

Substitute Narrative and Plans for the
Type 1 Rezoning of 500-10 W. Pershing Rd., Chicago, IL
To Rezone from an M1-2 to an RT-4 District

The subject property is vacant. The applicant needs to rezone from an M1-2 to an RT-4 district to comply with the use and bulk table in an RT-4 district to allow a residential use and build 12 new townhouses.

- A. Proposed use: 12 townhouses
- B. Project floor area ratio (FAR) is 1.2.
- C. The lot area is 18,000 SF. The project's density is 1,500 SF per unit.
- D. The amount of off-street parking is 24 parking spaces.
- E. Setback:
 - Front wall facing street: 12'
 - Front wall facing property line: 20'
 - End wall facing street on corner: 5'
 - End wall facing alley: 0'
 - Rear wall facing rear wall with all garages: 20'
 - Private yard" 200 SF.
- F. Building height: 38'

The applicant will comply with section 17-300307 exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.

Final for Publication



300 DESIGN STUDIO
1111 N. LAUREL ST.
CHICAGO, IL 60642
TEL: 312.227.2222
WWW.300DESIGNSTUDIO.COM

DATE: 10/15/14
PROJECT: 1011 N. LAUREL ST.
DRAWN BY: J. H. HARRIS

NOTES:
1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. REFER TO ALL OTHER DRAWINGS IN THIS SET FOR COMPLETE INFORMATION.
4. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

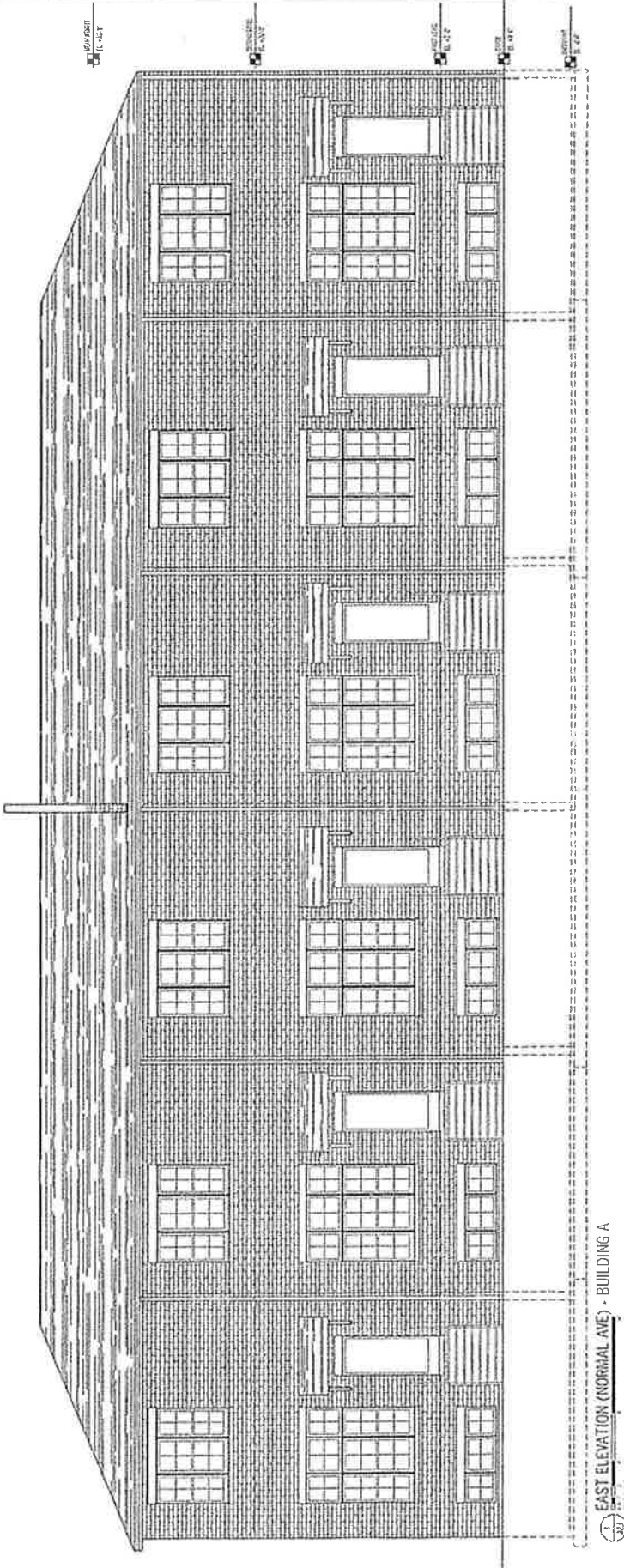
PROJECT: 1011 N. LAUREL ST.
DATE: 10/15/14
DRAWN BY: J. H. HARRIS

PROJECT: 1011 N. LAUREL ST.
DATE: 10/15/14
DRAWN BY: J. H. HARRIS



PROJECT: 1011 N. LAUREL ST.
DATE: 10/15/14
DRAWN BY: J. H. HARRIS

PROJECT: 1011 N. LAUREL ST.
DATE: 10/15/14
DRAWN BY: J. H. HARRIS



EAST ELEVATION (NORMAL AVE) - BUILDING A
1/8" = 1'-0"
N

Final for Publication



1150 S. LAUREL AVE
CHICAGO, IL 60605
P 312.412.2175
E INFO@300DS.COM

CONCEPT DESIGN BY 300 DS
ARCHITECTURE AND INTERIOR DESIGN
FOR THE ARCHITECT OF RECORD
AND ENGINEER OF RECORD
AND FOR THE OWNER
300 DESIGN STUDIO
1150 S. LAUREL AVE
CHICAGO, IL 60605

ARCHITECT

ENGINEER

5.6.2020

TITLE

WEST ELEVATION
BUILDING A



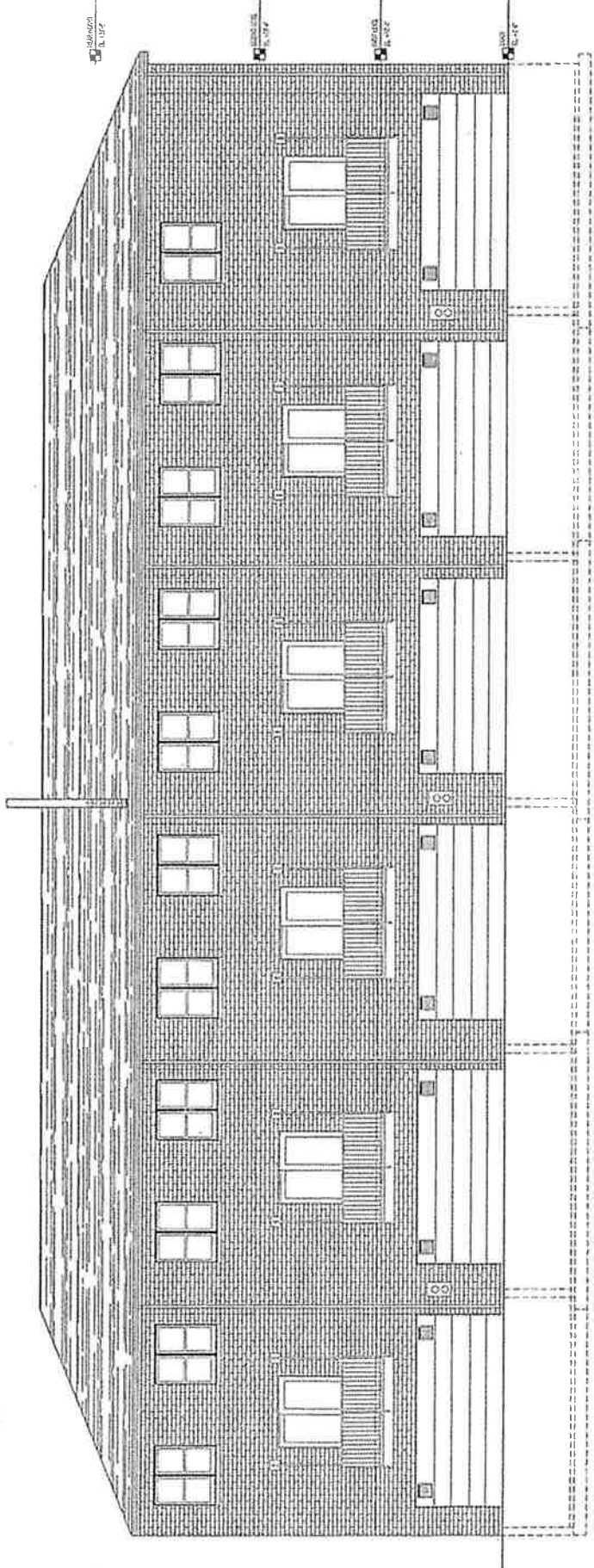
08-04-18-011

SHEET ONE
ELEVATION

SHEET

A2.2

18-0112



WEST ELEVATION - BUILDING A

