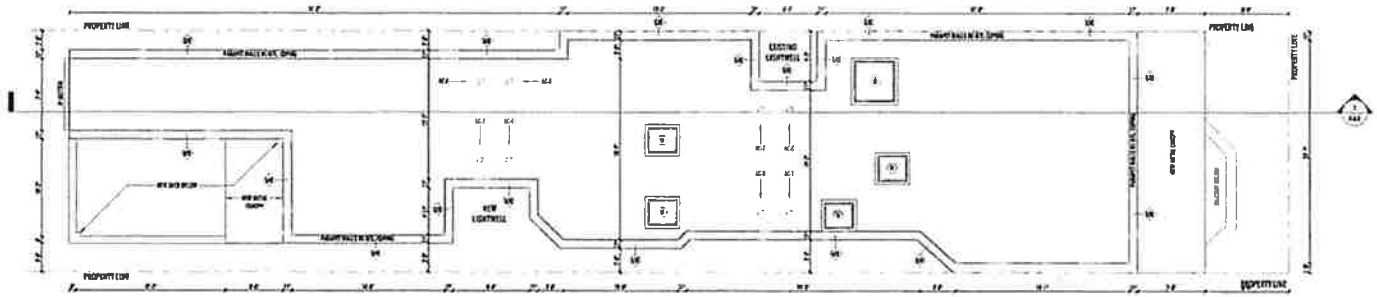
Final for Publication



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"

LIC# 184.007984
BLDG
ARCHITECTURE + DESIGN
4928 N 5TH AVE
CHICAGO IL 60630
PHONE // 773.384.9755
CELL // 773.797.6624

LEGEND

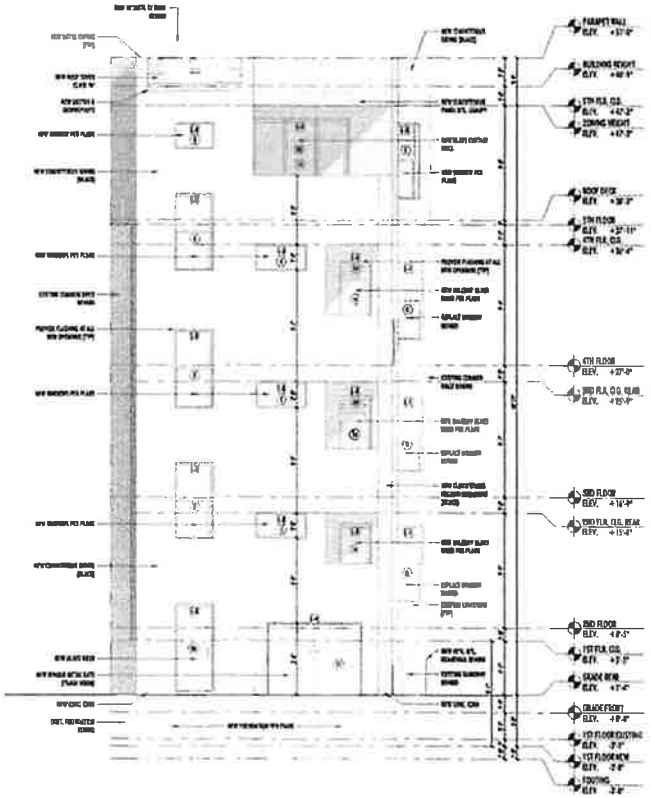
Project No.
1529 N. LA SALLE DR.

	Initial	Date	Comments
Review			
Review			
Review			
Review			
Issued	SH	05/19/24	
Checked	SH	05/19/24	
Approved	SH	05/19/24	

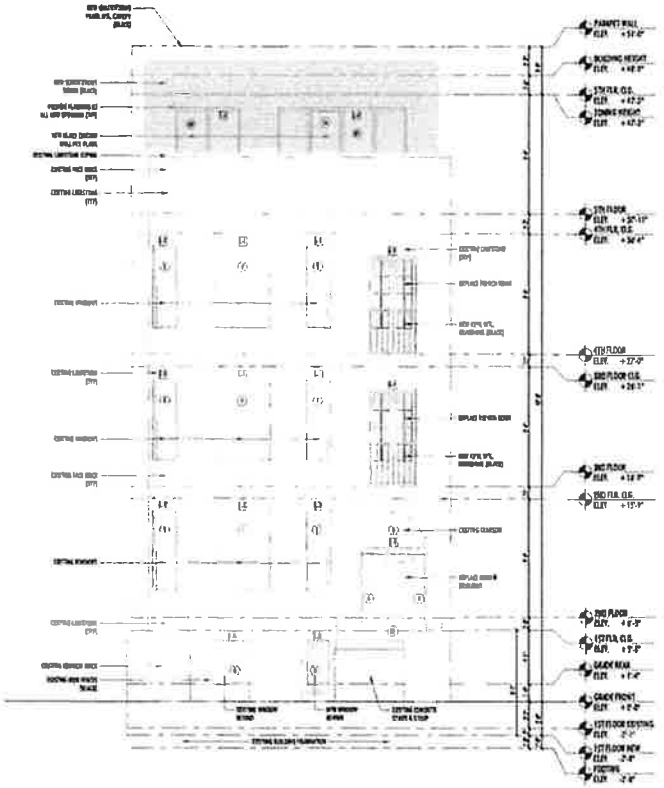
PROPOSED 4TH, 5TH & ROOF FLOOR PLANS — Title

A-4.1 — Sheet No.

Final for Publication



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



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



NOT FOR CONSTRUCTION
RELEASED 05-24-2023
BLDG PERMITTING SET 1

LIC# 184.007984
BLDG
ARCHITECTURE + DESIGN
4468 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.294.9738
CELL // 773.791.6824

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

SCHMIDT-ANCHOR PERSONAL RESIDENCE SEAL OF ILLINOIS

SFR 3STY EXC. BNT & EST W/ROOF DECK
3-STORY & FRONT 5TH FLR. NEW, REAR ADDITION
AT (N)3'-7" TO EXIST. (N)3 UNITS (EXIST. GROUP R3)
TOTAL (N)6 D.U. W/ NEW (N) BASEMENT & (N) REAR
DECKS, FRONT BALCONY AT FRONT & REAR WTL.
CANOPY, TRASH ROOM, (N) INSTALL & (3) VEHICLE
PARKING SPACES ON EXIST. 4 STORY TYPE III-A
CONSTR. WAS. & FRAME BLDG.
1529 N. LA SALLE DR., CHICAGO, 60610

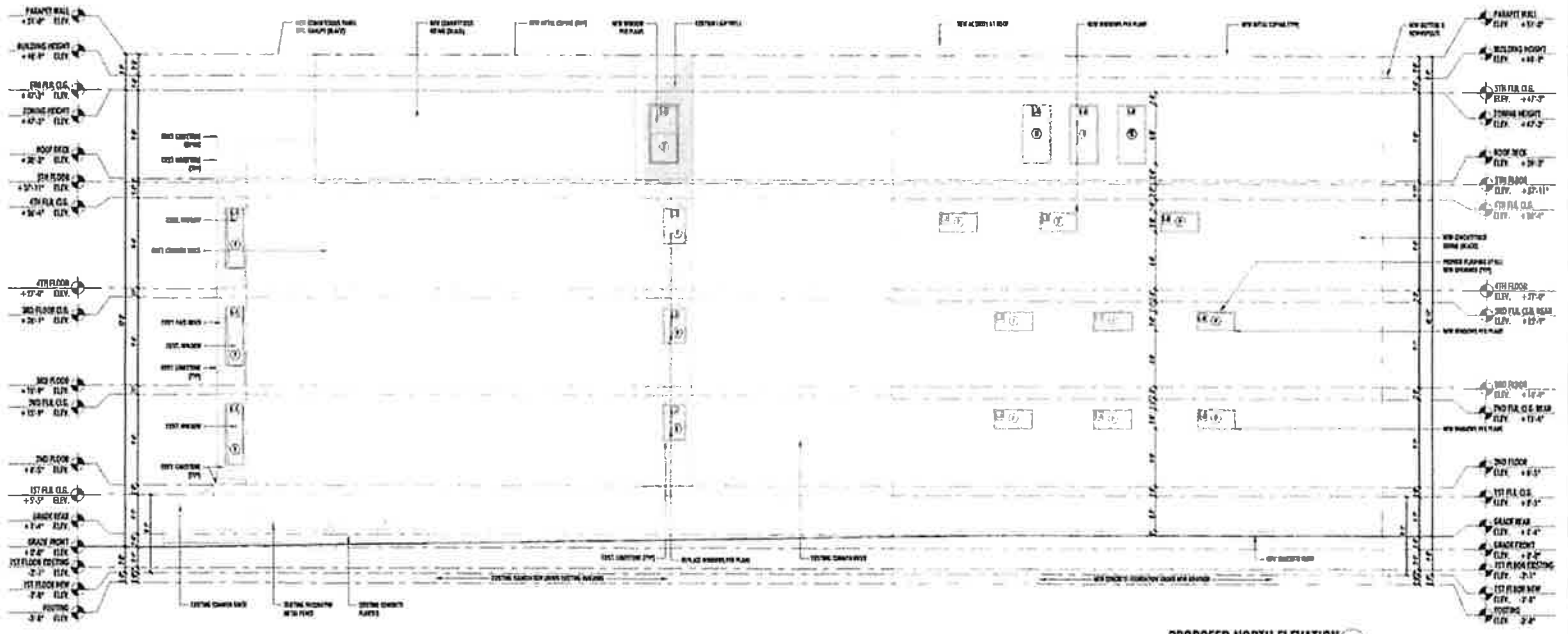
Project No.
1934701
1529 N. LA SALLE DR.

Number	Issued	Date	Comments
Number			
Number			
Number			
Number			
Drawn	RM	05/19/23	
Checked	RM	05/19/23	
Approved	RM	05/19/23	

PROPOSED EAST & WEST ELEVATIONS — Title

A-5.0 — Sheet No.

Final for Publication



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

NOT FOR CONSTRUCTION
PERMIT SET 05-24-2022
BLDG PROJECTS, INC.

LIC# 184.007984

BLDG

ARCHITECTURE + DESIGN
4448 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.754.9735
CELL // 773.791.6894

LEGEND

EXISTING CONDITION

NEW CONDITION

MICHAEL M. PUTCHOIT
001-015430
STATE OF ILLINOIS

SPA 2019-7 (INT. & EXT. DEMO. NE REAR 3-STORY & FRONT 5TH FLR. ADDITION OF (4) DU'S TO EXIST. (1) DU (SRO) BLDG TOTAL (5) DU W/ NEW (2) BICYCLE & (2) REAR DECKS, FRONT BALCONY W/ FRONT & REAR ADD., CANOPY, TRASH ROOM, (4) BICYCLE & (2) VEHICLE PARKING SPACES ON EXIST. 4 STORY TYPE III-A CONCRETE, BRICK, & RENAME BLDG.
1529 W. LA SALLE DR., CHICAGO, 60610

Project No.
1529 W. LA SALLE DR.

Issue	Date	Comment
Drawn	MM	05/24/22
Checked	MP	05/24/22
Approved	MP	05/24/22

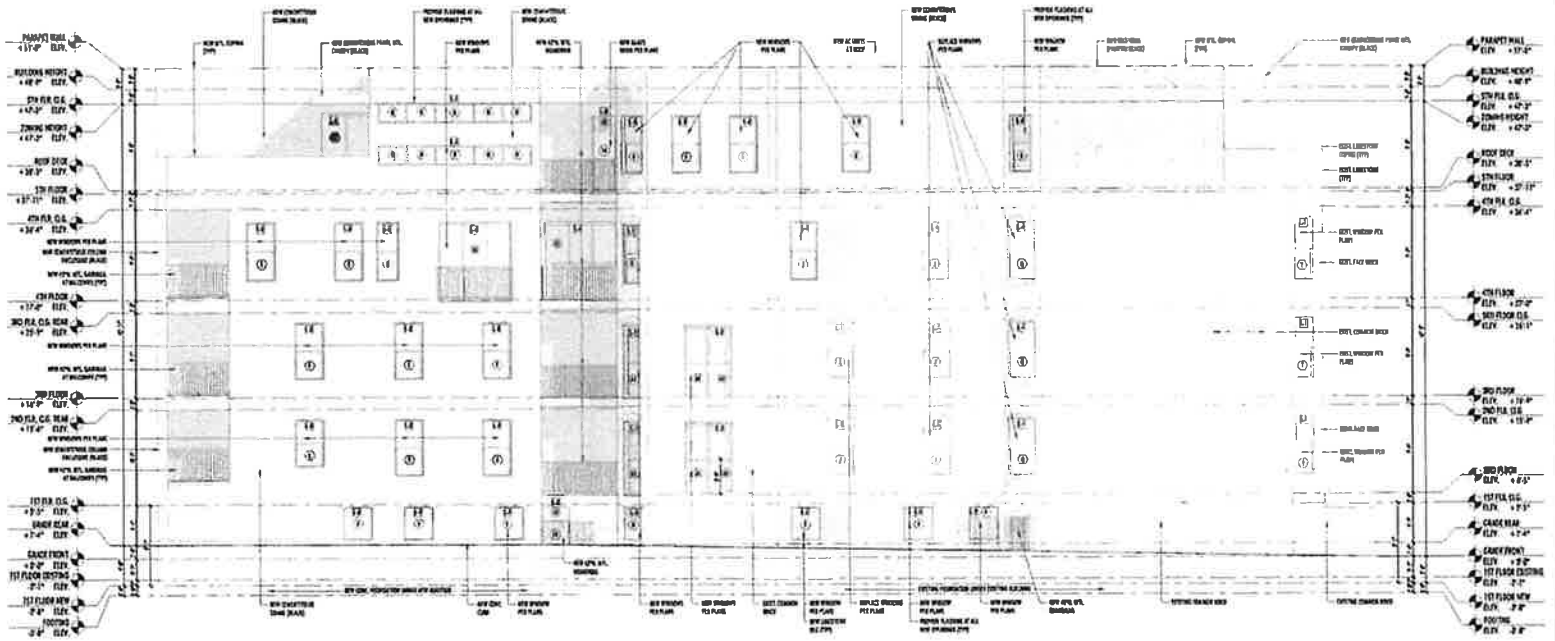
PROPOSED NORTH ELEVATION

A-5.1.

Title

Sheet No.

Final for Publication



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



NOT FOR CONSTRUCTION
RELEASED 05-21-2024
BDG PROJECTS, INC.

LIC# 184.007984

ARCHITECTURE + DESIGN
4460 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.764.9753
CELL // 773.701.6434

LEGEND

EXISTING CONDITION

NEW CONDITION

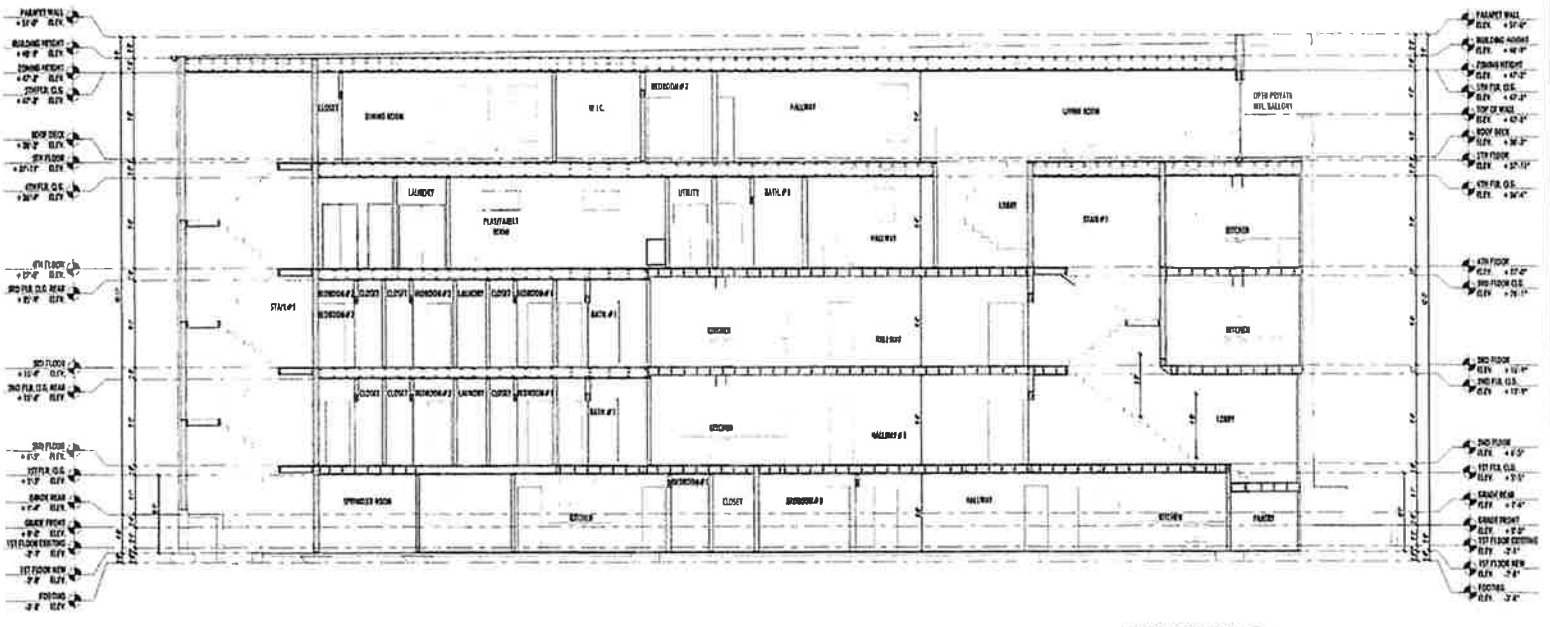
LICENSED ARCHITECT
RENAL M. PURCHITE
001-019468
STATE OF ILLINOIS

SPA 7511 EXT., INT. & EXT. REMS. W/ REAR 5 STORY & RTION 5TH FLR. MTL. FRAME ADDITION OF (#20) (E) EXIST. (#20) (E) EXIST. GROUP R2 TOTAL (#20) (E) W/ NEW (#) MODELS & (#) REAR DECKS, FRONT BALCONY W/ EXIST. & REAR MTL. CANOPY, TRASH ROOM, (#) BICYCLE & (#) VEHICLE PARKING SPACES ON EXIST. A STORY TYPE III-A CONSTR. RES. & FRAME BLDG.
1528 N. LA SALLE DR., CHICAGO, 60610

Project No.
1528 N. LA SALLE DR.

Initial	Date	Comments

Final for Publication



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

NOT FOR CONSTRUCTION
RELEASED 05-24-2021
BLDG PROJECTS, INC.

UCN# 184.007984

BLDG
ARCHITECTURE + DESIGN
4444 N. ELSTON AVE
CHICAGO, IL 60630
PHONE // 773.764.9733
CELL // 773.791.8836

LEGEND

EXISTING CONSTRUCTION

NEW CONSTRUCTION

SPECIFY FOR: (N) 3 STY BRICK W/ REAR 3 STORY & FRONT STH FLR. WTL. FRAME ADDITION OF (N)10 D.U. TO EXIST. (1)10 D.U. (2)C. GROUP R2 TOTAL (1)20 D.U. W/ NEW (4) BASEMT & (4) REAR DECKS, FRONT BALCONY W/FRONT & REAR WTL. CANOPY, TRASH ROOM, (4) BICYCLE & (2) VEHICLE PARKING SPACES ON EXIST. & EXIST. TYPE OF A CONCRETE, MAS. & FRAME BLDG.
1529 N. LA SALLE DR., CHICAGO, 60610

Project No.
1529 N. LA SALLE DR.

Author			
Author			
Author			
Author			
Author			
Drawn	BM	05/14/21	
Checked	SB	05/14/21	
Approved	SB	05/14/21	

BUILDING SECTION "A" — Title
A-6.0 — Sheet No.