NARRATIVE AND PLANS
TYPE I Rezoning Attachment
723 North Willard Court

The Project

The property is improved with a two-story residential building that includes two dwelling units and one rear surface parking space. The Applicant seeks to rezone the property to construct a dormer addition and add two dwelling units for a total of four dwelling units on the property and add one parking spaces for a total of two parking spaces. The height of the building with the dormer addition will be 29 ft. 3/4 inches.

The subject property is located in a block that is improved with buildings containing single-family and multi-family residences and ranging in height from two to three and half stories. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current RS-3 Residential Sing-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District, which is the same zoning classification as exists for the property immediately east of the subject property. This change of zoning classification is being sought through the Type I rezoning process of Section 17-13-0302-A of the Zoning Ordinance because the FAR in the B2-3 district is more than double the FAR of the current RS-3 district. The subject property is in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is 900 feet from the CTA Chicago Avenue Blue Line Station entrance and 365 feet from Chicago Avenue, which is served by the CTA Chicago Avenue Bus Line (Routes 3, 26 & 66).

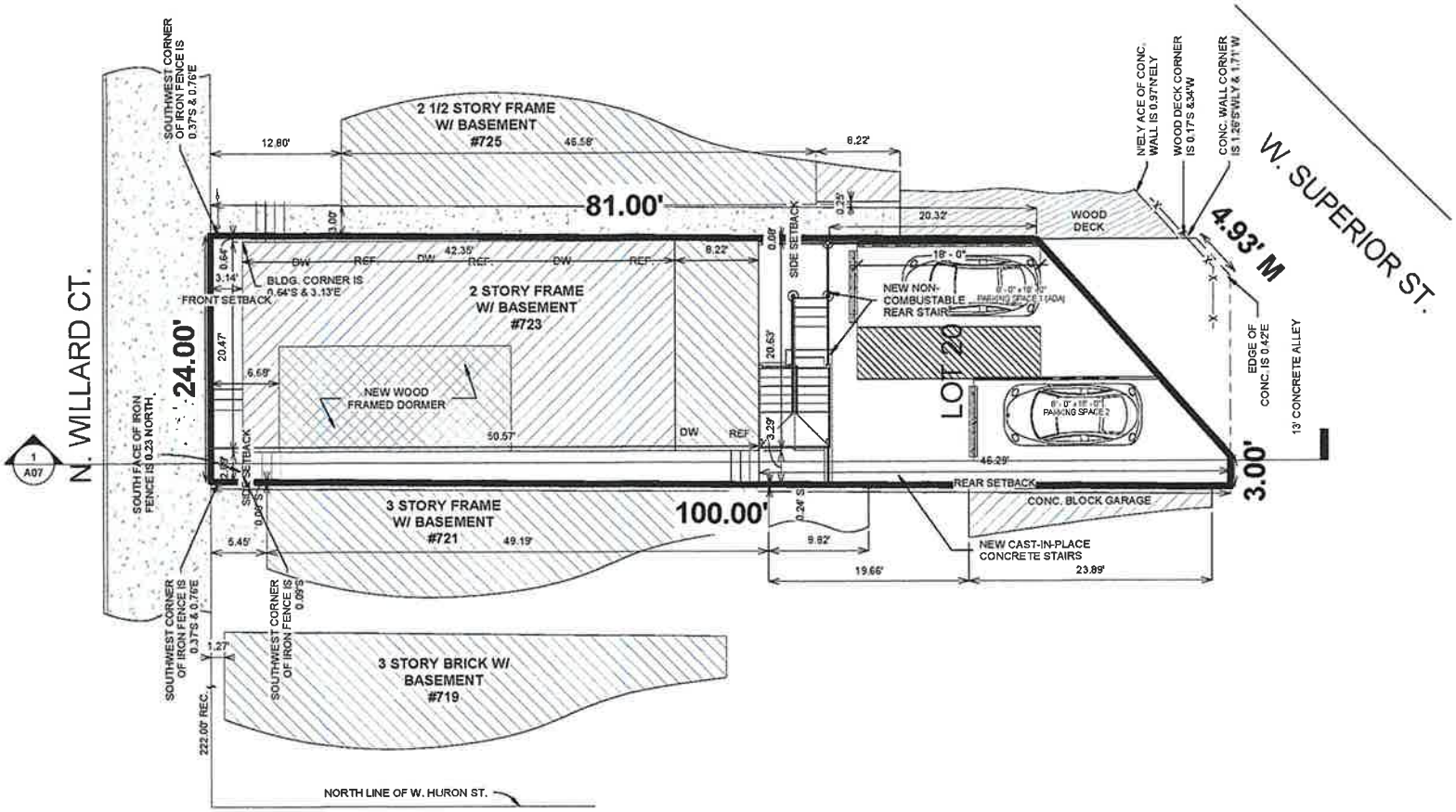
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,200.50 square feet	
Maximum FAR:	1.08	
Residential Dwelling Units:	4	
MLA Density:	550.25	
Height (existing):	29 feet 3/4 of an inch.	
Bicycle Parking:	1 per DU	
Automobile Parking:	2*	
Setbacks:**	Front (Willard Court):	3.14 feet
	North Side:	0.00 feet
	South Side:	2.89 feet
	Rear (Alley):	20.32 feet

A set of plans is attached.

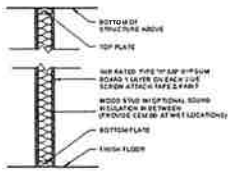
*The project will comply with the Transit Served Location provisions of as per section 17-10-0102-B and 17-3-0308, including subsection 4 in that no more than 50% of the otherwise required parking will be provided.

**The Applicant will seek Administrative Adjustments or Variations to the extent necessary for the proposed setbacks.

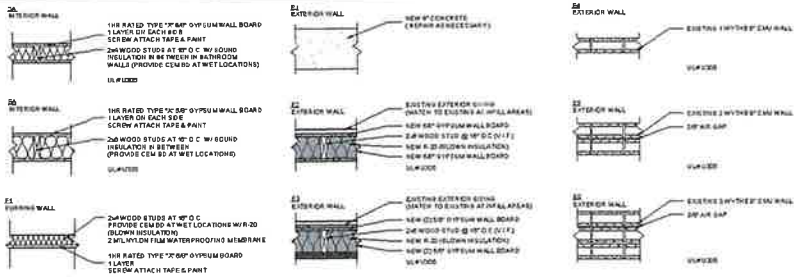


1 SITE PLAN
T1 SCALE: 1/8" = 1'-0"

8' 4' 0 8' 16'
SCALE: 1/8" = 1'-0"



TYP. 1HR WALL ASSEMBLY



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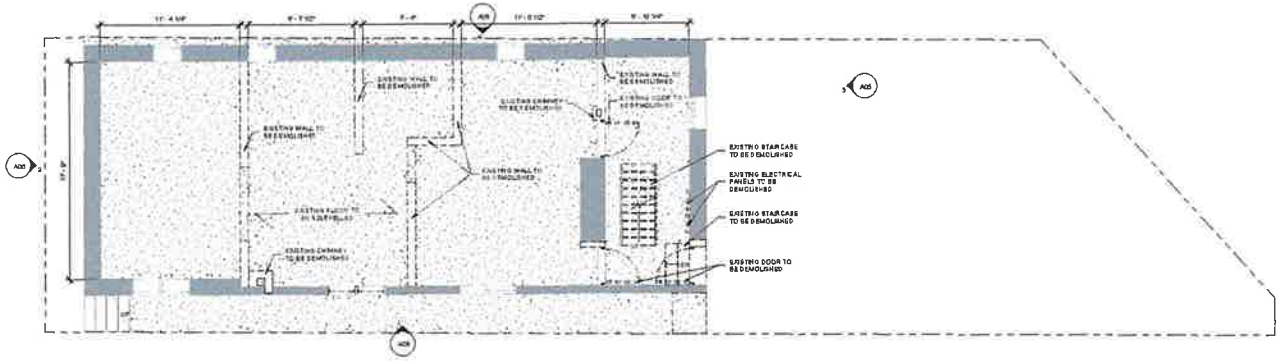
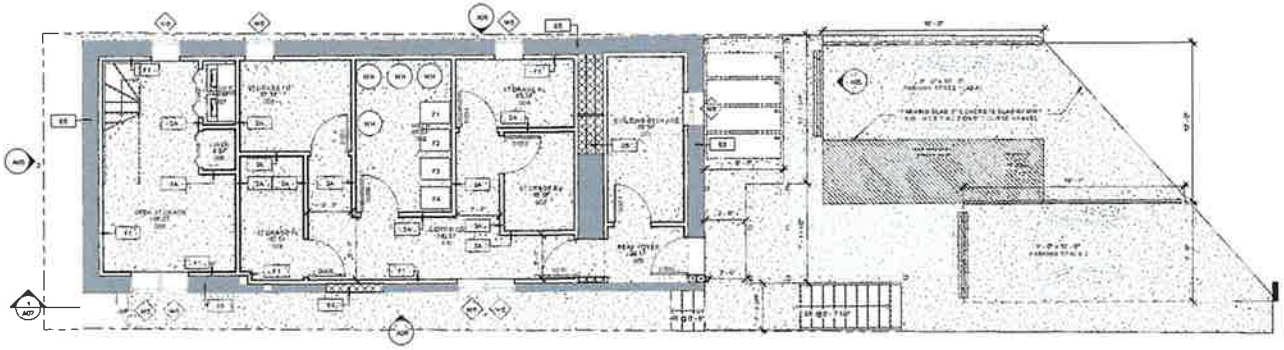


1 BASEMENT DEMOLITION PLAN
A01 SCALE 1/4" = 1'-0"



2 BASEMENT PLAN
A01 SCALE 1/4" = 1'-0"

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
BASEMENT LEVEL		
000	REAR FOYER	29 SF
001	BUILDING STORAGE	83 SF
002	STORAGE RJ	45 SF
003	STORAGE FU	67 SF
004	STORAGE RL	53 SF
005	OPEN STORAGE	155 SF
006	LINEN	9 SF
007	LNDRY	14 SF
008	STORAGE FL	50 SF
009	MECH	96 SF
010	CORRIDOR	149 SF
		729 SF

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
1ST FLOOR		
101	LIVING/DINING	145 SF
102	BATHROOM R1	45 SF
103	CL2	12 SF
104	KITCHEN	103 SF
105	BEDROOM 1	117 SF
106	BEDROOM 2	110 SF
107	BATHROOM L1	45 SF
108	LNDRY	8 SF
109	LIVING/DINING	263 SF
110	CL	11 SF
111	CL	9 SF
112	CL	6 SF
113	CL1	11 SF
114	KITCHEN	62 SF
		800 SF

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
2ND FLOOR		
201	STUDIO	248 SF
202	BATHROOM	47 SF
203	LAUNDRY	11 SF
204	CL	17 SF
205	LIVING/KITCHEN	372 SF
206	BEDROOM 2	110 SF
207	BATHROOM	42 SF
208	LAUNDRY	10 SF
209	PANTRY	12 SF
210	CL	8 SF
211	W.C	15 SF
		892 SF
SECOND FLOOR LOFT		
301	LOFT SPACE	154 SF
302	CL	30 SF
		184 SF
		2705 SF

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

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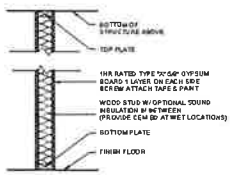
PLAN NORTH

Project	723 N WILLARD CT., CHICAGO, IL 60642
Project number	SA.23.101
Drawn by	CAH
Checked by	FSS

description

BASEMENT

A01



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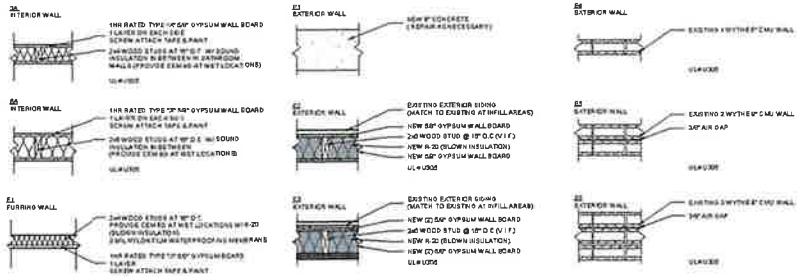

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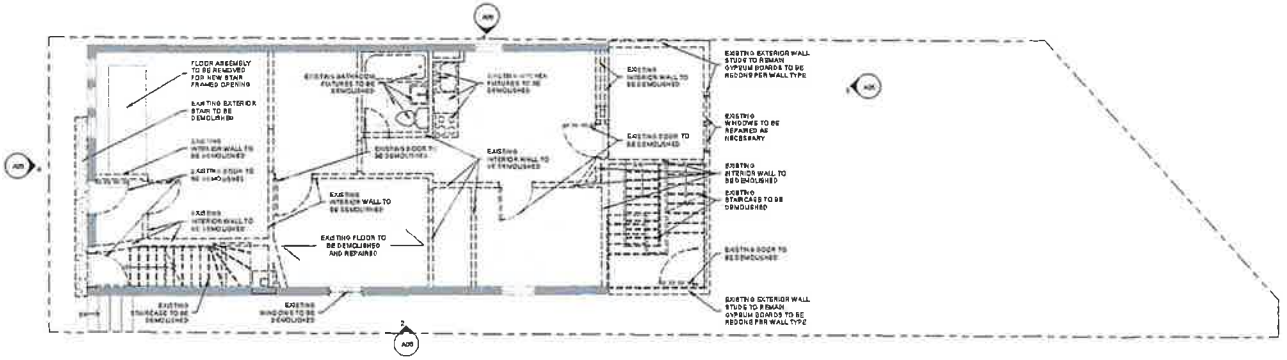
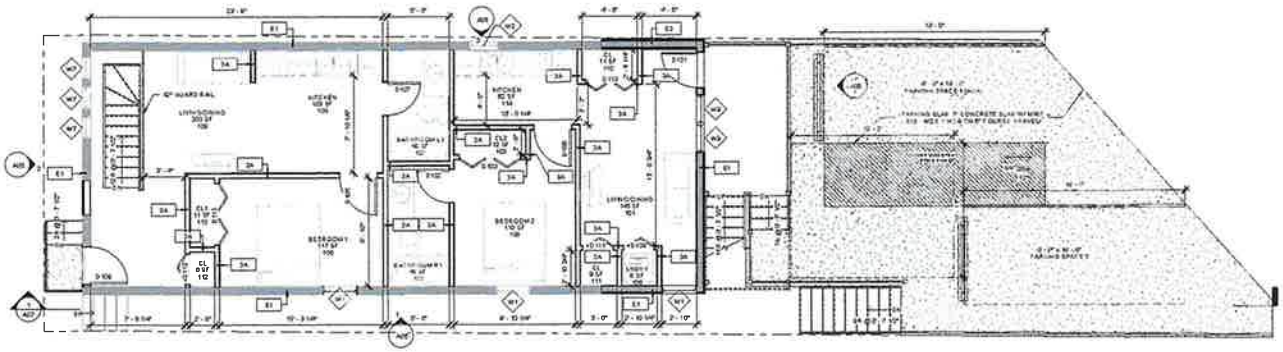


1 A02 FIRST FLOOR DEMOLITION PLAN
SCALE 1/4" = 1'-0"



2 A02 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
BASEMENT LEVEL		
000	REAR FOYER	29 SF
001	BUILDING STORAGE	84 SF
002	STORAGE RU	45 SF
003	STORAGE RU	67 SF
004	STORAGE RL	53 SF
005	OPEN STORAGE	150 SF
006	UNEX	9 SF
007	LNDRY	14 SF
008	STORAGE RL	50 SF
009	MECH	96 SF
010	CORRIDOR	143 SF
		729 SF

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
1ST FLOOR		
101	LIVING/DINING	145 SF
102	BATHROOM R1	43 SF
103	CL2	13 SF
104	KITCHEN	103 SF
105	BEDROOM 1	117 SF
106	BEDROOM 2	110 SF
107	BATHROOM L1	45 SF
108	LNDRY	8 SF
109	LIVING/DINING	203 SF
110	CL	11 SF
111	CL	9 SF
112	CL	6 SF
113	CL1	11 SF
114	KITCHEN	62 SF
		890 SF

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
2ND FLOOR		
201	STUDIO	246 SF
202	BATHROOM	42 SF
203	LAUNDRY	11 SF
204	CL	17 SF
205	LIVING/KITCHEN	372 SF
206	BEDROOM 2	110 SF
207	BATHROOM	42 SF
208	LAUNDRY	10 SF
209	PANTRY	12 SF
210	CL	5 SF
211	W.I.C.	19 SF
		892 SF
SECOND FLOOR LOFT		
301	LOFT SPACE	164 SF
302	CL	20 SF
		184 SF
		2705 SF

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

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ISSUED FOR	REV	DATE
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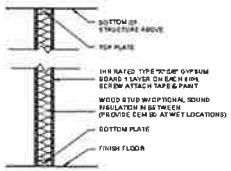
PLAN NORTH

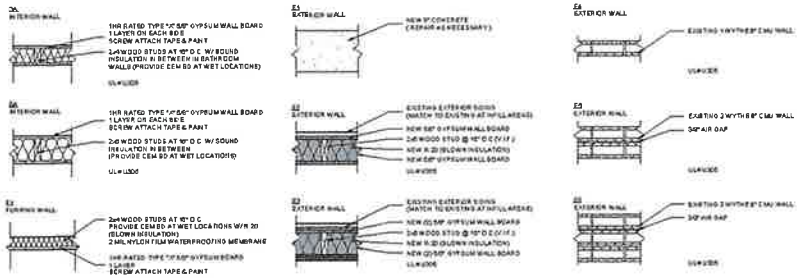
Project	723 N WILLARD CT., CHICAGO, IL 60642
Project number	SA 23 101
Drawn by:	CAH
Checked by:	FSS

description
FIRST FLOOR

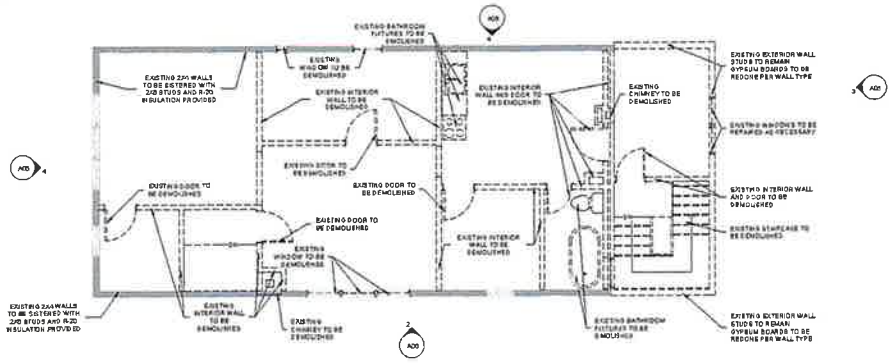
A02



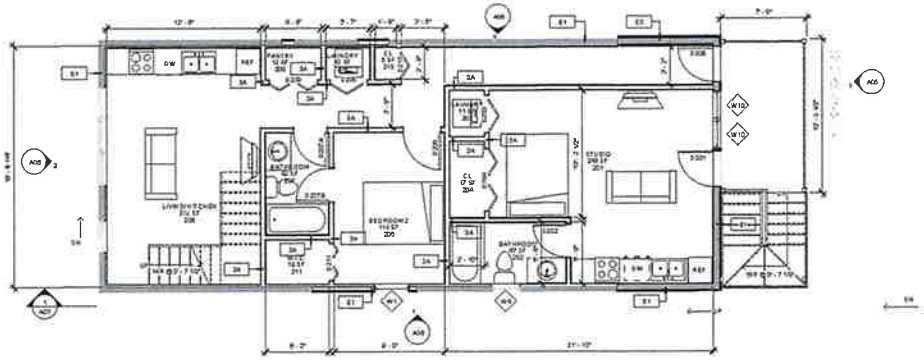
TYP. 1HR WALL ASSEMBLY



WALL TYPE LEGEND



1 A03 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 A07 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
BASEMENT LEVEL		
000	REAR FOYER	25 SF
001	BUILDING STORAGE	83 SF
002	STORAGE RU	45 SF
003	STORAGE FU	67 SF
004	STORAGE RL	53 SF
005	OPEN STORAGE	155 SF
006	LINEN	9 SF
007	LNDRY	14 SF
008	STORAGE FL	50 SF
009	MECH	56 SF
010	CORRIDOR	140 SF
		729 SF

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
1ST FLOOR		
101	LIVING/DINING	145 SF
102	BATHROOM B1	43 SF
103	CL1	12 SF
104	KITCHEN	103 SF
105	BEDROOM 1	117 SF
106	BEDROOM 2	110 SF
107	BATHROOM L1	45 SF
108	LNDRY	6 SF
109	LIVING/DINING	203 SF
110	CL	11 SF
111	CL	9 SF
112	CL	6 SF
113	CL1	11 SF
114	KITCHEN	62 SF
		890 SF

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
2ND FLOOR		
201	STUDIO	268 SF
202	BATHROOM	43 SF
203	LAUNDRY	11 SF
204	CL	17 SF
205	LIVING/KITCHEN	372 SF
206	BEDROOM 2	110 SF
207	BATHROOM	42 SF
208	LAUNDRY	10 SF
209	PANTRY	12 SF
210	CL	5 SF
211	W.I.C.	13 SF
		892 SF
SECOND FLOOR LOFT		
301	LOFT SPACE	154 SF
302	CL	30 SF
		184 SF
		2705 SF

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PLAN NORTH

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Project number: SA.23.101
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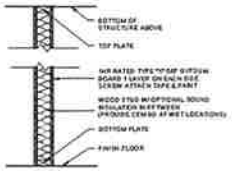
Checked by: FSS

description
SECOND FLOOR

A03

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



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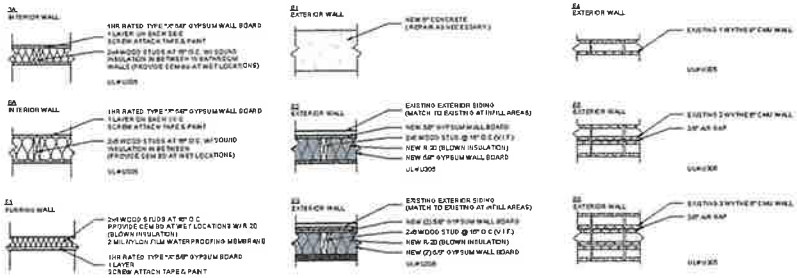

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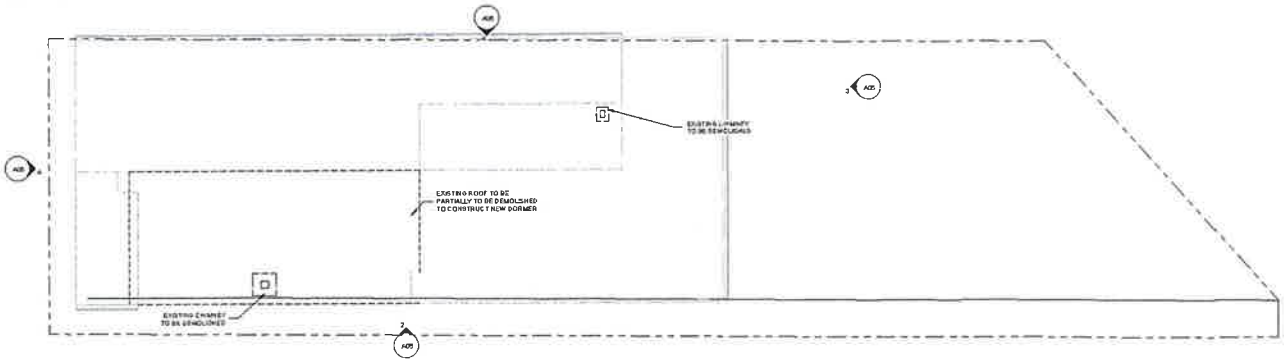
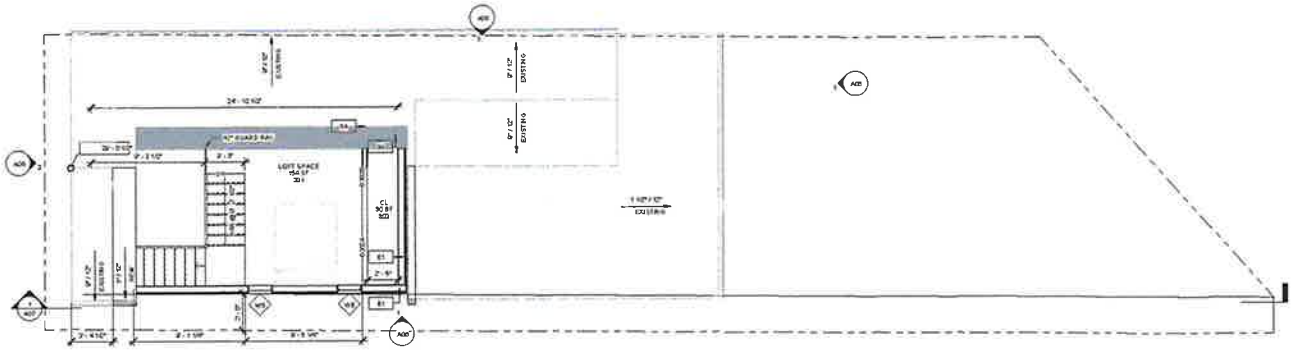


1 A04 ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 A04 LOFT - PLAN
SCALE: 1/4" = 1'-0"

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
BASEMENT LEVEL		
000	REAR FOYER	22 SF
001	BUILDING STORAGE	83 SF
002	STORAGE RU	40 SF
003	STORAGE FU	67 SF
004	STORAGE RL	53 SF
005	OPEN STORAGE	155 SF
006	LINEN	9 SF
007	LNDRY	14 SF
008	STORAGE FL	50 SF
009	MECH	36 SF
010	CORRIDOR	140 SF
		739 SF

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
1ST FLOOR		
101	LIVING/DINING	140 SF
102	BATHROOM #1	49 SF
103	CL3	13 SF
104	KITCHEN	110 SF
105	BEDROOM 1	117 SF
106	BEDROOM 2	110 SF
107	BATHROOM L1	45 SF
108	LNDRY	8 SF
109	LIVING/DINING	255 SF
110	CL	11 SF
111	CL	9 SF
112	CL	6 SF
113	CL1	11 SF
114	KITCHEN	60 SF
		890 SF

ROOM SCHEDULE		
NUMBER	ROOM NAME	AREA
2ND FLOOR		
201	STUDIO	348 SF
202	BATHROOM	47 SF
203	LAUNDRY	11 SF
204	CL	17 SF
205	LIVING/KITCHEN	372 SF
206	BEDROOM 2	110 SF
207	BATHROOM	42 SF
208	LAUNDRY	10 SF
209	PANTRY	12 SF
210	CL	6 SF
211	W.I.C	13 SF
		992 SF
SECOND FLOOR LOFT		
301	LOFT SPACE	154 SF
302	CL	30 SF
		184 SF
		2705 SF

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PLAN NORTH

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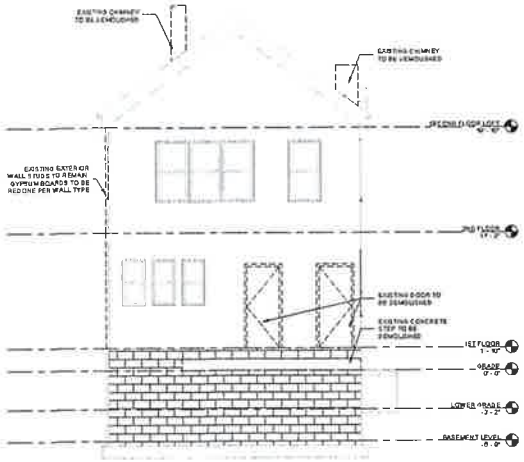
Project number: SA 23 101
Drawn by: CAH
Checked by: FSS

description
THIRD FLOOR

A04

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



4 A05 WEST ELEVATION - DEMOLITION
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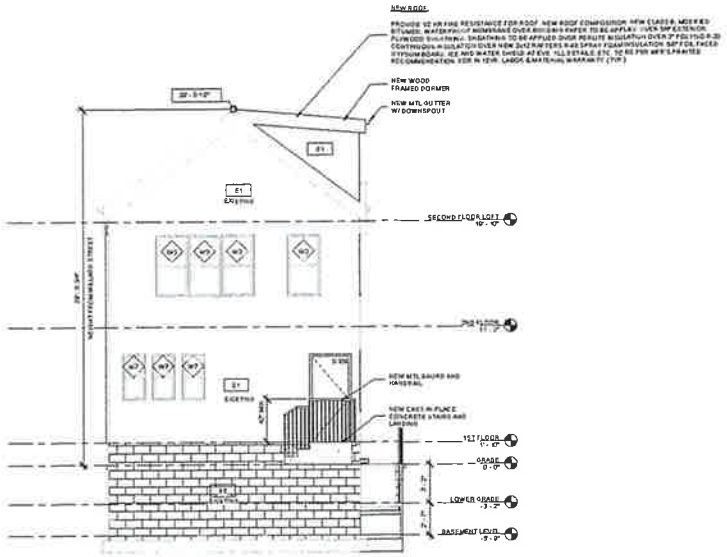

2 A05 WEST ELEVATION
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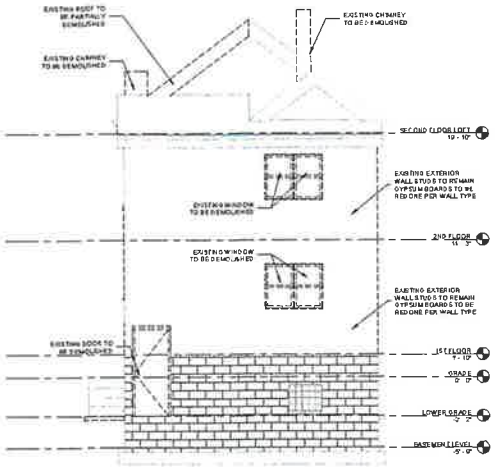
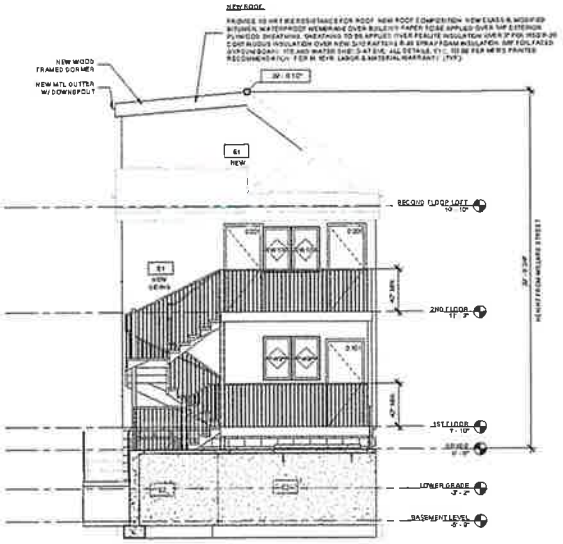


3 A05 EAST ELEVATION - DEMOLITION
SCALE 1/4" = 1'-0"



1 A05 EAST ELEVATION
SCALE 1/4" = 1'-0"

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

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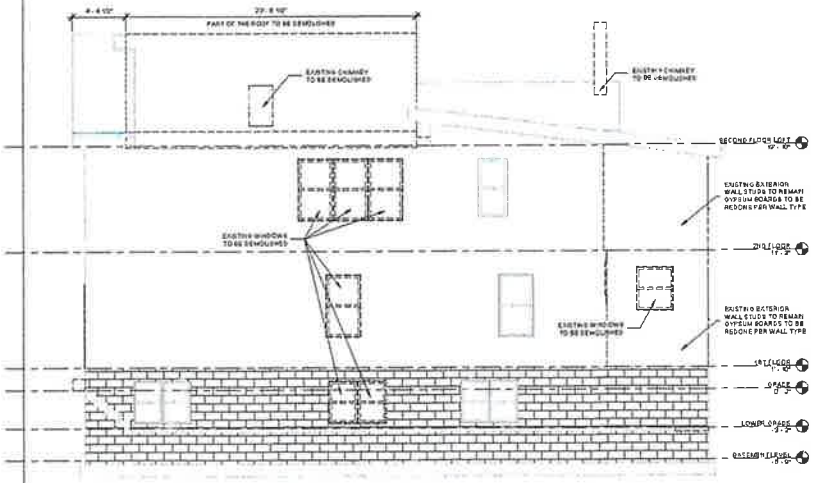
Project number	SA23101
Drawn by	SJB
Checked by	FSS

description
ELEVATIONS

A05



2 SOUTH ELEVATION - DEMOLITION
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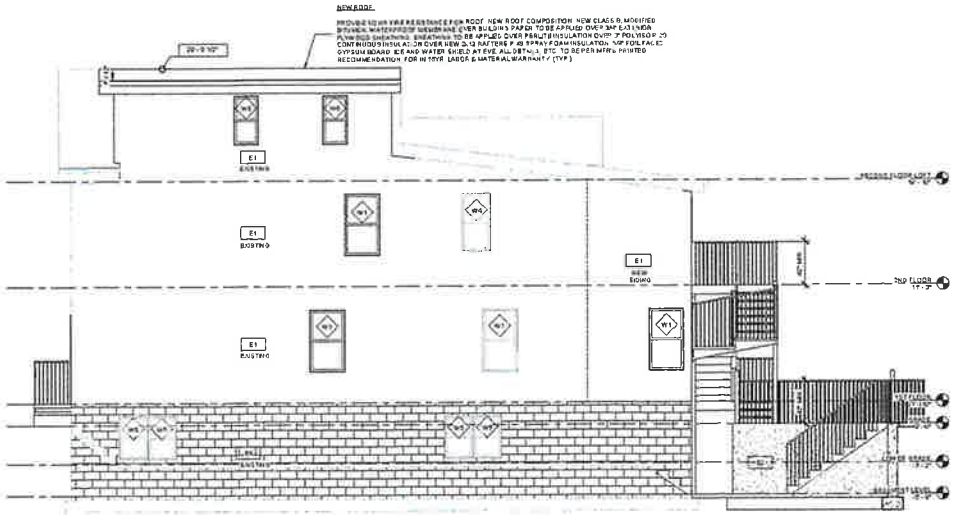
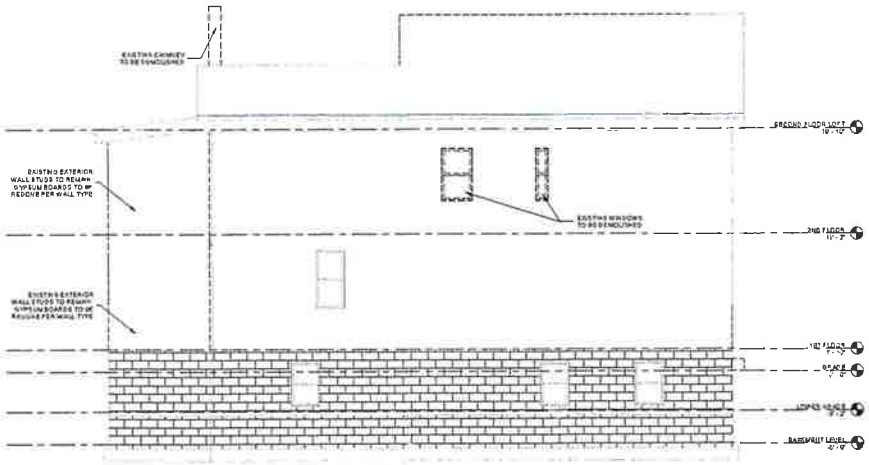


1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION - DEMOLITION
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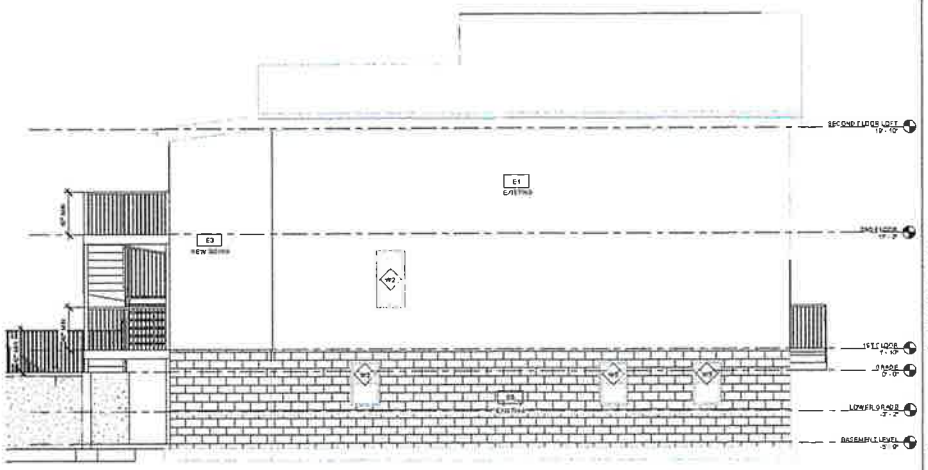

3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4' 2' 0 4' 8'
SCALE: 1/4" = 1'-0"

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general notes:

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Project number: SA23.101
Drawn by: SJB
Checked by: FSS

description
ELEVATIONS

A06