

TYPE 1 ZONING AMENDMENT
PROJECT NARRATIVE AND PLANS
2301 S. OAKLEY AVENUE

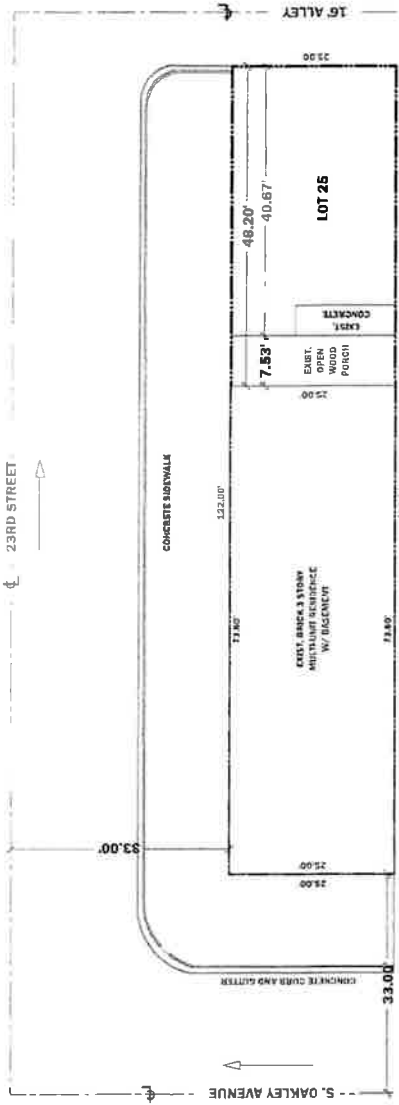
The Applicant seeks to rezone from RS-3 Residential Single-Unit (Detached House) District to a RM-5 Residential Multi-Unit District.

The property is currently improved with a 3-story mixed-use building consisting of vacant ground floor commercial and 4 dwelling units above. The applicant is seeking a rezoning to allow for the renovation of the vacant ground floor commercial space into 2 dwelling units. The building will have a total of 6 dwelling units. All work will be done on the interior of the building. The building height will remain at 32 feet. 0 parking is provided. Pursuant to Section 17-13-0303-D the Applicant seeks an administrative adjustment for parking relief under Section 17-13-1001-EE to reduce the parking space requirement by 100% from two parking spaces to zero. No commercial space will be provided. Per 17-10-0102-B, the subject property is a Transit-Served Location and meets the half-mile distance to the Western Pink Line Station entrance or exit.

Project Bulk and Density

	PROPOSED
Lot Area	3,0001.2 SF
Density MLA (Lot area per unit)	500.2 SF/DU (6 DU)
Off Street Parking*	0*
Rear Setback	48.20 feet (existing)
Side Setback (North)	0 (existing)
Side Setback (South)	0 (existing)
Front Setback	0 (existing)
Building SF	5,358 SF
FAR	1.79
Building Height	36 feet 1 inch (existing)

Final for Publication



1 EXISTING SITE PLAN
1/8" = 1'-0"

PAVLOWIK ARCHITECTURE, INC.
 5800 W. UNIVERSITY AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1111
 WWW.PAVLOWIKARCHITECTURE.COM

AJAK PROPERTIES LLC

300 S. UNIVERSITY
 CHICAGO, ILLINOIS 60606

DESIGN SET
 SHEET NO. 1 OF 5
 PROJECT NO. 2024-001
 DATE: 10/25/24

NOTES

- 1. EXISTING FLOOR PLANS
- 2. EXISTING FLOOR PLANS
- 3. EXISTING ELEVATIONS
- 4. EXISTING ELEVATIONS
- 5. EXISTING ELEVATIONS

PROJECT NO. 2024-001
 SHEET NO. 1 OF 5
 M-2 6 5
BASEMENT & 1ST FL HVAC SCHEDULES

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

1 EXISTING BASEMENT PLAN
1/4" = 1'-0"

PAULAVICK ARCHITECTURE, INC.
 3400 W. 127TH STREET, SUITE 100
 CHICAGO, ILLINOIS 60643
 TEL: (773) 487-1100
 WWW.PAULAVICKARCHITECTURE.COM

PROPERTY LLC
 2301 N. LAUREL AVENUE
 CHICAGO, ILLINOIS 60647

INTERIOR DESIGN: GUY G. BELLONI FOR 2
 NEWARK, NJ

DATE: 11/15/2023

PROJECT: 2301 N. LAUREL AVENUE
 CHICAGO, ILLINOIS 60647

SCALE:
 1" = 0'-0"
 1/4" = 1'-0"
 1/8" = 1'-0"

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/23
2	ISSUED FOR PERMITS	11/15/23
3	ISSUED FOR PERMITS	11/15/23
4	ISSUED FOR PERMITS	11/15/23
5	ISSUED FOR PERMITS	11/15/23

DESIGNER: GUY G. BELLONI
ARCHITECT: PAULAVICK ARCHITECTURE, INC.
DATE: 11/15/23

PROJECT NO.: 2301 N. LAUREL AVENUE
DATE: 11/15/23

OWNER: AJAK PROPERTIES LLC
DATE: 11/15/23

CONTRACT NO.: 2301 N. LAUREL AVENUE
DATE: 11/15/23

PERMITS: CHICAGO, ILLINOIS 60647
DATE: 11/15/23

PLAN APPROVAL:

DESIGN SET

NOTES

SHEET LEGEND

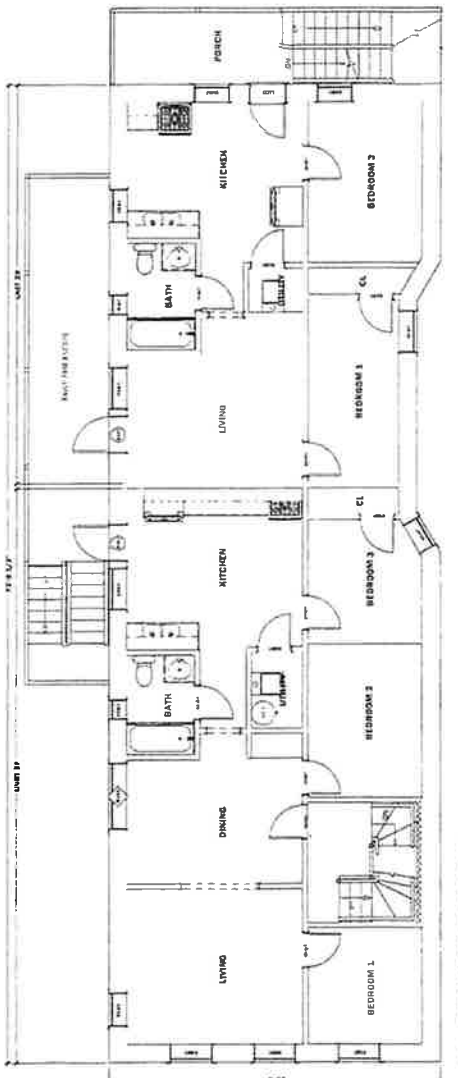
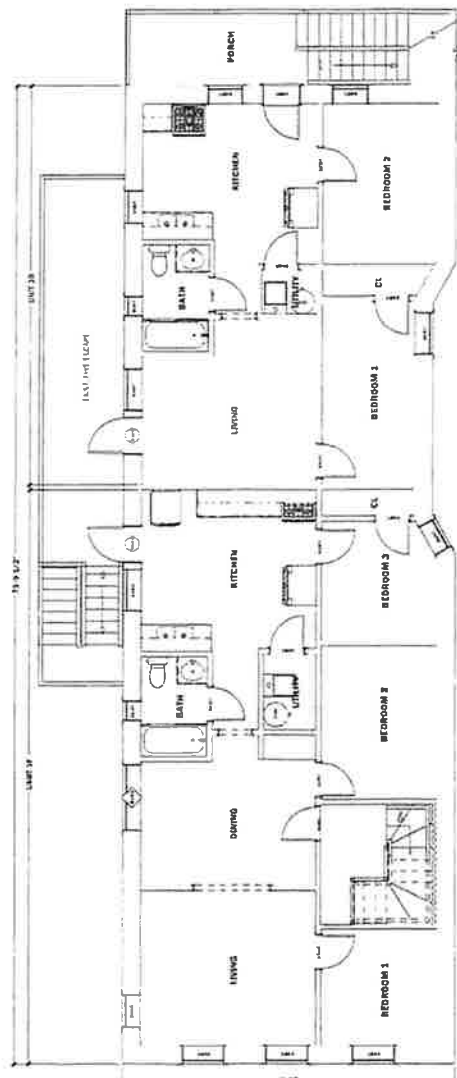
1	EXISTING FLOOR PLANS
2	EXISTING FLOOR PLANS
3	EXISTING ELEVATIONS
4	EXISTING ELEVATIONS
5	EXISTING ELEVATIONS

11/15/23
 11/15/23
 11/15/23
 11/15/23
 11/15/23

AP-1 1 5

EXISTING FLOOR PLANS

<p>TAVENNER ARCHITECTURE, INC. 5435 N. PULASKI AVE. SUITE 200 CHICAGO, IL 60630 TEL: 773.477.1100 WWW.TAVENNERARCHITECTURE.COM</p>	<p>AJAK PROPERTIES LLC 2301 S. DARIEN AVE. CHICAGO, ILLINOIS 60608</p>	<p>DESIGN SET 1. EXISTING FLOOR PLANS 2. EXISTING ELEVATIONS 3. EXISTING ELEVATIONS 4. EXISTING ELEVATIONS 5. EXISTING ELEVATIONS</p>	<p>NOTES</p>
<p>FIN APPROVAL</p>		<p>DATE</p>	
<p>PROJECT</p>		<p>NO. 1</p>	
<p>DATE</p>		<p>NO. 2</p>	
<p>DATE</p>		<p>NO. 3</p>	
<p>DATE</p>		<p>NO. 4</p>	
<p>DATE</p>		<p>NO. 5</p>	

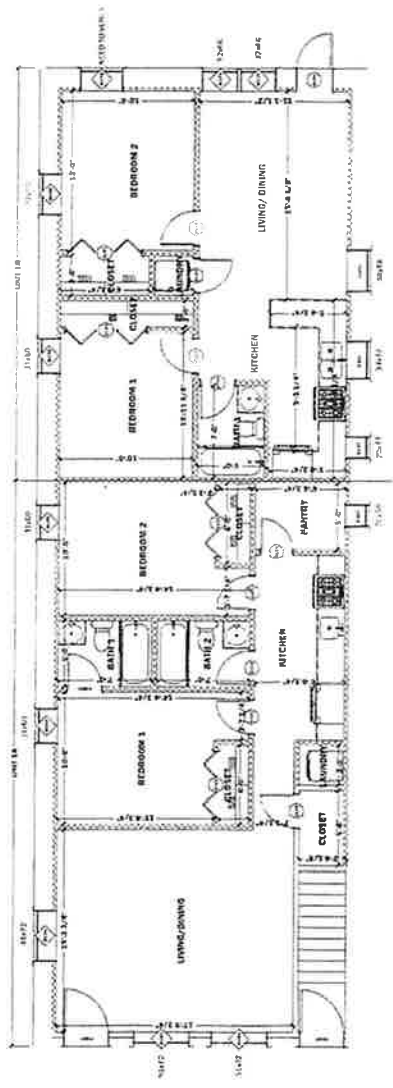


AP-2 2 5

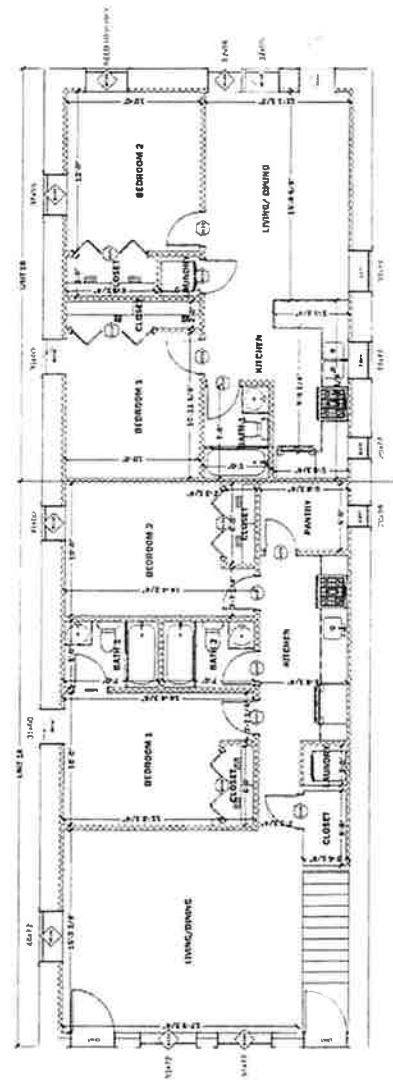
EXISTING FLOOR PLANS

N

<p>TRUITT ARCHITECTURE PA 3401 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 PHONE: (303) 733-1100 WWW.TRUITTARCHITECTURE.COM</p>	
<p>JIA PROPERTIES, LLC 1500 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 PHONE: (303) 733-1100</p>	
<p>NEW CONSTRUCTION, 2-UNIT RESIDENTIAL BUILDING</p>	
<p>PROJECT ADDRESS DTI, 3401 WEST 10TH AVENUE</p>	
<p>DATE 11-11-19 11-11-19 11-11-19 11-11-19</p>	
<p>DESIGN SET</p>	
<p>NOTES</p>	
<p>SHEET LEGEND</p>	
<p>1 SHEET PLANS & FINISHES 2 FOUNDATION PLAN 3 1ST FLOOR PLAN 4 2ND FLOOR PLAN 5 3RD FLOOR PLAN 6 4TH FLOOR PLAN 7 5TH FLOOR PLAN 8 6TH FLOOR PLAN 9 7TH FLOOR PLAN 10 8TH FLOOR PLAN 11 9TH FLOOR PLAN 12 10TH FLOOR PLAN 13 11TH FLOOR PLAN 14 12TH FLOOR PLAN 15 13TH FLOOR PLAN 16 14TH FLOOR PLAN 17 15TH FLOOR PLAN</p>	
<p>15 14</p>	

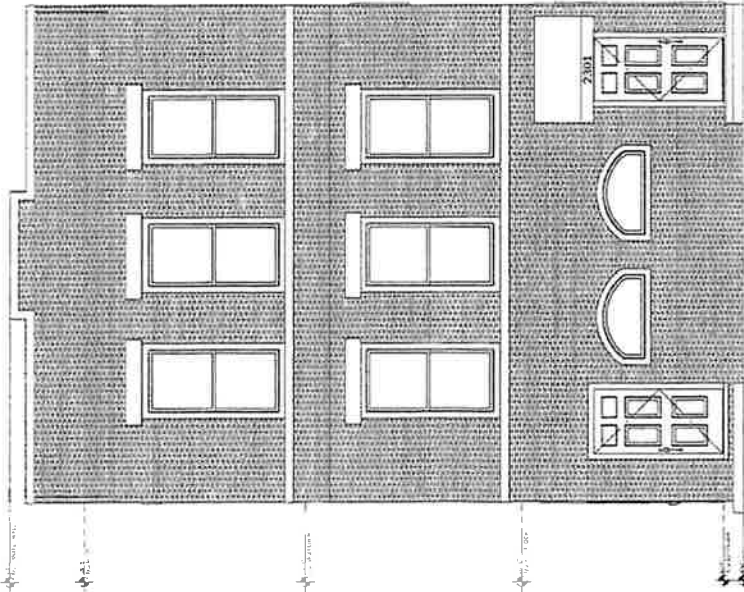


1 FINAL PROPOSED FIRST FLOOR PLAN (PENDING WINDOW CHANGES)
 3.4" = 1'-0"

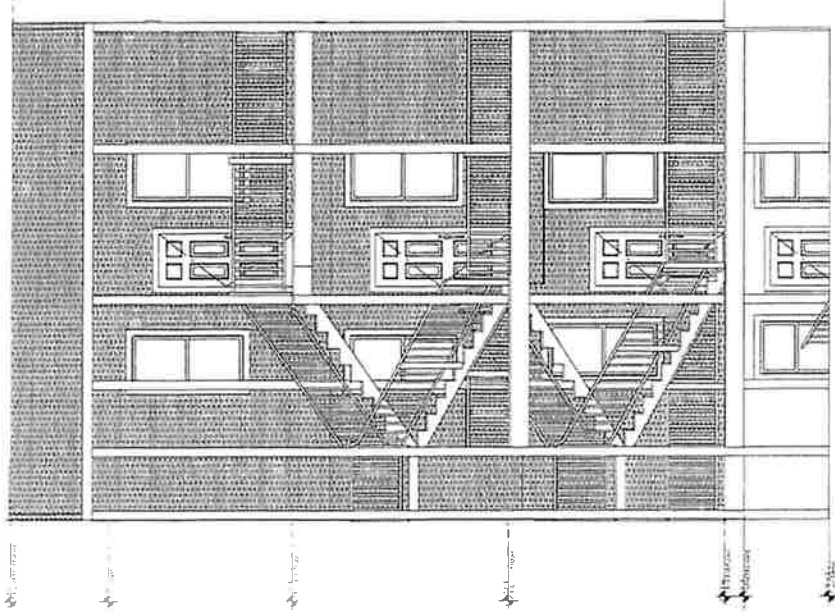


2 FINAL PROPOSED FIRST FLOOR PLAN (NEW WINDOWS HIGHLIGHTED)
 3.4" = 1'-0"





1 EXISTING WEST ELEVATION
1/8" = 1'-0"



2 EXISTING EAST ELEVATION
3/8" = 1'-0"

PAVLIK ARCHITECTURE INC.
 PAUL PAVLIK ARCHITECT
 215 N. W. 101
 CHICAGO, IL 60610
 INTERIOR REMODEL OF EXIST. BUILDING FOR 2
 NEW UNITS

AJAK
PROPERTIES LLC
 2301 S. DARLEY AVE.
 CHICAGO, ILLINOIS, 60608

11-10	12-11	13-12	14-13	15-14	16-15
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ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2015. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF CHICAGO. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2015. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF CHICAGO. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

DESIGN SET
 1. EXISTING WEST ELEVATION
 2. EXISTING EAST ELEVATION

NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2015. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF CHICAGO. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

DATE: 11/15/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]

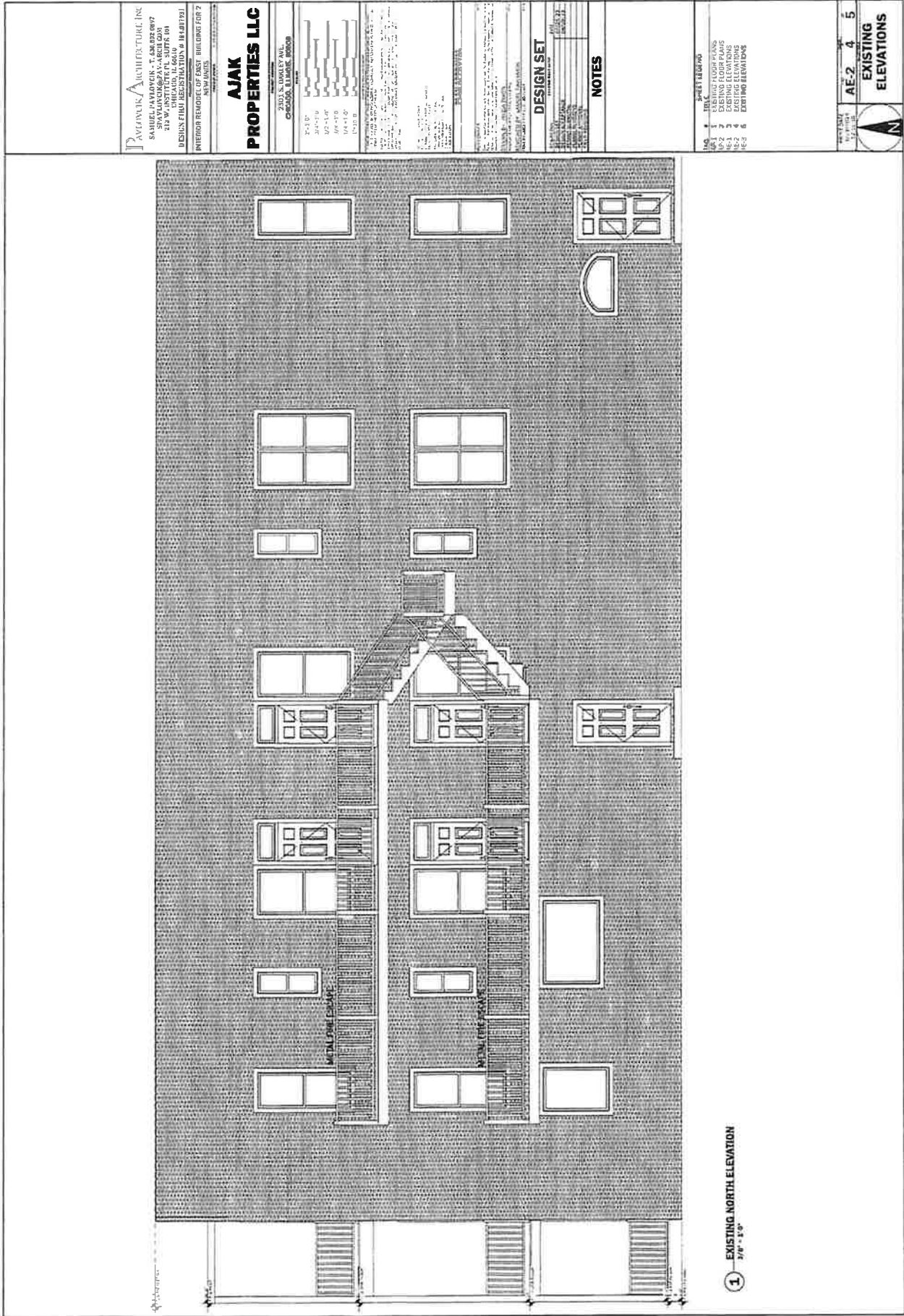
SHEET NO. 3 OF 5
 PROJECT NO. AE-1

1. EXISTING FLOOR PLANS
 2. EXISTING ELEVATIONS
 3. EXISTING ELEVATIONS
 4. EXISTING ELEVATIONS
 5. EXISTING ELEVATIONS



SHEET NO. 3 OF 5
 PROJECT NO. AE-1

EXISTING ELEVATIONS



PERMITS ARCHITECTURE, INC.
 SAMUEL P. ADVORAK, T. ARCH. 02-02-0977
 SPAYLUNICH@PERMITS-ARCH.COM
 410 W. WACKER DR. #14
 CHICAGO, IL 60609
 DESIGN FIRM REGISTRATION # 18-001791

INTERIOR REMODEL OF EXIST. BUILDING FOR 7
 NEW UNITS
 NEW YORK
 11/15/18

AJAK PROPERTIES LLC
 2401 S. LAMAR AVENUE
 CHICAGO, IL 60608

DATE	DESCRIPTION
11/15/18	ISSUED FOR PERMITS
02-11-18	REVISED PERMITS
04-11-18	REVISED PERMITS
11-11-18	REVISED PERMITS

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DESIGN SET
 PROJECT NO. 18-001791
 SHEET NO. AE-2.4.5
 DATE 11/15/18

NOTES

- 1. EXISTING NORTH ELEVATION
- 2. EXISTING FLOOR PLANS
- 3. EXISTING ELEVATIONS
- 4. EXISTING ELEVATIONS
- 5. EXISTING ELEVATIONS
- 6. EXISTING ELEVATIONS

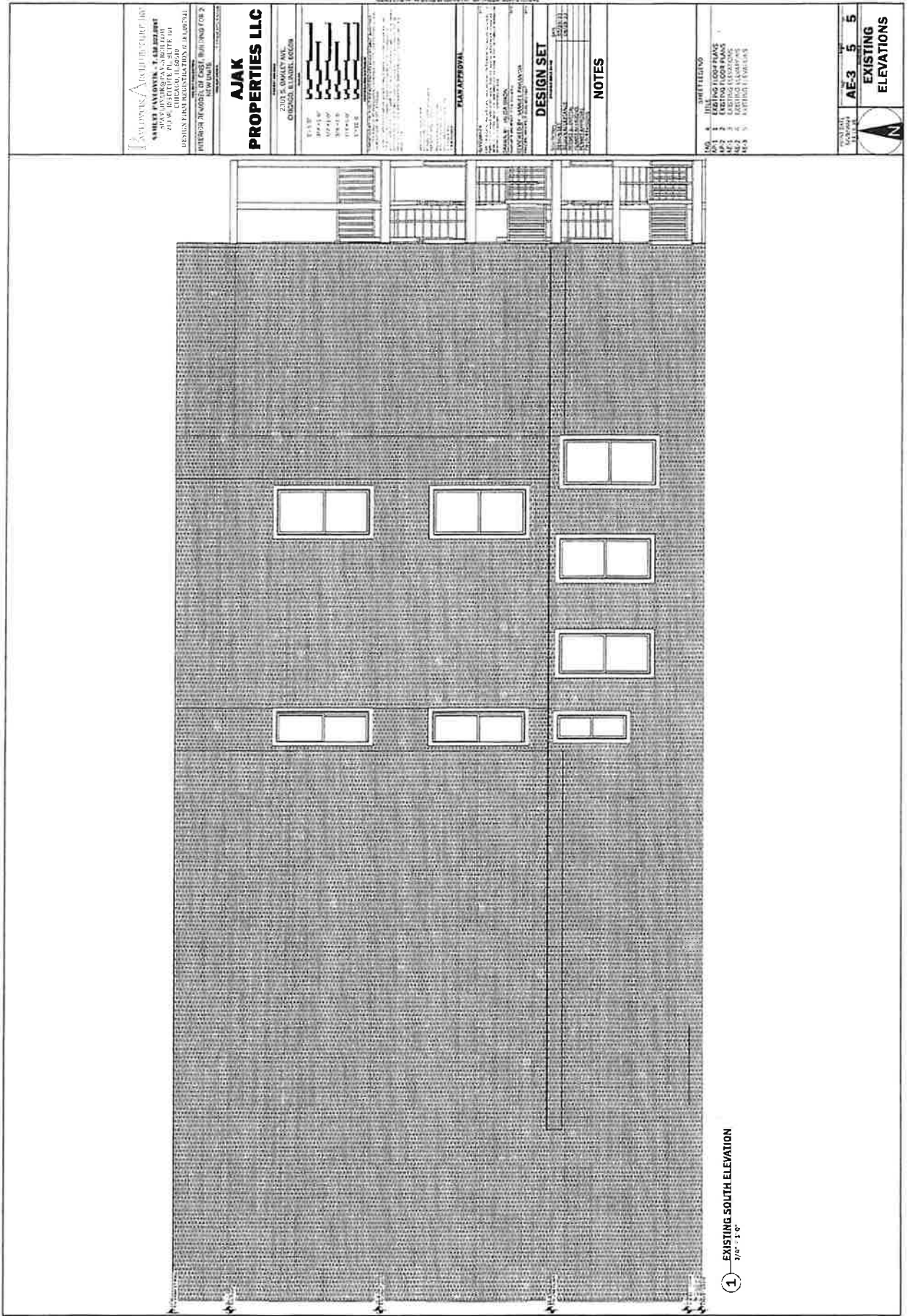
Scale: 3/8" = 1'-0"

1 - EXISTING NORTH ELEVATION
 3/8" = 1'-0"

AE-2.4.5

EXISTING ELEVATIONS

Final for Publication



1 EXISTING SOUTH ELEVATION
3/8" = 1'-0"

THORNTON ARCHITECTURE
 1000 N. LAUREL STREET, SUITE 101
 CHICAGO, ILLINOIS 60610
 TEL: 312.525.1100
 WWW.THORNTONARCHITECT.COM

AJAK PROPERTIES LLC
 1000 N. LAUREL STREET, SUITE 101
 CHICAGO, ILLINOIS 60610
 TEL: 312.525.1100
 WWW.AJAKPROPERTIES.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2014	ISSUED FOR PERMITS
2	10/15/2014	ISSUED FOR PERMITS
3	10/15/2014	ISSUED FOR PERMITS
4	10/15/2014	ISSUED FOR PERMITS
5	10/15/2014	ISSUED FOR PERMITS

PLAN APPROVAL

NO. 1000 N. LAUREL STREET, SUITE 101
 CHICAGO, ILLINOIS 60610
 TEL: 312.525.1100
 WWW.THORNTONARCHITECT.COM

DESIGN SET

NO. 1000 N. LAUREL STREET, SUITE 101
 CHICAGO, ILLINOIS 60610
 TEL: 312.525.1100
 WWW.THORNTONARCHITECT.COM

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

SCHEDULE

NO.	DESCRIPTION
AE-1	EXISTING FLOOR PLANS
AE-2	EXISTING FLOOR PLANS
AE-3	EXISTING FLOOR PLANS
AE-4	EXISTING FLOOR PLANS
AE-5	EXISTING FLOOR PLANS

SCALE: 3/8" = 1'-0"

AE-3 5 5

EXISTING ELEVATIONS