

# TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS 3015-17 NORTH SOUTHPORT

The Applicant seeks to rezone 3015-3017 North Southport from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District to reactivate an expired Type-1 Zoning Map Amendment.

The property located at 3015-3017 North Southport is currently a surface parking lot. The Applicant seeks to construct a new five-story, seven dwelling unit residential building with 7 parking spaces. Pursuant to Section 17-13-0303-D, the Applicant seeks relief (1) under Section 17-13-1003-L to increase the maximum allowed building height 50' to 50.33'; (2) under Section 17-13-1000-EE to increase the parking by not more than 100% allowed under Section 17-3-0308 from 4 spaces to 7 spaces; and (3) under Section 17-13-1101-B to reduce minimum required front setback from 6.13' to 0, rear setback from 30' to 15.33', and north side setback from 4' to 0'. The Applicant will provide 7 parking spaces.

### Project Bulk and Density

Lot Area	5,405 SF
Density MLA (Lot area per unit)	772 SF (7 DU)
Commercial SF	0 SF
Off Street Parking	7 spaces*
Rear Setback	15.33 feet**
Side Setback (North)	0*
Side Setback (South)	0
Front Setback	0**
Building SF	15,931 SF
FAR	2.96
Building Height	50.33 feet***

As per Section 17-13-0303-D: Optional administrative adjustment and variation.

\* 17-13-1003- EE – increase to 100% of the permitted parking.

\*\* 17-13-1003- I – front setback from 6.13' to 0'; side setback (north) from 4' to 0'; and rear setback from 30' to 15.33'.

\*\*\* 17-13-1003- L – building height from 50' to 50.33'.

I. **17-3-0308 Specific Criteria for Transit-Served Location.**

1. The project complies with the applicable standards of Section 17-10-0102-B;

*3015-3017 N. Southport is a transit served location because it is 1,125 feet from the Belmont CTA bus line corridor.*

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a pedestrian street and except paragraph C if the land use is designated in a non-commercial use group, pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a pedestrian street or a pedestrian retail street;

*The Project complies with Section 17-3-0504-B because the building abuts Southport. The Project does not need to comply with Section 17-3-0504-C because this is a residential building. The Project complies with Section 17-3-0504-D because the building has a primary entrance is located on Southport. Section 17-3-0504-E does not apply to this residential building. The Project complies with Section 17-3-0504-F and G because all parking is accessed from the public alley and enclosed. Section 17-3-0504-H does not apply to this residential building. Section 17-3-0504-I does not apply to this residential building.*

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;

*The Project complies with the Bus Stop Typology because it is proposing a new residential building on vacant land in an area that can accommodate increased density.*

4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-EE; and

*The Project seeks relief under 17-13-0308 as part of its Type-1 zoning amendment application to allow for thirteen parking spaces under Section 17-13-1003-EE.*

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

*This Specific Criteria is not applicable to this project.*

**LEGEND**  
 ROOM FINISH TAG  
 FLOOR FINISH (triangle)  
 WALL FINISH (square)  
 CASE FINISH (circle)  
 MAKE FINISH (diamond)  
 FLOOR FINISH TRANSITION  
 FINISH REMARKS  
 1. WALLS NOT PROVIDED TO TOP OF WALL  
 2. TO BE EXTENDED TO FLOOR OR WALL BASE.

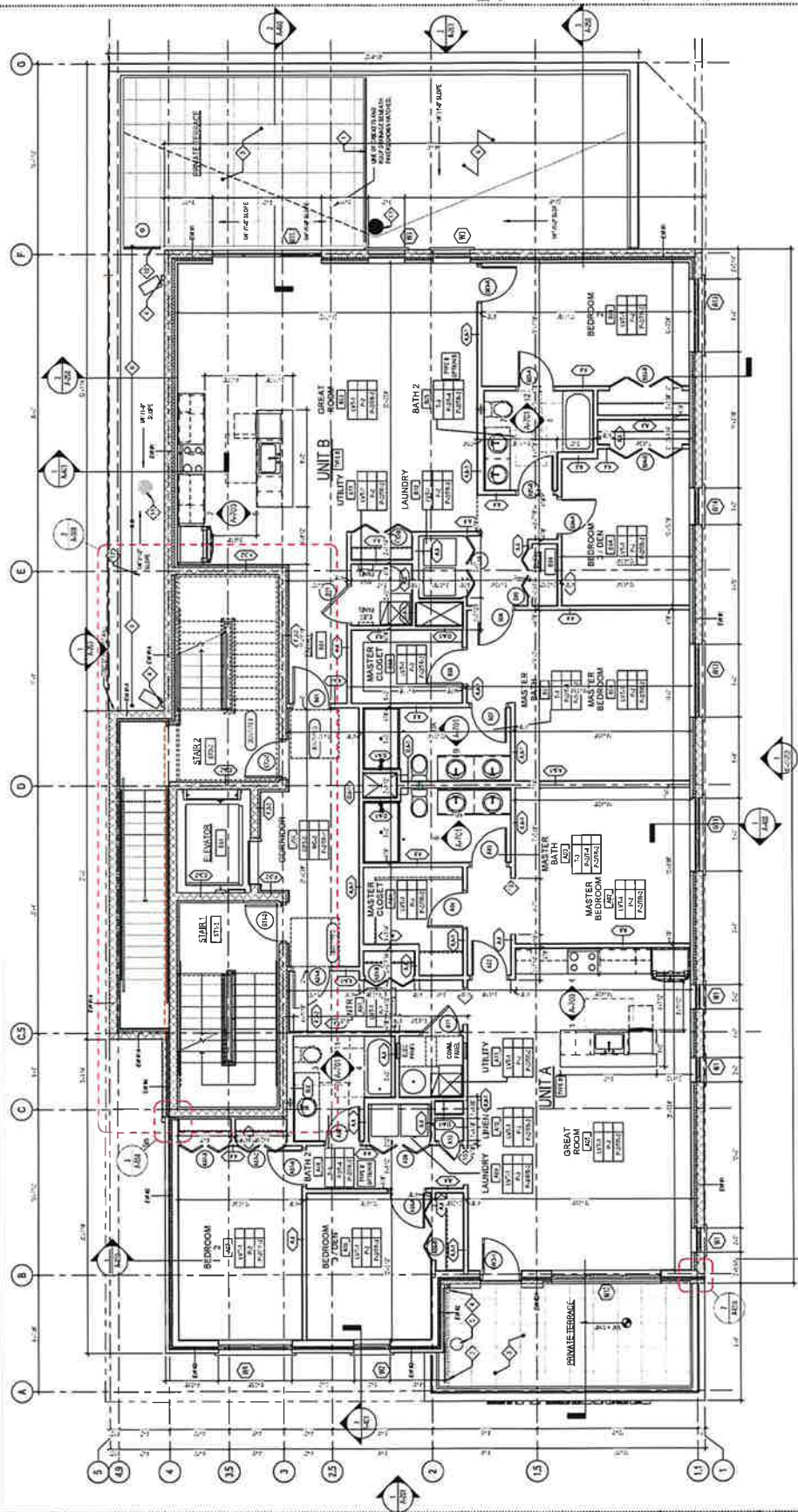
- GENERAL NOTES**
1. DIVISIONS, MATERIALS, AND FINISHES ARE AS SHOWN ON THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  2. ALL MATERIALS AND FINISHES TO REMAIN SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ARCHITECT AT THE TIME OF THE SUBMITTAL.
  3. ALL MATERIALS AND FINISHES TO BE DEMOLISHED SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ARCHITECT AT THE TIME OF THE SUBMITTAL.
  4. ALL MATERIALS AND FINISHES TO BE REPAIRED SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ARCHITECT AT THE TIME OF THE SUBMITTAL.
  5. ALL MATERIALS AND FINISHES TO BE REPLACED SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ARCHITECT AT THE TIME OF THE SUBMITTAL.
  6. ALL MATERIALS AND FINISHES TO BE REPAIRED OR REPLACED SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ARCHITECT AT THE TIME OF THE SUBMITTAL.
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  10. ALL MATERIALS AND FINISHES TO BE REPAIRED OR REPLACED SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ARCHITECT AT THE TIME OF THE SUBMITTAL.

- FINISH ABBREVIATIONS**
- AKT AGGREGATE CERAMIC TILE
  - EPX EPDM
  - EXST EXISTING TO REMAIN
  - GB GRANITE BOARD
  - GUP GLASS
  - GRN GREEN
  - MC METAL CLADDING
  - ML METAL LAMINATE
  - MT METAL
  - P PAINT
  - SP SPECIALTY FINISH
  - ST STONE
  - UNO UNDESIGNATED OTHERWISE
  - WB WALL COVERING
  - WD WOOD
  - WV WOOD VENEER

- GENERAL NOTES**
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- KEY NOTES:**
- 1. FLOOR FINISH TO REMAIN
  - 2. WALL FINISH TO REMAIN
  - 3. CASE FINISH TO REMAIN
  - 4. MAKE FINISH TO REMAIN
  - 5. FLOOR FINISH TO BE DEMOLISHED
  - 6. WALL FINISH TO BE DEMOLISHED
  - 7. CASE FINISH TO BE DEMOLISHED
  - 8. MAKE FINISH TO BE DEMOLISHED
  - 9. FLOOR FINISH TO BE REPAIRED
  - 10. WALL FINISH TO BE REPAIRED
  - 11. CASE FINISH TO BE REPAIRED
  - 12. MAKE FINISH TO BE REPAIRED
  - 13. FLOOR FINISH TO BE REPLACED
  - 14. WALL FINISH TO BE REPLACED
  - 15. CASE FINISH TO BE REPLACED
  - 16. MAKE FINISH TO BE REPLACED

- LEGEND:**
- 1. ROOF DOWN TO FLOOR ASSEMBLY
  - 2. FINISH TO REMAIN
  - 3. WALL FINISH TO REMAIN
  - 4. CASE FINISH TO REMAIN
  - 5. MAKE FINISH TO REMAIN
  - 6. FLOOR FINISH TO BE DEMOLISHED
  - 7. WALL FINISH TO BE DEMOLISHED
  - 8. CASE FINISH TO BE DEMOLISHED
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  - 13. MAKE FINISH TO BE REPAIRED
  - 14. FLOOR FINISH TO BE REPLACED
  - 15. WALL FINISH TO BE REPLACED
  - 16. CASE FINISH TO BE REPLACED
  - 17. MAKE FINISH TO BE REPLACED



1 SECOND FLOOR PLAN  
 1/4" = 1' - 0"

2 SECOND FLOOR PLAN

**OKW Architects**  
 3077 SOUTHPORT AVENUE  
 CHICAGO, ILLINOIS 60637  
 312.467.1111  
 www.okwarchitects.com



LEGEND
<p><b>ROUGH FINISH</b></p> <p>FLUOR FINISH</p> <p>WALL FINISH</p> <p>BASE FINISH</p>
<p><b>FLOOR FINISH-TRANSITION</b></p>
<p><b>FINISH REMARKS</b></p> <p>1. WALLS AND FLOOR FINISH IS ON ALL WALLS.</p> <p>2. TILE TO BE LAYED TO FLOOR ON WALL BASE.</p>

**GENERAL NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO AND ILLINOIS STATE CODES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70E.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 95.
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FINISH ABBREVIATIONS
ACT ACQUISITE CEILING TILE
CEM CONCRETE
EIFS EXTERIOR INSULATION FINISH SYSTEM
EPG EXPOSED GYP BOARD
FRG FABRIC
GRB GRANITE
GRD GRANITE
GRM GRANITE
GRN GRANITE
GRP GRANITE
GRS GRANITE
GRV GRANITE
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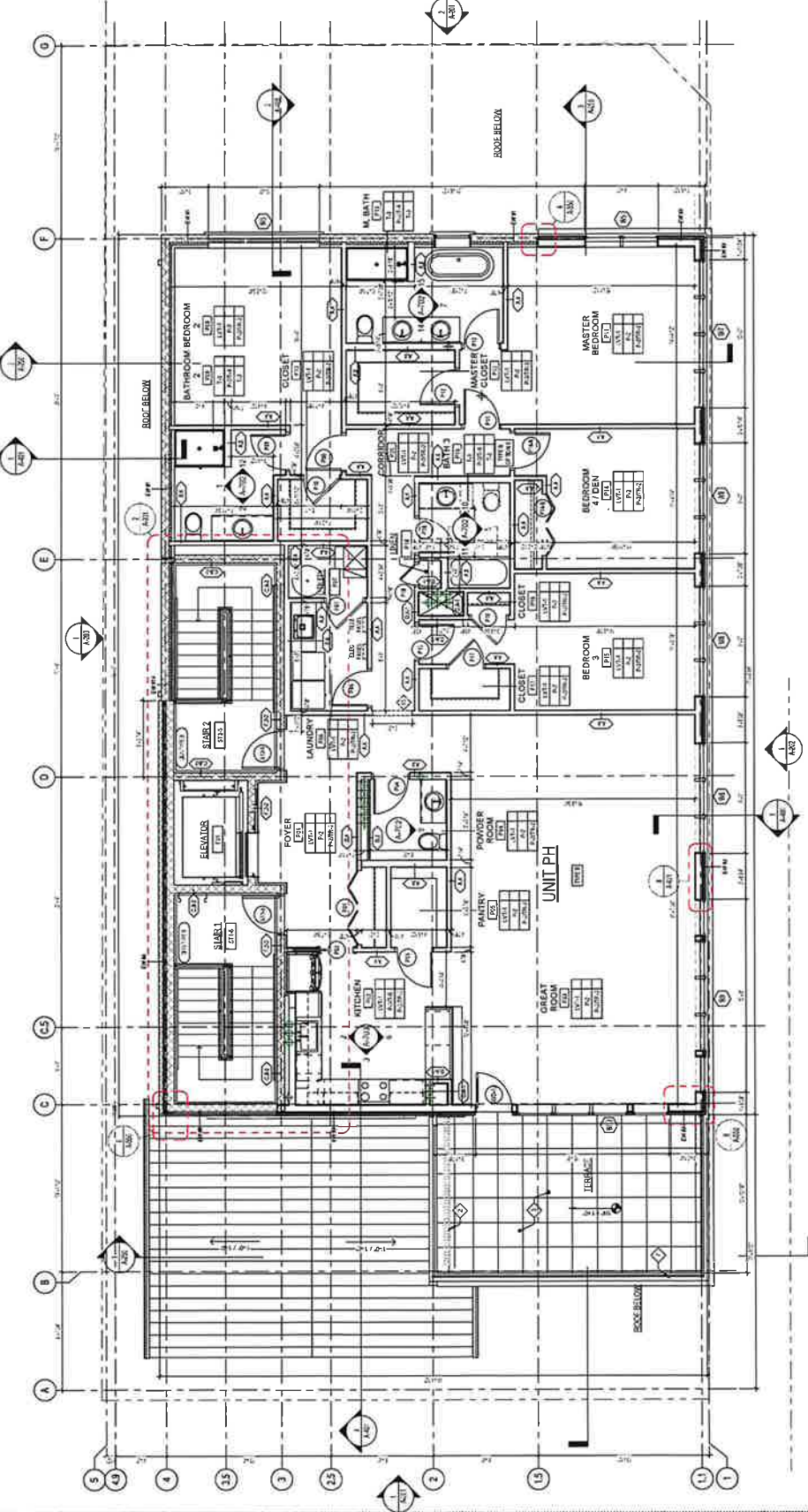
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LEGEND
<p>201/02</p> <p>201/03</p> <p>201/04</p> <p>201/05</p> <p>201/06</p> <p>201/07</p> <p>201/08</p> <p>201/09</p> <p>201/10</p> <p>201/11</p> <p>201/12</p> <p>201/13</p> <p>201/14</p> <p>201/15</p> <p>201/16</p> <p>201/17</p> <p>201/18</p> <p>201/19</p> <p>201/20</p> <p>201/21</p> <p>201/22</p> <p>201/23</p> <p>201/24</p> <p>201/25</p> <p>201/26</p> <p>201/27</p> <p>201/28</p> <p>201/29</p> <p>201/30</p> <p>201/31</p> <p>201/32</p> <p>201/33</p> <p>201/34</p> <p>201/35</p> <p>201/36</p> <p>201/37</p> <p>201/38</p> <p>201/39</p> <p>201/40</p> <p>201/41</p> <p>201/42</p> <p>201/43</p> <p>201/44</p> <p>201/45</p> <p>201/46</p> <p>201/47</p> <p>201/48</p> <p>201/49</p> <p>201/50</p> <p>201/51</p> <p>201/52</p> <p>201/53</p> <p>201/54</p> <p>201/55</p> <p>201/56</p> <p>201/57</p> <p>201/58</p> <p>201/59</p> <p>201/60</p> <p>201/61</p> <p>201/62</p> <p>201/63</p> <p>201/64</p> <p>201/65</p> <p>201/66</p> <p>201/67</p> <p>201/68</p> <p>201/69</p> <p>201/70</p> <p>201/71</p> <p>201/72</p> <p>201/73</p> <p>201/74</p> <p>201/75</p> <p>201/76</p> <p>201/77</p> <p>201/78</p> <p>201/79</p> <p>201/80</p> <p>201/81</p> <p>201/82</p> <p>201/83</p> <p>201/84</p> <p>201/85</p> <p>201/86</p> <p>201/87</p> <p>201/88</p> <p>201/89</p> <p>201/90</p> <p>201/91</p> <p>201/92</p> <p>201/93</p> <p>201/94</p> <p>201/95</p> <p>201/96</p> <p>201/97</p> <p>201/98</p> <p>201/99</p> <p>201/100</p>



**OKW**  
Architect

307 SOUTHPORT  
307 SOUTHPORT  
307 SOUTHPORT  
CHICAGO, IL 60607

**PENTHOUSE FLOOR PLAN**

DATE: 08/14/10  
DRAWN BY: J. H. H. H.  
CHECKED BY: J. H. H. H.  
SCALE: 1/8" = 1'-0"

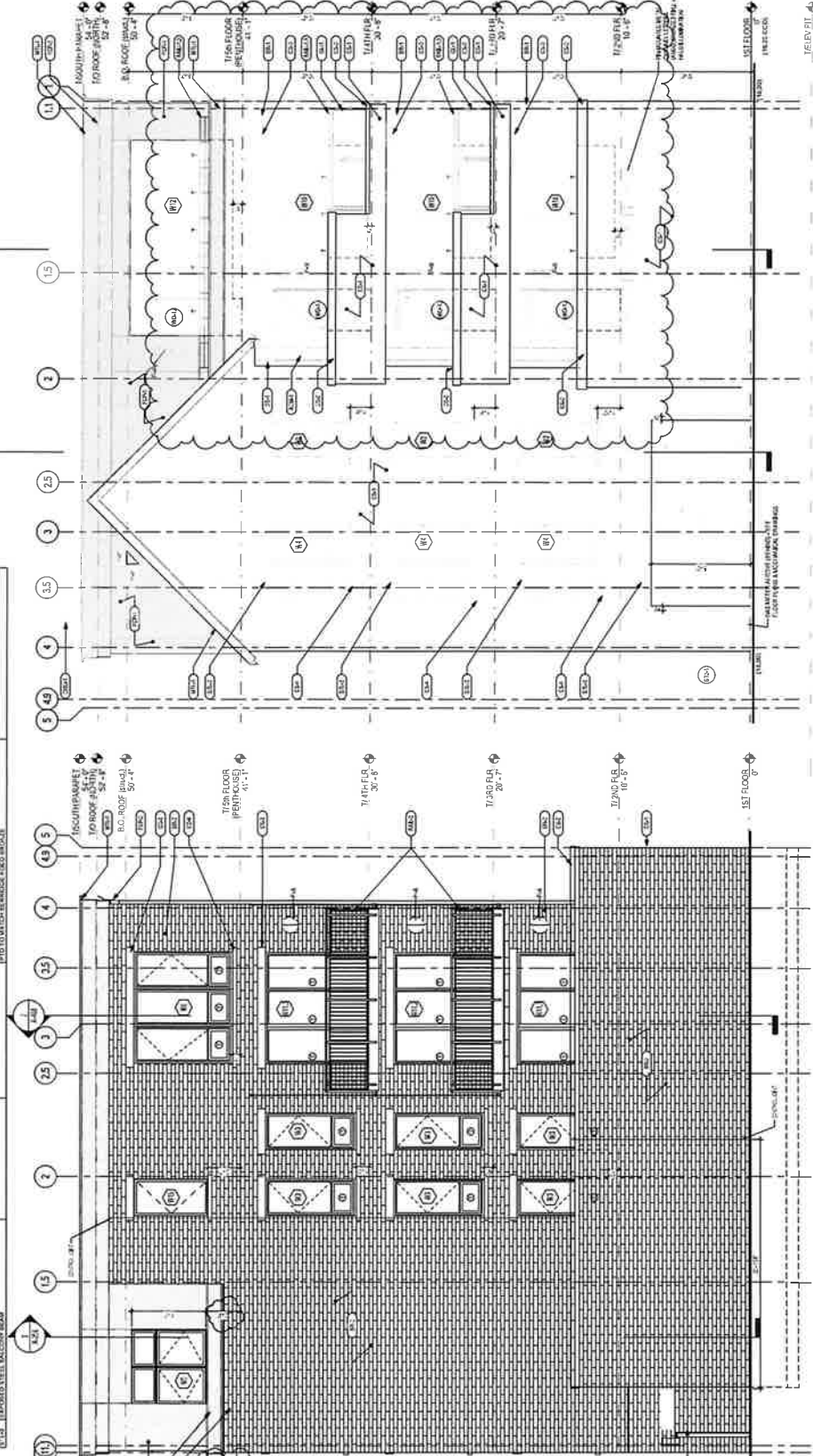
**A-104**



EXTERIOR MATERIAL LEGEND

TAG	MATERIAL	MANUFACTURER	PRODUCT	COLOUR/FINISH	REMARKS
101	2 1/2" x 4" x 1/2" BRICK	101	2 1/2" x 4" x 1/2" BRICK	101	
102	2 1/2" x 4" x 1/2" BRICK	102	2 1/2" x 4" x 1/2" BRICK	102	
103	2 1/2" x 4" x 1/2" BRICK	103	2 1/2" x 4" x 1/2" BRICK	103	
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138	2 1/2" x 4" x 1/2" BRICK	138	2 1/2" x 4" x 1/2" BRICK	138	
139	2 1/2" x 4" x 1/2" BRICK	139	2 1/2" x 4" x 1/2" BRICK	139	
140	2 1/2" x 4" x 1/2" BRICK	140	2 1/2" x 4" x 1/2" BRICK	140	
141	2 1/2" x 4" x 1/2" BRICK	141	2 1/2" x 4" x 1/2" BRICK	141	
142	2 1/2" x 4" x 1/2" BRICK	142	2 1/2" x 4" x 1/2" BRICK	142	
143	2 1/2" x 4" x 1/2" BRICK	143	2 1/2" x 4" x 1/2" BRICK	143	
144	2 1/2" x 4" x 1/2" BRICK	144	2 1/2" x 4" x 1/2" BRICK	144	
145	2 1/2" x 4" x 1/2" BRICK	145	2 1/2" x 4" x 1/2" BRICK	145	
146	2 1/2" x 4" x 1/2" BRICK	146	2 1/2" x 4" x 1/2" BRICK	146	
147	2 1/2" x 4" x 1/2" BRICK	147	2 1/2" x 4" x 1/2" BRICK	147	
148	2 1/2" x 4" x 1/2" BRICK	148	2 1/2" x 4" x 1/2" BRICK	148	
149	2 1/2" x 4" x 1/2" BRICK	149	2 1/2" x 4" x 1/2" BRICK	149	
150	2 1/2" x 4" x 1/2" BRICK	150	2 1/2" x 4" x 1/2" BRICK	150	

- PROVIDE SHOP DRAWINGS FOR ALL ITEMS PRODUCTS FINISHES AND FABRICATIONS.
- CONCRETE WORK SHALL BE FINISHED TO THE EXTERIOR WALL BENEATH THE ROOF.
- ALL EXTERIOR WALLS SHALL BE COATED TO THE EXTERIOR WALL BENEATH THE ROOF.
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1. WEST ELEVATION  
SCALE 1/8" = 1'-0"

2. EAST ELEVATION  
SCALE 1/8" = 1'-0"



**OKW**  
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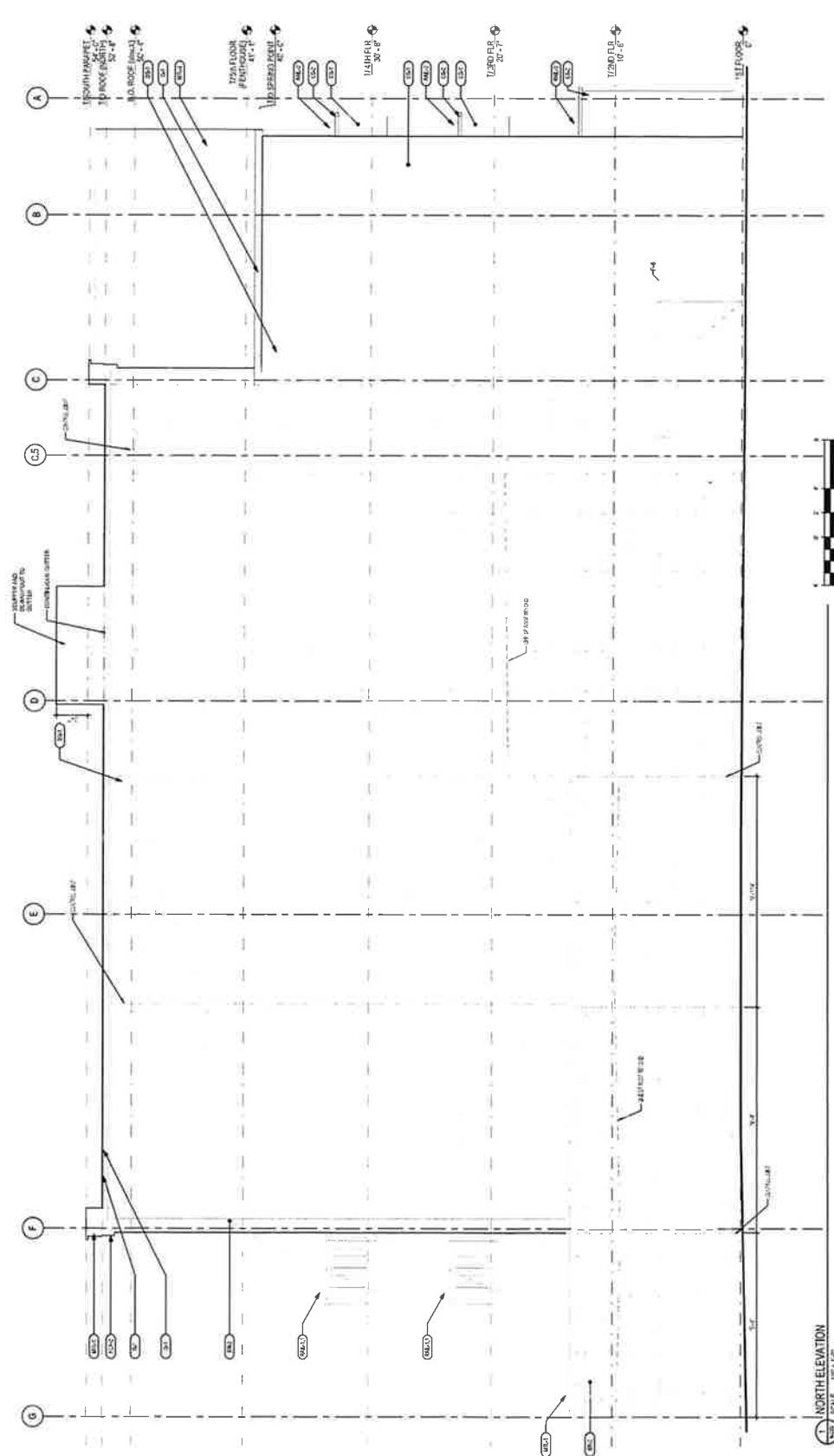
WEST AND EAST BUILDING  
ELEVATIONS

A-201





- REVISIONS:**
1. PER ARCHITECT'S COMMENTS AND REVISE PER ARCHITECT'S COMMENTS.
  2. REVISE PER ARCHITECT'S COMMENTS AND REVISE PER ARCHITECT'S COMMENTS.
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  10. REVISE PER ARCHITECT'S COMMENTS AND REVISE PER ARCHITECT'S COMMENTS.



**OKN**  
Architects

100  
Wacker  
440 West Jackson Blvd  
Chicago, IL 60601  
312.467.1111  
www.oknarchitects.com

**3077 SOUTHPORT  
APARTMENTS**  
SOUTHPORT AVENUE  
CHICAGO, IL 60637

**NORTH BUILDING ELEVATION**

**1. NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

DATE: 08/14/18  
DRAWN BY: J. K. [unreadable]  
CHECKED BY: J. K. [unreadable]  
SCALE: 1/8" = 1'-0"  
**A-203**