

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)

PAVLOVICH ARCHITECTURE INC.
 SARLEI PAVLOVICH - T. 639.892.0897
 SPAYLAVIKOVA, A. IRELLAIN
 215 WEST WASHINGTON STREET #101
 CHICAGO, IL 60610
 LICENSE FIRM REGISTRATION # 184-00781

INTERIOR REMODEL OF EXIST. BUILDING FOR 2
 NEW UNITS

**AJAK
 PROPERTIES LLC**

3301 E. OAKLEY AVE.
 CHICAGO, ILLINOIS, 60608

1"=5'0"
3/4"=1'0"
1/2"=1'0"
3/8"=1'0"
1/4"=1'0"
1"=10'0"

THIS PLAN IS THE PROPERTY OF PAVLOVICH ARCHITECTURE INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAVLOVICH ARCHITECTURE INC.

DATE: 11/11/2024
 DRAWN BY: SARLEI PAVLOVICH
 CHECKED BY: SPAYLAVIKOVA, A. IRELLAIN
 PROJECT NO: 24-0001

PLAN APPROVAL

APPROVED BY: SARLEI PAVLOVICH
 DATE: 11/11/2024

DESIGN SET

DATE: 11/11/2024
 DRAWN BY: SARLEI PAVLOVICH
 CHECKED BY: SPAYLAVIKOVA, A. IRELLAIN
 PROJECT NO: 24-0001

NOTES

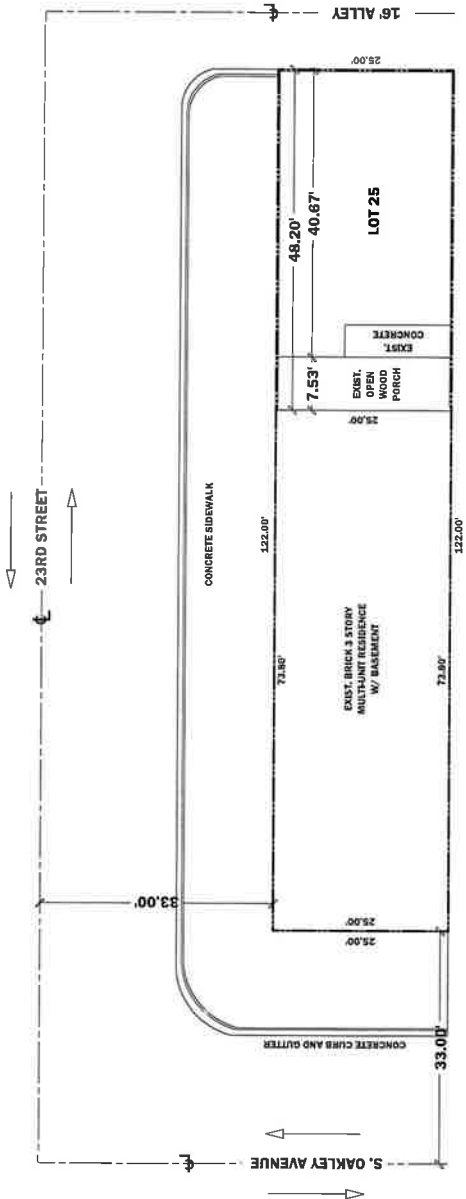
SHEET LEGEND

1/01	1	EXISTING FLOOR PLANS
1/02	2	EXISTING FLOOR PLANS
1/03	3	EXISTING FLOOR PLANS
1/04	4	EXISTING ELEVATIONS
1/05	5	EXISTING ELEVATIONS

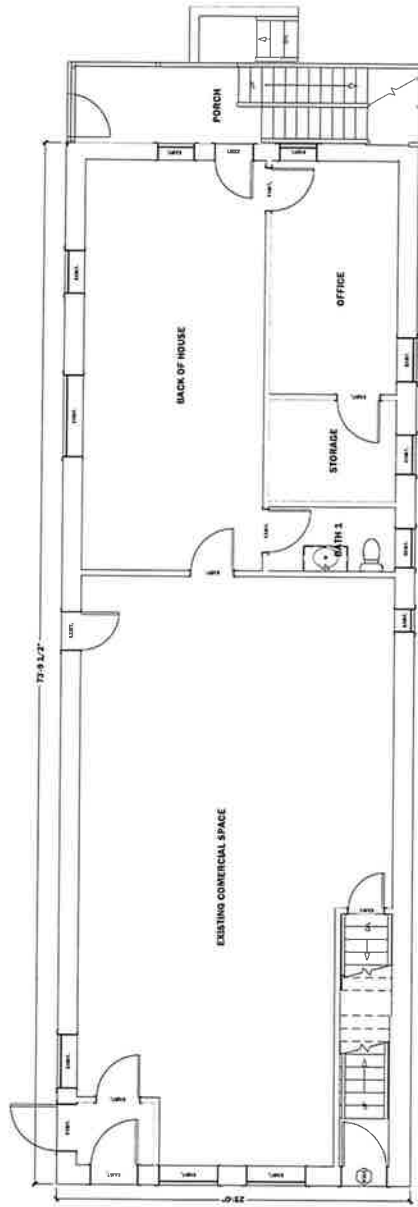
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M-2 6 5

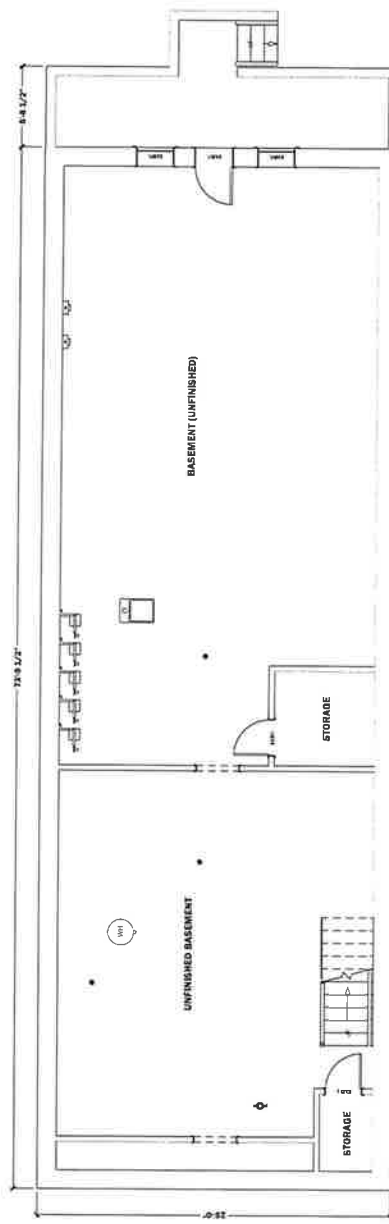
**BASEMENT &
 1ST FL HVAC
 SCHEDULES**

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



2 EXISTING 1ST FLOOR PLAN
3/4" = 1'-0"



1 EXISTING BASEMENT PLAN
3/4" = 1'-0"

PAVLOVICH ARCHITECTURE INC.
SAMUEL PAVLOVICH - T. 630.922.0897
SPAVLOVICH@PAVLOVICH-ARCH.COM
215 W. WASHINGTON ST. SUITE 101
CHICAGO, IL 60606
DESIGN FIRM REGISTRATION # 181.007911

INTERIOR REMODEL - BUILDING FOR 2
FLM UNIT

**AJAK
PROPERTIES LLC**

2301 S. OMALY AVE.
CHICAGO, ILLINOIS 60608



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PLAN APPROVAL

DESIGN SET

NOTES

SHEET LEGEND

NO.	DESCRIPTION
1	EXISTING FLOOR PLANS
2	EXISTING FLOOR PLANS
3	EXISTING ELEVATIONS
4	EXISTING ELEVATIONS
5	EXISTING ELEVATIONS

PROJECT NO. AP-1
DATE 11/11/21

AP-1 1 5
EXISTING FLOOR PLANS

PAVLOVICH ARCHITECTURE INC
 SAMUEL PAVLOVICH - P, LE 000 000 000
 211 W. JACKSON ST. SUITE 101
 CHICAGO, IL 60604
 DESIGN FIRM REGISTRATION # 181607011

INTERIOR REMEDIATION BUILDING FOR 2
 ALUMINUM
 2024

AJAK PROPERTIES LLC
 2301 S. OAKLEY AVE.
 CHICAGO, IL 60608

SCALE
 1" = 4'-0"
 1/4" = 1'-0"
 3/8" = 1'-0"
 1/4" = 1'-0"
 1" = 10'-0"

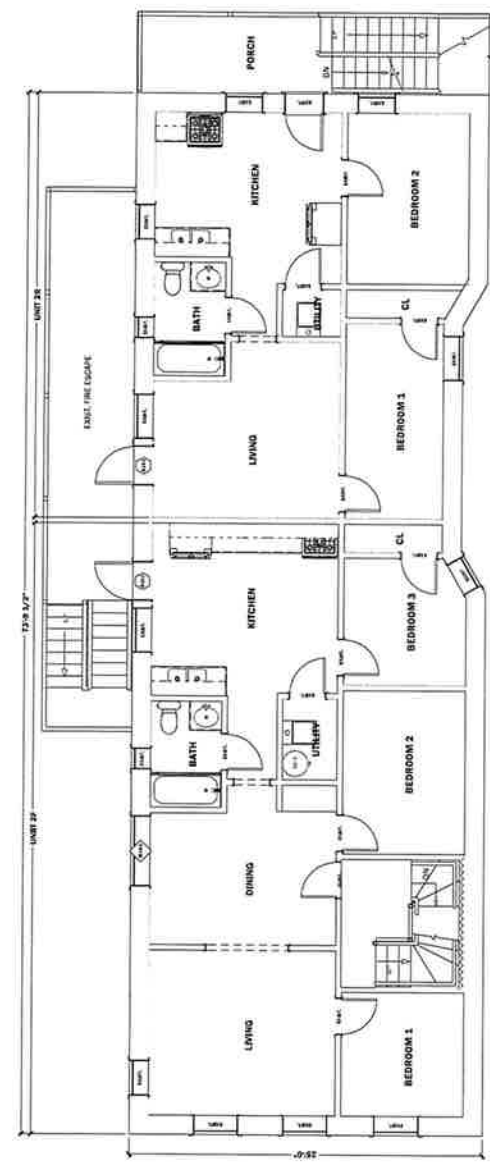
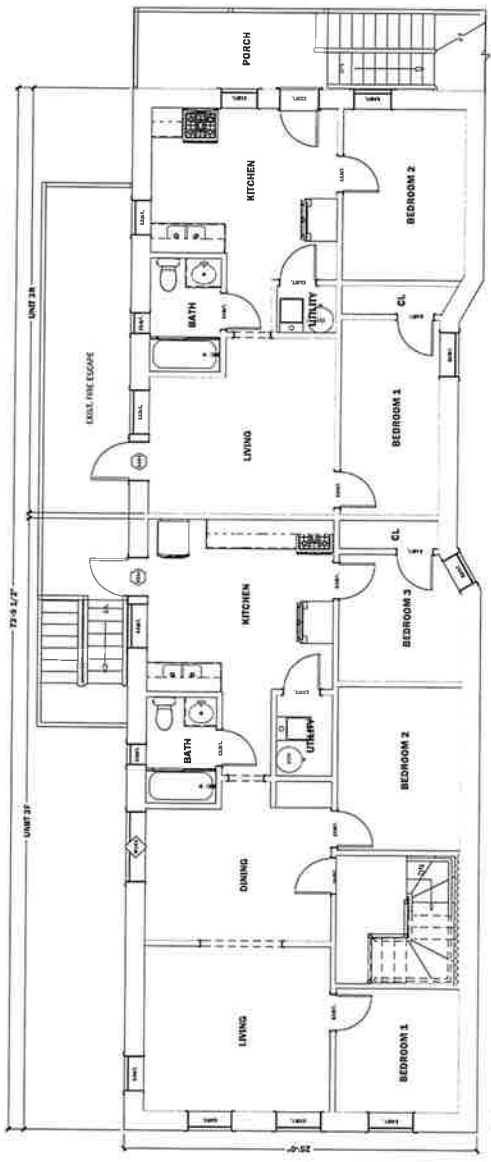
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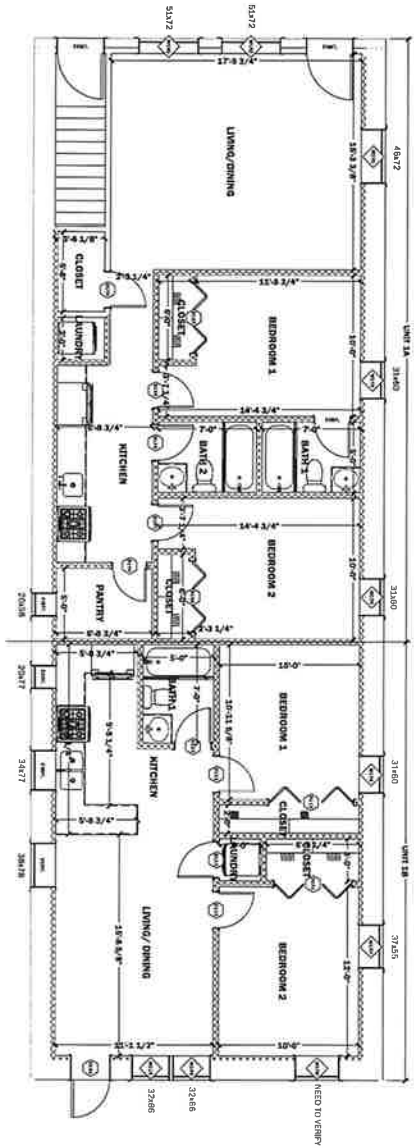
DESIGN SET
 DATE: 02/22/24
 DRAWN BY: AMELIA FALLOCH
 CHECKED BY: AMELIA FALLOCH
 APPROVED BY: AMELIA FALLOCH

NOTES

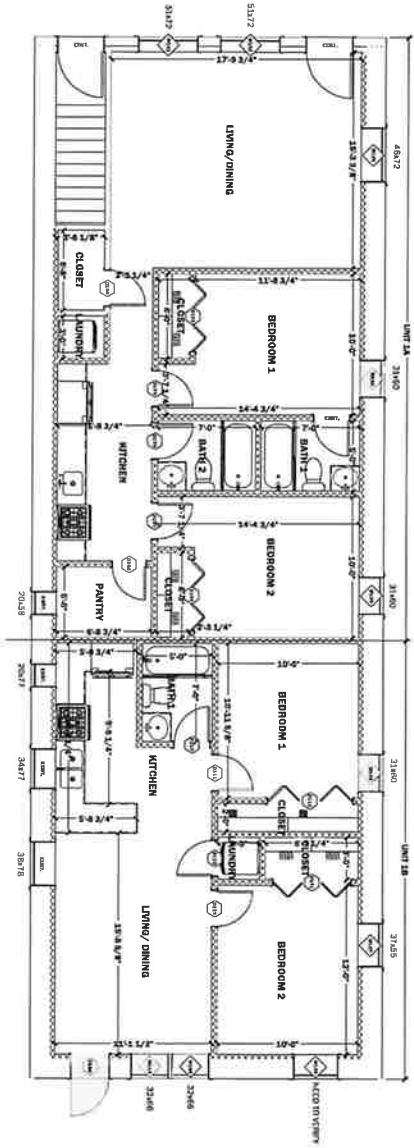
SHEET LEGEND
 TAG # 1 EXISTING FLOOR PLANS
 TAG # 2 EXISTING FLOOR PLANS
 TAG # 3 EXISTING ELEVATIONS
 TAG # 4 EXISTING ELEVATIONS
 TAG # 5 EXISTING ELEVATIONS

AP-2 2 5
 EXISTING FLOOR PLANS





1 FINAL PROPOSED FIRST FLOOR PLAN (PENDING WINDOW)
1/4" = 1'-0"



2 FINAL PROPOSED FIRST FLOOR PLAN (NEW WINDOWS)
1/4" = 1'-0"

PLATONIK ARCHITECTURE INC.
 580 N. LAUREL AVENUE, SUITE 200
 CHICAGO, IL 60611
 TEL: 312.467.1100
 FAX: 312.467.1101
 WWW.PLATONIKARCH.COM

JIA PROPERTIES, LLC
 NEW CONSTRUCTION 2,4 UNIT
 RESIDENTIAL BUILDING

STREET ADDRESS
 CITY, STATE, ZIP

DESIGN SET

DATE: 11/15/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

NOTES

1. SEE SHEET 15 FOR GENERAL NOTES.
2. SEE SHEET 14 FOR GENERAL NOTES.
3. SEE SHEET 13 FOR GENERAL NOTES.
4. SEE SHEET 12 FOR GENERAL NOTES.
5. SEE SHEET 11 FOR GENERAL NOTES.
6. SEE SHEET 10 FOR GENERAL NOTES.
7. SEE SHEET 9 FOR GENERAL NOTES.
8. SEE SHEET 8 FOR GENERAL NOTES.
9. SEE SHEET 7 FOR GENERAL NOTES.
10. SEE SHEET 6 FOR GENERAL NOTES.
11. SEE SHEET 5 FOR GENERAL NOTES.
12. SEE SHEET 4 FOR GENERAL NOTES.
13. SEE SHEET 3 FOR GENERAL NOTES.
14. SEE SHEET 2 FOR GENERAL NOTES.
15. SEE SHEET 1 FOR GENERAL NOTES.

SHEET LEGEND

NO.	TITLE
1	GENERAL NOTES
2	FOUNDATION & RETAINING WALL DETAILS
3	BASEMENT ARCH. PLANS
4	1ST FLOOR ARCH. PLANS
5	2ND FLOOR ARCH. PLANS
6	3RD FLOOR ARCH. PLANS
7	SECTIONS & DETAILS
8	MECHANICAL & ELECTRICAL PLANS
9	PLUMBING & HVAC & ELEC. PLANS
10	1ST FLOOR HVAC & ELEC. PLANS
11	2ND FLOOR HVAC & ELEC. PLANS
12	3RD FLOOR HVAC & ELEC. PLANS
13	PLUMBING DIAGRAMS
14	HVAC DIAGRAMS
15	ELEC. DIAGRAMS

SCALE

1/4" = 1'-0"

DATE

11/15/2017

NO.

15 14



PAVLOVICK ARCHITECTURE INC
 SAMUEL PAVLOVICK - T. 630.802.0897
 SPAVLOVICK@PAV-ARCH.COM
 213 W. WASHINGTON ST. STE 101
 CHICAGO, IL 60604
 DESIGN FIRM REGISTRATION # 18-007981

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

INTERIOR REMODEL, LIFT AND BUILDING FOR 2 FLOW UNITS

1" = 4'-0"
 3/4" = 3'-0"
 1/2" = 1'-0"
 3/8" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"

PLAN APPROVAL

APPROVED FOR CONSTRUCTION BY THE CHICAGO DEPARTMENT OF PLANNING AND ZONING

APPROVED FOR CONSTRUCTION BY THE CHICAGO DEPARTMENT OF BUILDING

APPROVED FOR CONSTRUCTION BY THE CHICAGO DEPARTMENT OF FIRE

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APPROVED FOR CONSTRUCTION BY THE CHICAGO DEPARTMENT OF CHIEF OF LEGAL COUNSEL

DESIGN SET

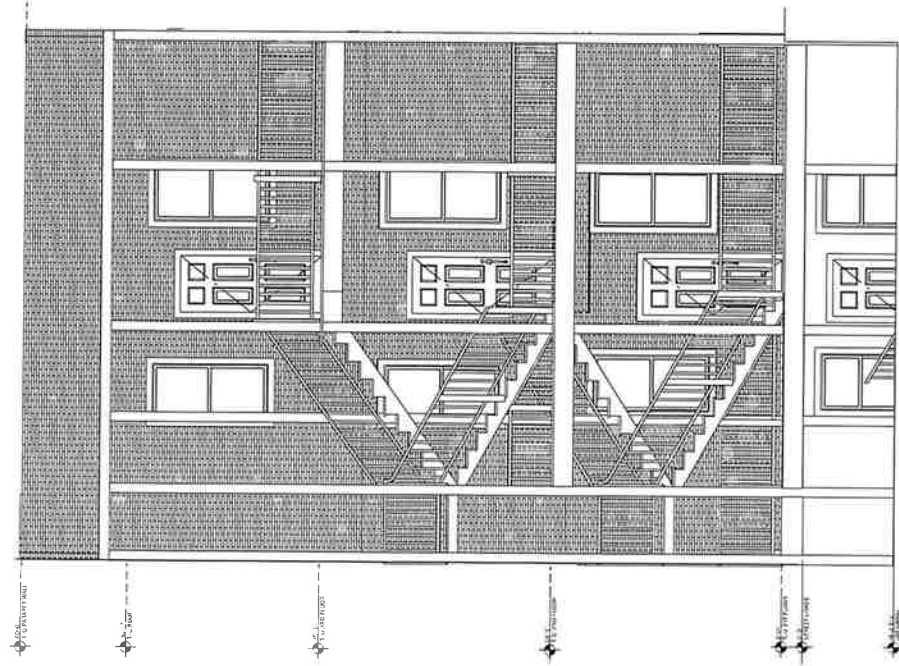
DATE: 06/22/22
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 CHECKED BY: [Name]
 APPROVED BY: [Name]

NOTES

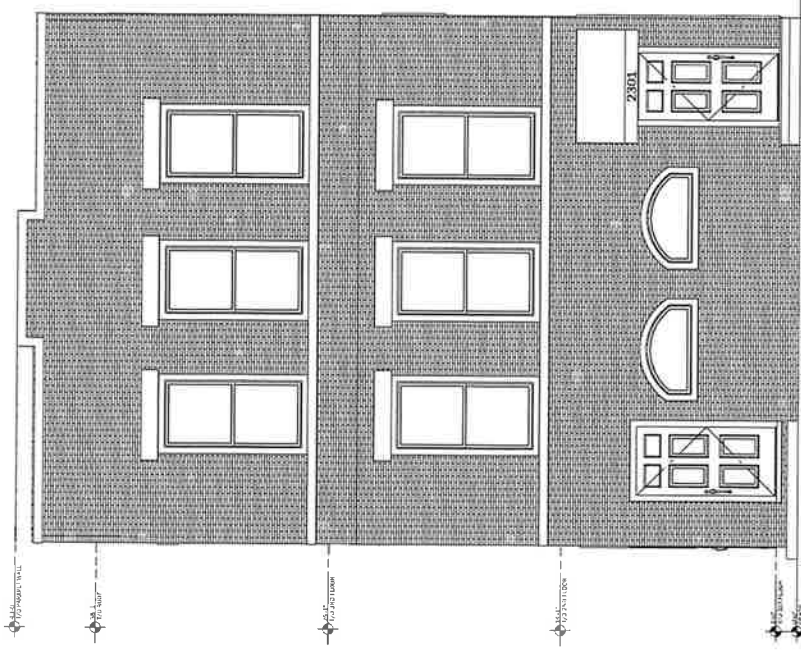
SHEET LEGEND

NO.	DESCRIPTION
1	EXISTING FLOOR PLANS
2	EXISTING ELEVATIONS
3	EXISTING ELEVATIONS
4	EXISTING ELEVATIONS
5	EXISTING ELEVATIONS

DATE: 06/22/22
 SHEET: AE-1.3.5
 PROJECT: [Name]
 DRAWING: EXISTING ELEVATIONS



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



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

PAVLOVICH ARCHITECTURE INC
 SAMUEL PAVLOVICH - P, 630.882.8897
 3011 W. JACKSON ST. SUITE 101
 CHICAGO, IL 60641

**INTERIOR REMODEL OF EXIST. BUILDING FOR 2
 NEW UNITS**

**AJAK
 PROPERTIES LLC**

2301 S. DAKOTA AVE.
 CHICAGO, ILLINOIS 60608

1" = 1'-0"
 3/4" = 1'-0"
 1/2" = 1'-0"
 1/4" = 1'-0"

DESIGN SET
 SHEET NO. AE-2
 DATE: 06/25/22

NOTES

PLAN APPROVAL

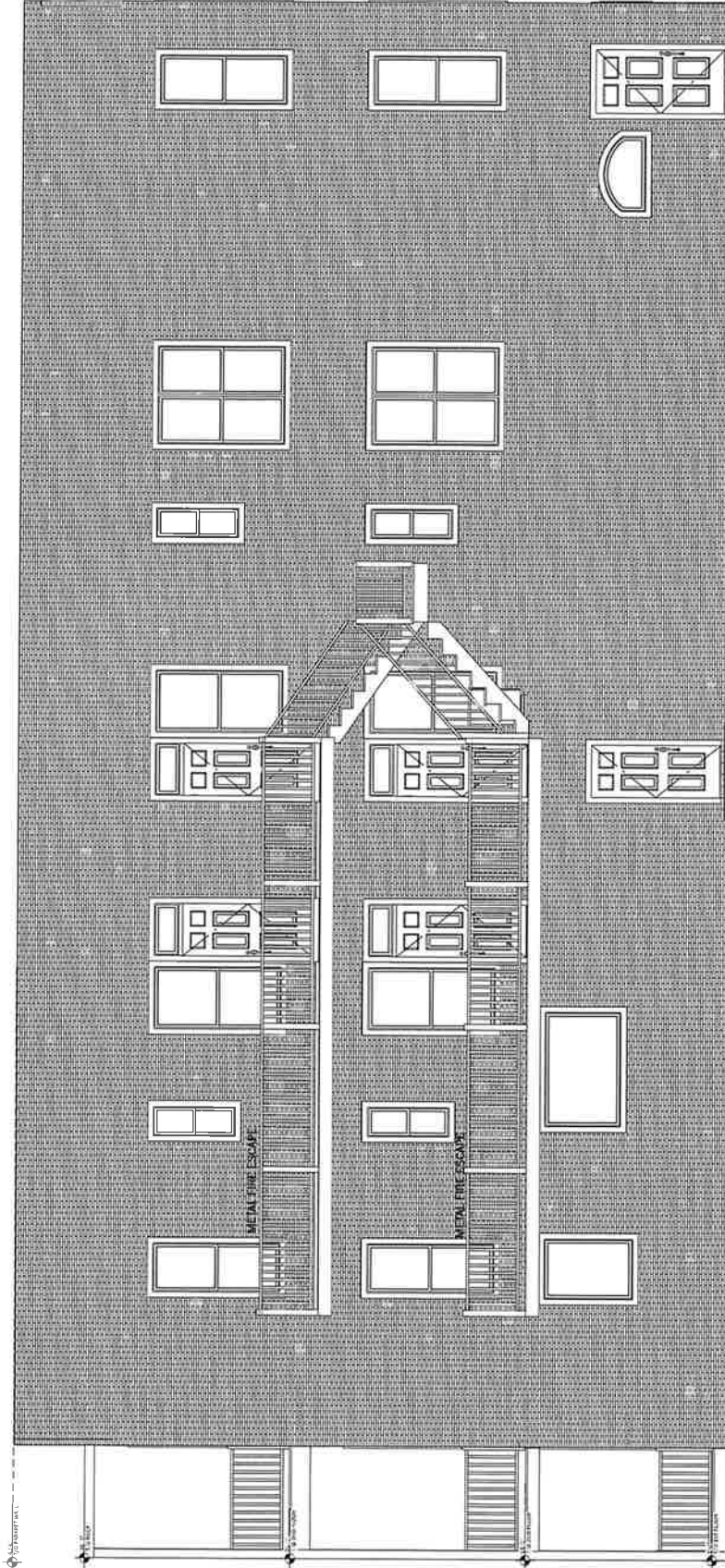
DESIGN SET

NOTES

SHEET LEGEND

PRINT DATE
 06/25/22

AE-2 4 5
**EXISTING
 ELEVATIONS**



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

PAVLOVUK ARCHITECTURE INC.
 SAMUEL PAVLOVUK - LEED AP BD+C
 215 WASHINGTON ST. - ARCHITECTS
 CHICAGO, IL 60601
 DESIGN FIRM REGISTRATION # 181-00731

INTERIOR RENOVATION - BUILDING FOR 2
 NEW UNITS

**AJAK
 PROPERTIES LLC**
 2301 S. DAMLEY AVE.
 CHICAGO, ILLINOIS 60608

1" = 10'
 3/4" = 1'-0"
 1/2" = 1'-0"
 3/8" = 1'-0"
 1/4" = 1'-0"
 2" = 10'-0"

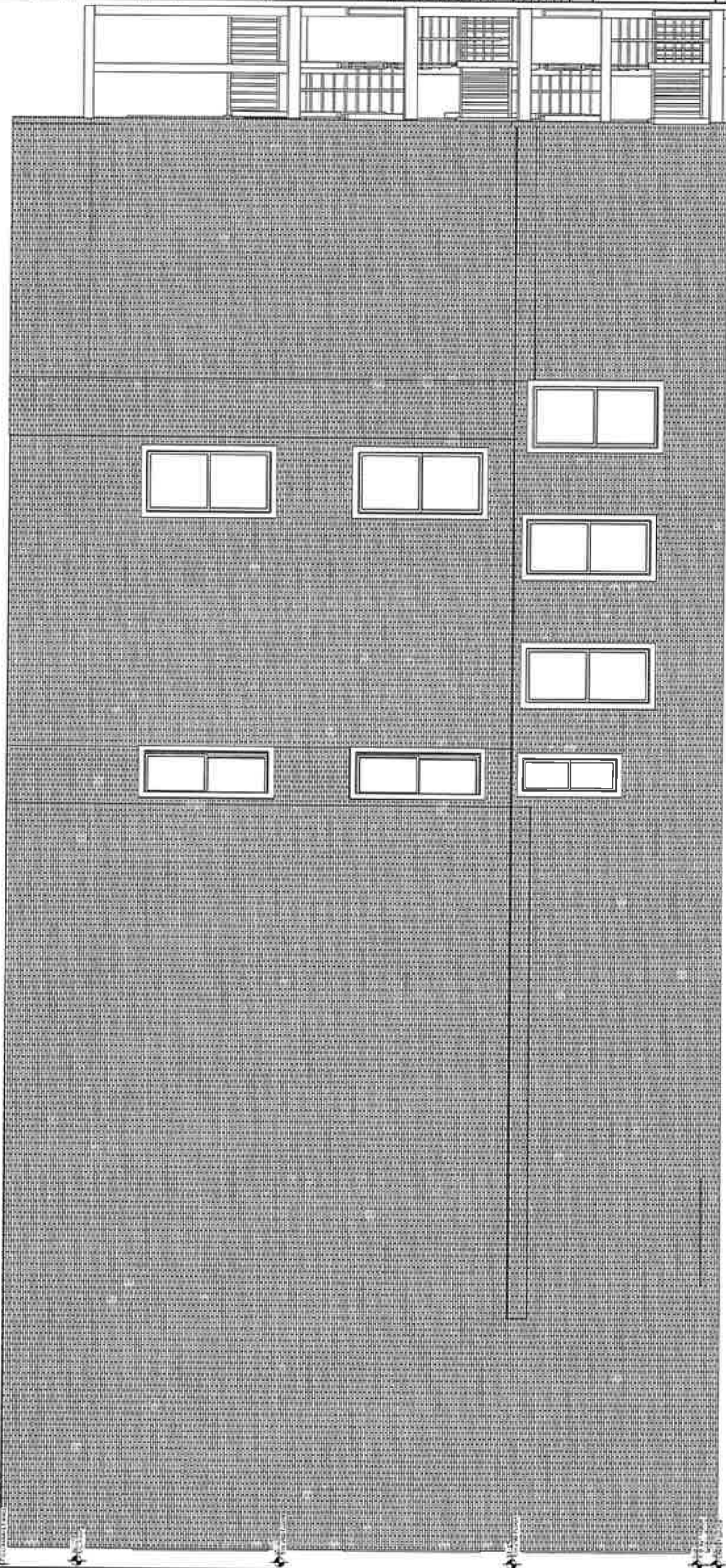
PLAN APPROVAL
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

DESIGN SET
 DRAWN BY: SAMUEL PAVLOVUK
 CHECKED BY: []
 DATE: []

NOTES

SHEET LEGEND
 SHEET # TITLE
 AE-1 EXISTING FLOOR PLANS
 AE-2 EXISTING FLOOR PLANS
 AE-3 EXISTING ELEVATIONS
 AE-4 EXISTING ELEVATIONS
 AE-5 EXISTING ELEVATIONS

PROJECT DATE: 11/11/2020
 PROJECT NUMBER: 181-00731
 SHEET: AE-3 OF 5
EXISTING ELEVATIONS



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