

**AMENDED TO BE A TYPE 1 ZONING AMENDMENT
NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from RS-3 to RM-4.5
2714 West St. Helen Street**

FINAL FOR PUBLICATION

The Project

The property is improved with a three-story residential building containing three residential dwelling units, and no parking spaces. The Applicant seeks to raise the height of the building to allow for expansion of the existing residential dwelling units resulting in three residential dwelling units and a building height of 34.0 feet. Also, to construct a two-car garage with an ADU coachhouse unit above and a building height of 22.0 feet.

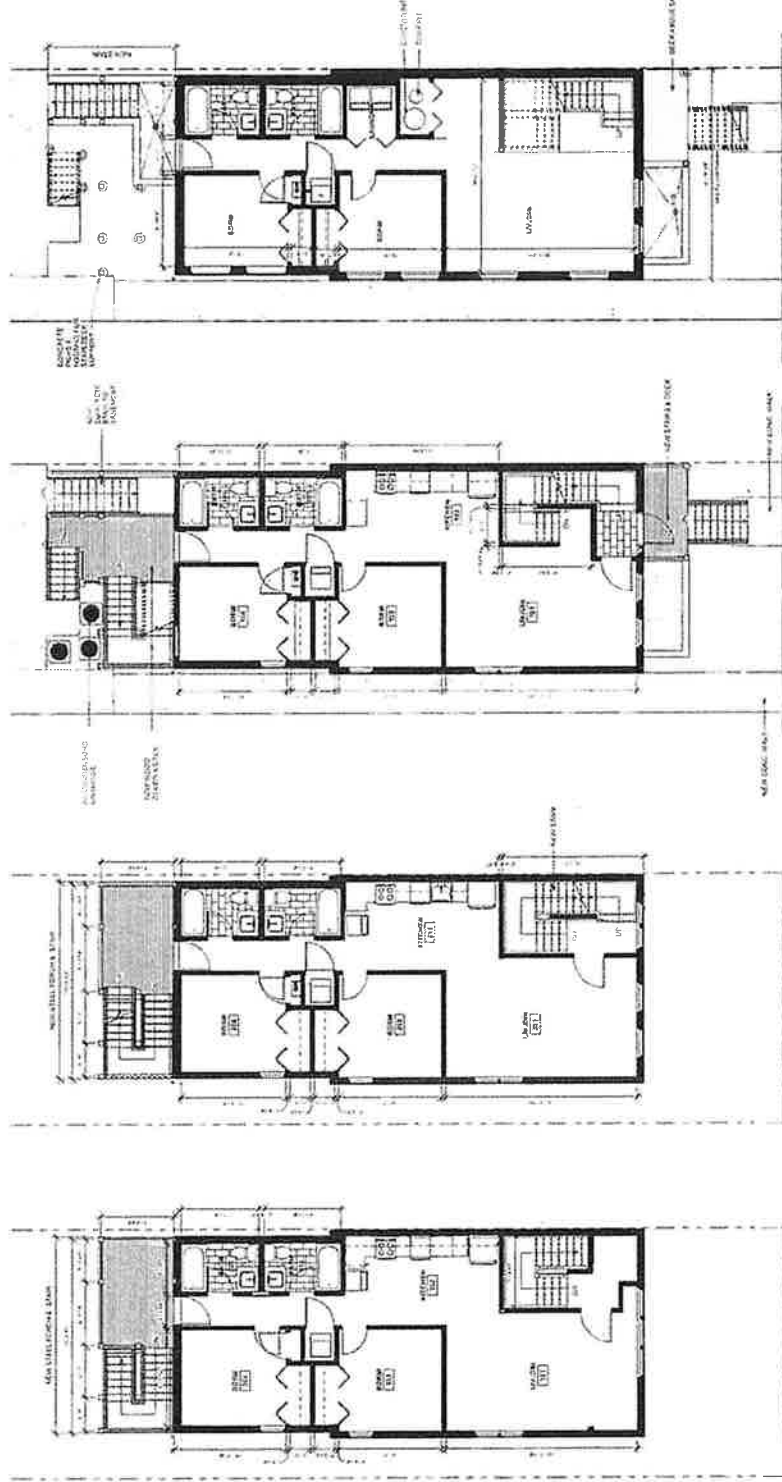
The subject property is located on the northwest side of West St. Helen Street in area that is primarily improved with single-family and multi-family buildings ranging in height from one to three stories. The Applicant seeks a change in zoning classification for the subject property from the property's current RS-3 Residential Single-Unit (Detached House) District to an RM-4.5 Residential Multi-Unit District under a Voluntary Type I Map Amendment. The area has a mix of zoning classifications, including RS-3, RT-4, and RM-5. Many of the improvements on properties zoned RS-3 are non-conforming in terms of density or bulk. The subject property also represents a sub-standard lot with a depth of 106.00 feet. Lastly, the subject property is in an area designated as suitable for ADUs. The proposed RM-4.5 zoning will allow expansion of the building in terms of Floor Area to provide for larger units and also to raise the building's height to provide additional clear height in the units. The proposed rezoning is consistent with the variety of buildings and classifications in the area and with Transit-Oriented principles as it is located approximately 659 feet from Milwaukee Avenue a designated bus line corridor under the Zoning Ordinance. As part of the Type I rezoning, per Section 17-13-0303-D governing Optional Administrative Adjustments and Variations, the Applicant seeks Variations for the following: 1) under Section 17-13-1101-B to reduce the northeast side yard from 2.0 feet to zero, the southwest side yard from 3.0 feet to zero and the combined side yard from 5.0 feet to zero; 2) under Section 17-13-1101-B to reduce the rear setback from 31.8 feet to 2 feet 6.5 inches; and 3) under Section 17-13-1101-A to reduce the required rear yard open space. from 195.00 feet to zero.

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

Lot Area:	2,650 square feet
Floor Area:	3,000 square feet
Maximum FAR:	1.14
Residential Dwelling Units:	3 units with an additional coachhouse for a total of 4 units
MLA Density:	833.33 square feet (excluding ADU)
Height (existing):	34.00 feet (main building) 22.00 feet (coach house over garage)
Bicycle Parking:	None
Automobile Parking:	2
Setbacks:	Front (St. Helen Street): 14.00 (existing) East Side: None West Side: None Combined Side: None Rear (Alley): 2 feet 6.5 inches
Rear Yard Open Space:	None

*A set of plans is attached.

Final for Publication



DATE: 10/20/2014
PROJECT: 2714 W. ST HELEN
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: AS SHOWN

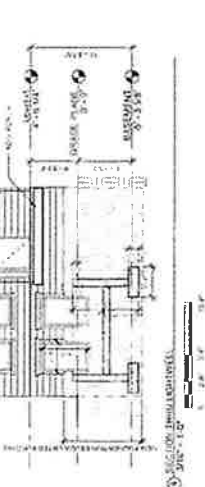
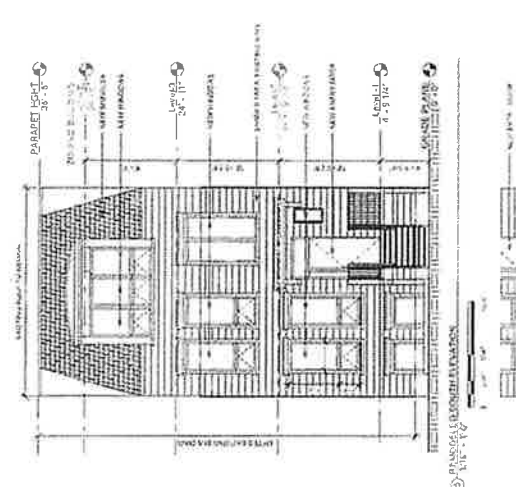
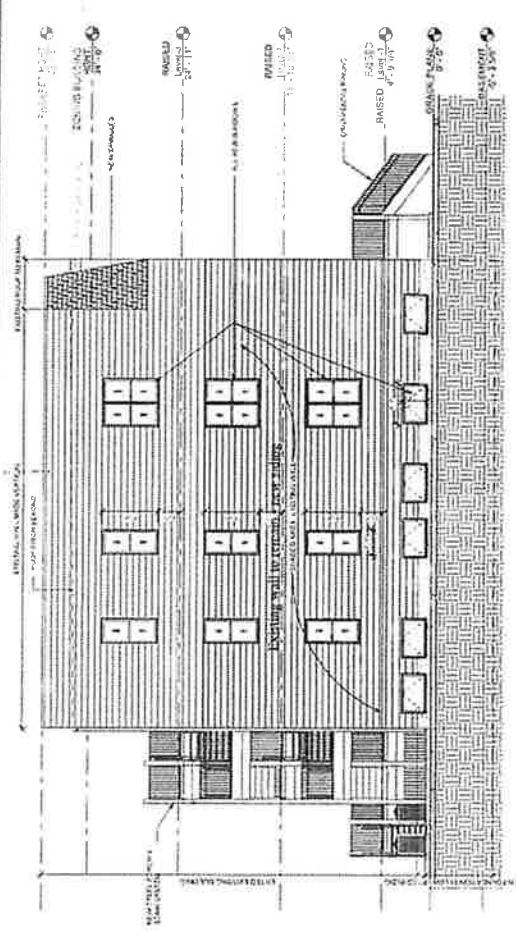
MAIN ARCHITECTURE
1552 North Lincoln
Chicago, IL 60642
773.334.4444
www.mainarch.com

2714 W. ST HELEN
773.334.4444
CHICAGO, ILLINOIS

REMODELED FLOOR
PLANS

SCALE: AS SHOWN

A101



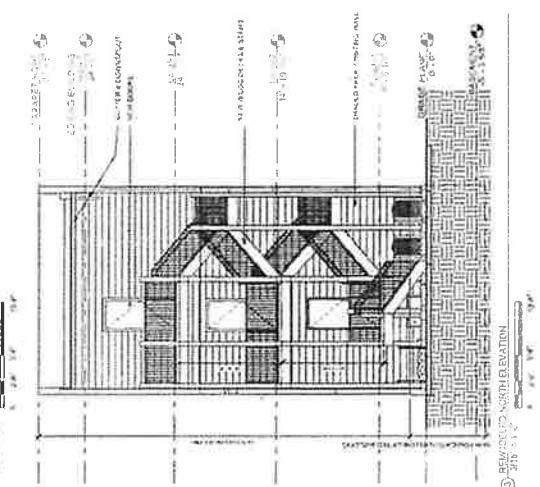
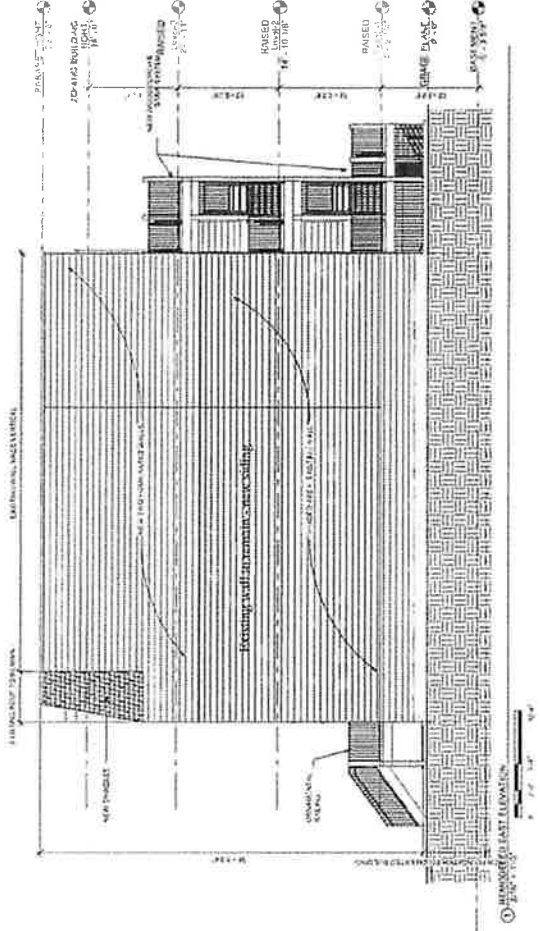
MATIN ARCHITECTURE
 700 N. MICHIGAN
 CHICAGO, IL 60611
 TEL: 312.467.1111
 WWW.MATINARCH.COM
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2714 W. ST HELEN
 711 W. CAMP HELL
 CHICAGO, IL 60627

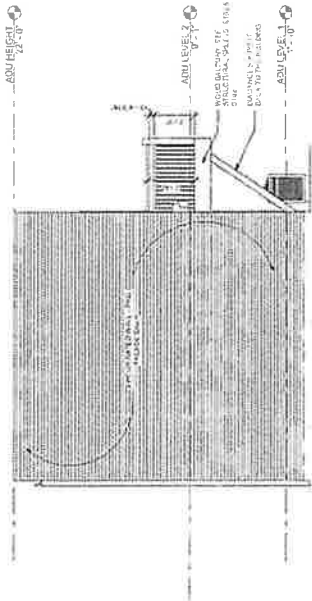
REMODELED BUILDING
 ELEVATIONS

DATE: 11/11/11
 SCALE: 1/8" = 1'-0"

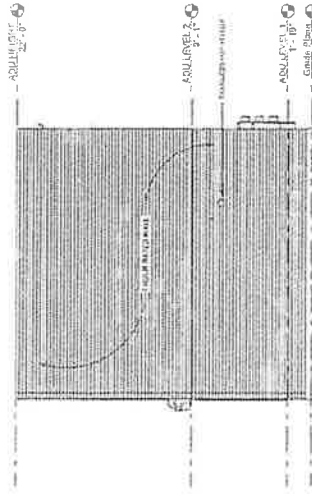
NO. **A202N**



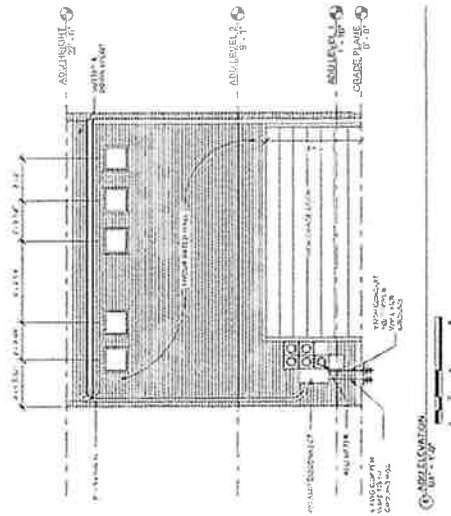
Final for Publication



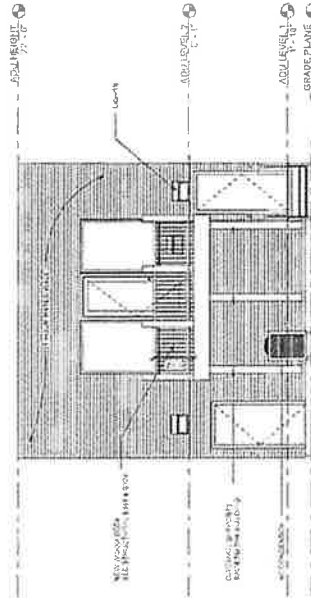
① FRONT ELEVATION



② SIDE ELEVATION



③ REAR ELEVATION



④ FRONT ELEVATION



DATE	DESCRIPTION	BY

MAIN ARCHITECTURE
 1017 NORTH WILSON
 CHICAGO, IL 60642
 773.348.4200
 www.mainarch.com
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2714 W. ST HELEN
 2714 W. SAINT HELEN
 CHICAGO, IL 60627

ADU ELEVATIONS
 1/2024

PROJECT NO. **A201A**

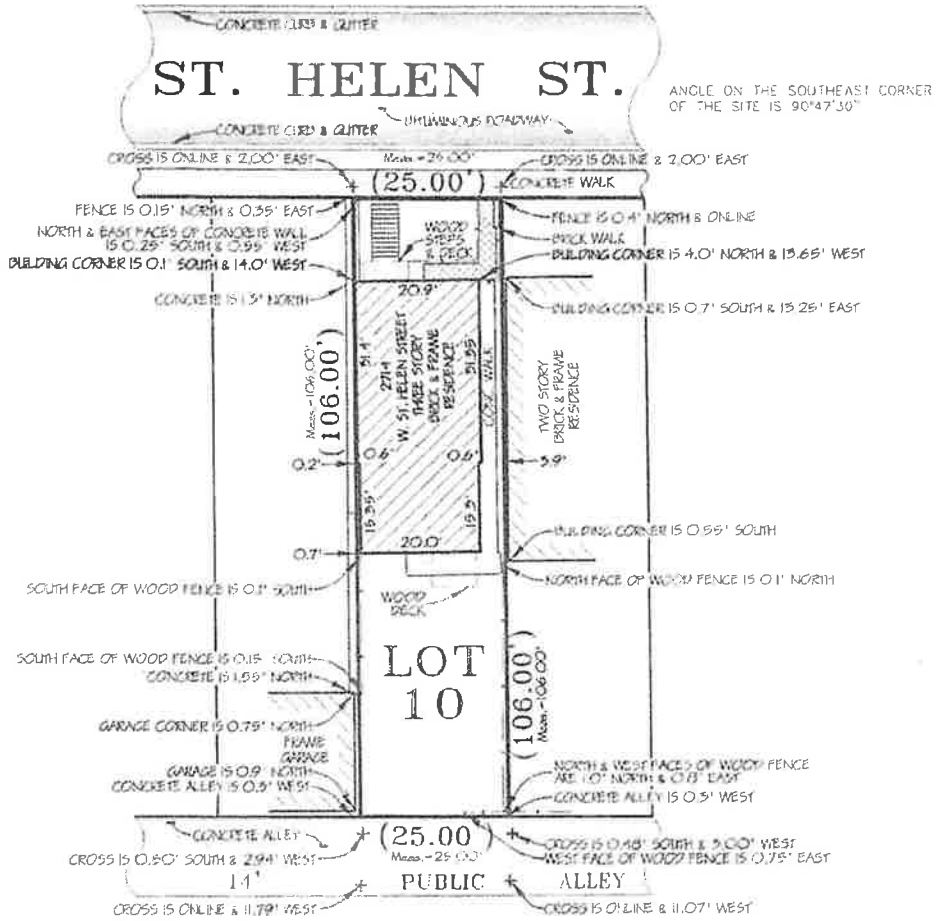
Hand for Publication

SURVEY LEGEND
 ● Monumentation Found
 ○ Monumentation Set (PLS 35-2551)
 (sc) Record Information
 --- Fence Line

PLAT OF SURVEY

LOT 10 IN BLOCK 4 IN ATTRILL'S SUBDIVISION OF PART OF BLOCKS 2, 3 AND 5 IN STAVE'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SITE = 2,650 SQ. FT.



STATE OF ILLINOIS)
 COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 3rd DAY OF May, A.D. 2022
 BY *Allen D. Carradus* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
 MY LICENSE EXPIRES NOVEMBER 30, 2024.

- NOTES**
- All distances shown herein are in feet and decimal part thereof, rounded to 0.01. Distances shown using banner lines are Arc Measurements unless otherwise noted.
 - Compare the legal Description, Building Lines, and Easements as shown herein with your Block Site Insurance Policy of the 2nd Amendment.
 - Consult local ordinances for additional setbacks and restrictions not shown herein.
 - Compare all survey points and report any discrepancies immediately.
 - Consult utility companies and municipalities prior to the start of any construction.
 - Discrepancies to and along buildings are taken as foundation measurements.
 - Do Not Assume Distances from scaled measurements if more needed.

CARRADUS LAND SURVEY, INC.
 Residential & Commercial Land Surveying Services
 191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
 (630) 586-0416 (Fax) 631-7632 carradus_survey@yahoo.com

DYLAN HEISER

DATE	05/03/23	SCALE	1" = 20'	PLAT NO.	48-06	BOOK	365:8
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