

**SUBSTITUTE 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 expand the lower level by increase its depth and add one dwelling units in the lower level for a total of three dwelling units on the property. The parking will remain at one space. The height of the building is and will remain at 31 feet 5.5 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).

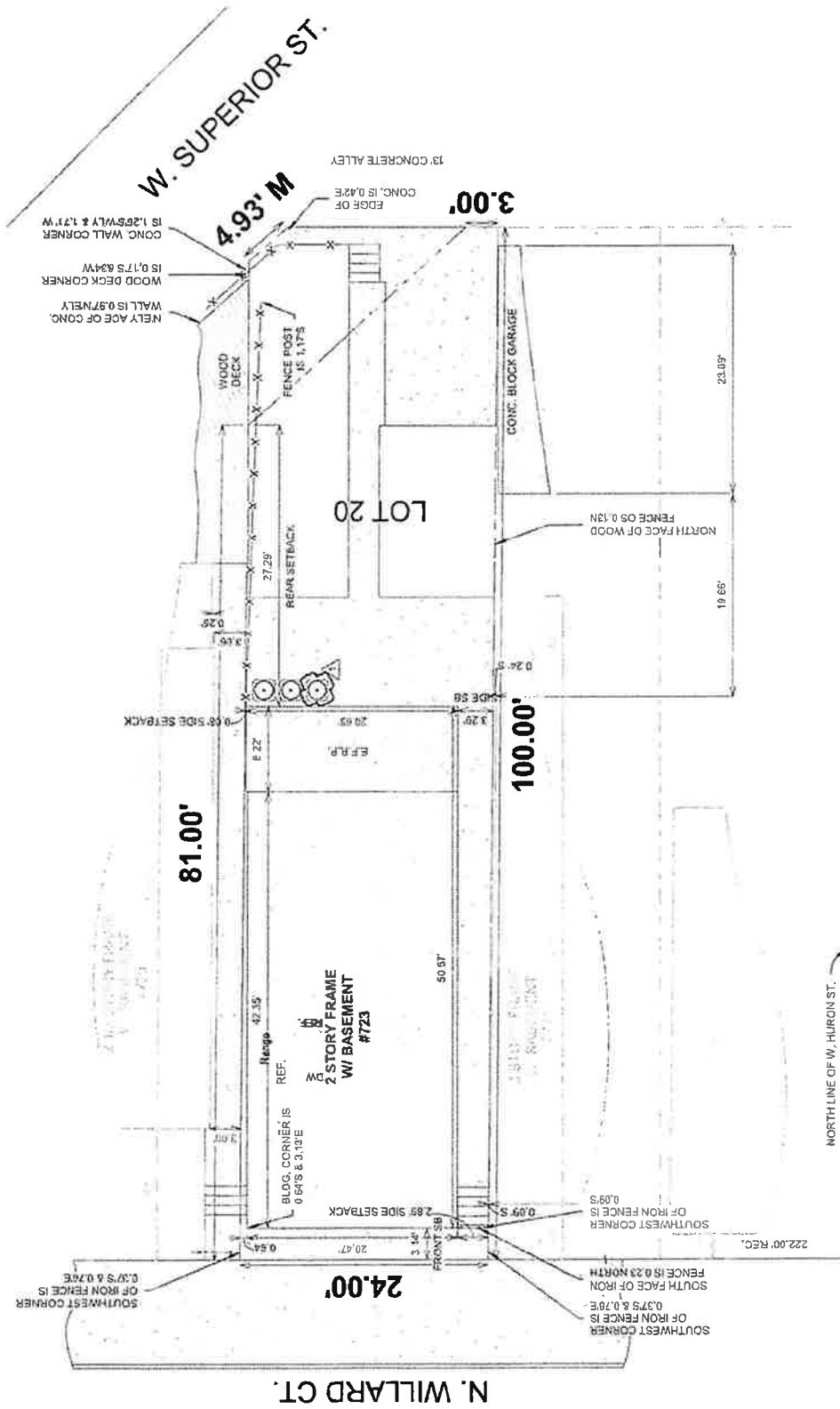
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,200.50 square feet
Maximum FAR:	1.08
Residential Dwelling Units:	3
MLA Density:	733.50
Height (existing):	31 feet 5.5 inches.
Bicycle Parking:	1 space
Automobile Parking:	1*
Setbacks:	Front (Willard Court): 3.14 feet
	North Side: 0.00 feet
	South Side: 2.89 feet
	Rear (Alley): 27.29 feet

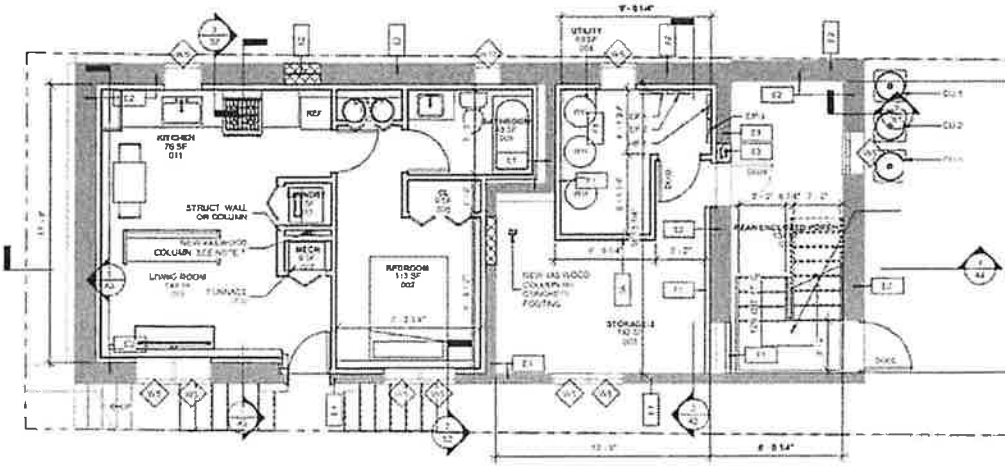
A set of plans is attached.

\*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.

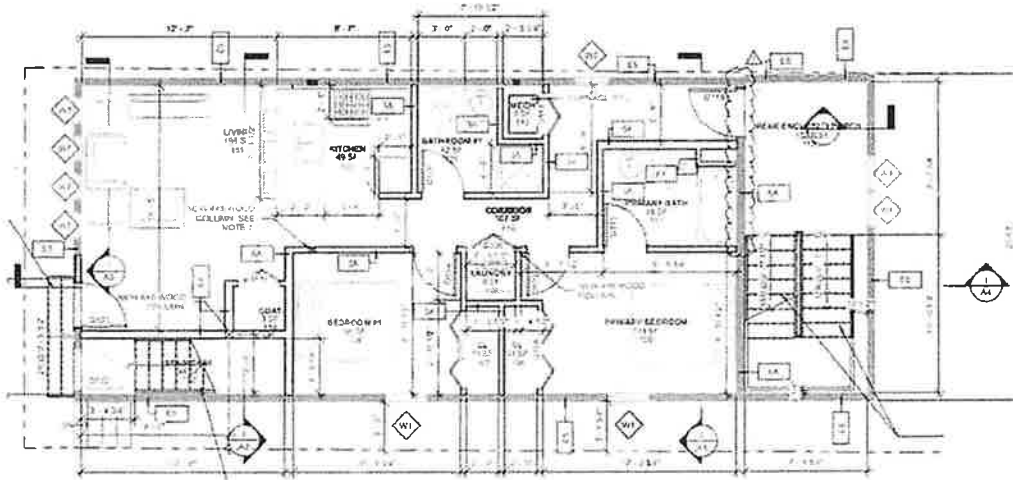
FINAL FOR PUBLICATION



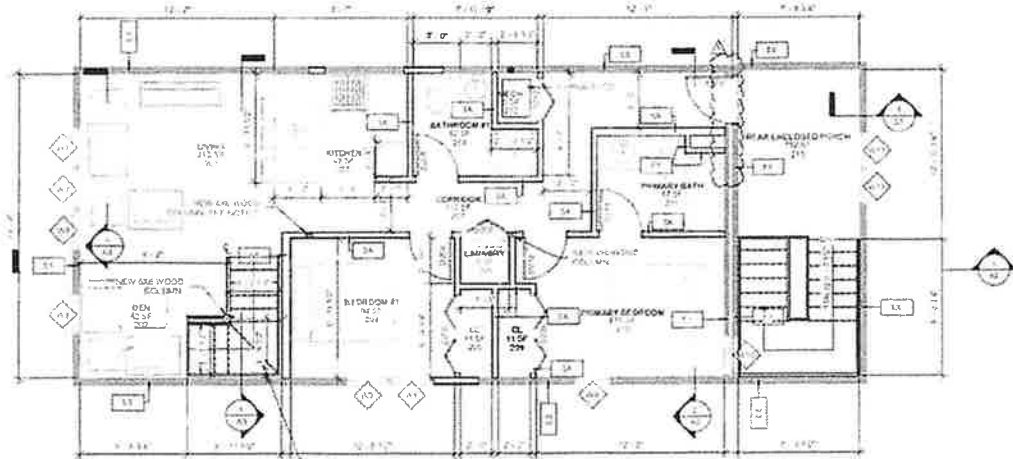
1 SITE PLAN  
SCALE 1/8" = 1'-0"



1 BASEMENT - PLAN  
SCALE: 1/8" = 1'-0"



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

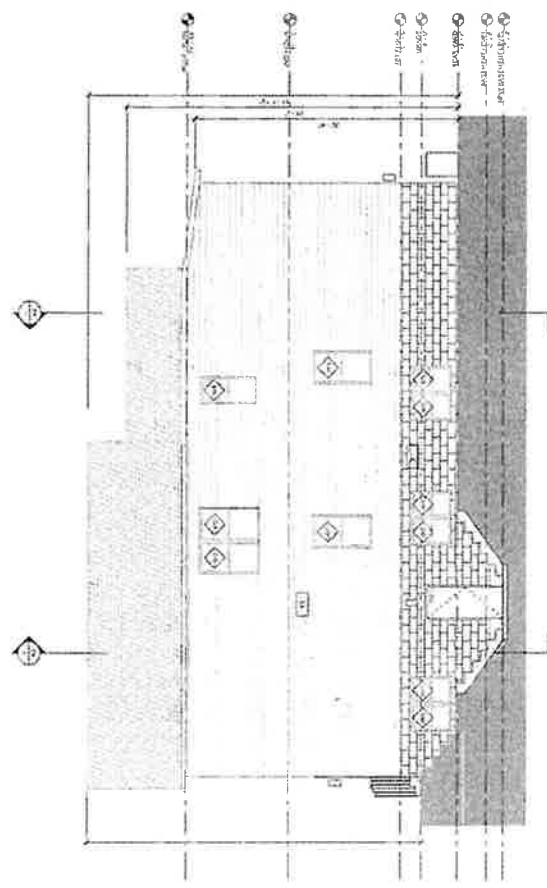


3 SECOND FLOOR - PLAN  
SCALE: 1/4" = 1'-0"

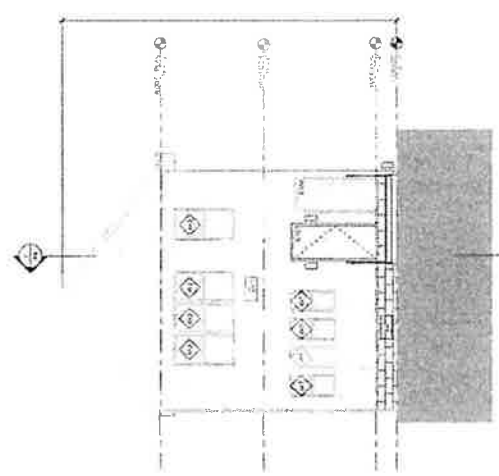
CONVERTER SHALL STAIRS TO SECOND FLOOR FROM FIRST FLOOR WITH HANDRAIL 3/4" RISE AND A 10" MINIMUM TREAD INCLUDING 1" NOSING. STAIR TO HAVE A HANDRAIL 1" HP TO 3/4" HIGH MINIMUM ON ONE SIDE AND A 4" HIGH GUARDRAIL WHEN STAIR IS OPEN TO AN ADJACENT FLOOR (TYP)

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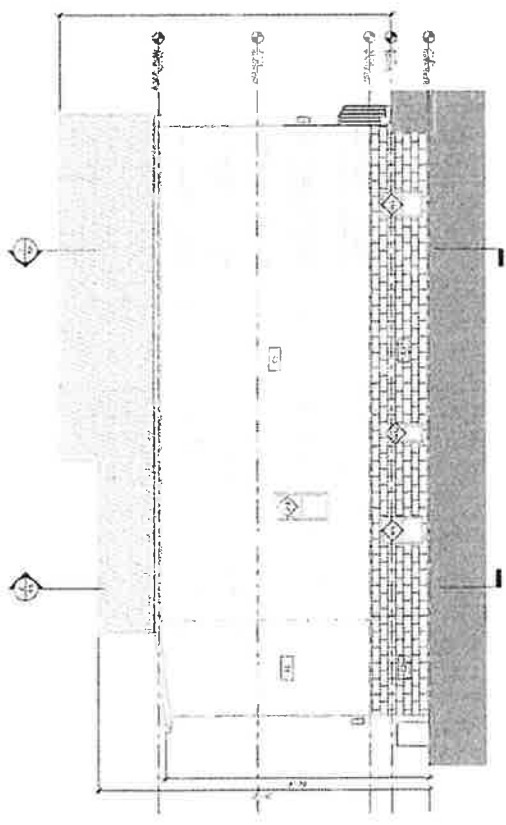
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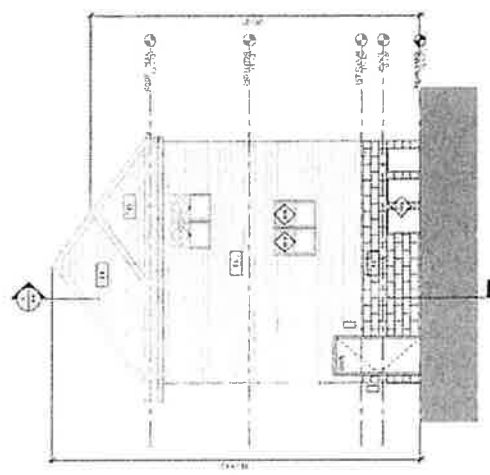
1 SOUTH ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION

WINDOW SCHEDULE	
NO.	DESCRIPTION
1	6'0" x 4'0" DOUBLE HUNG
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PROFESSIONALS ASSOCIATED - MM SURVEY CO.  
 7100 NORTH TRINITY AVENUE, LINCOLNWOOD, ILLINOIS  
 PROFESSIONAL DESIGN FIRM NO 184-00023

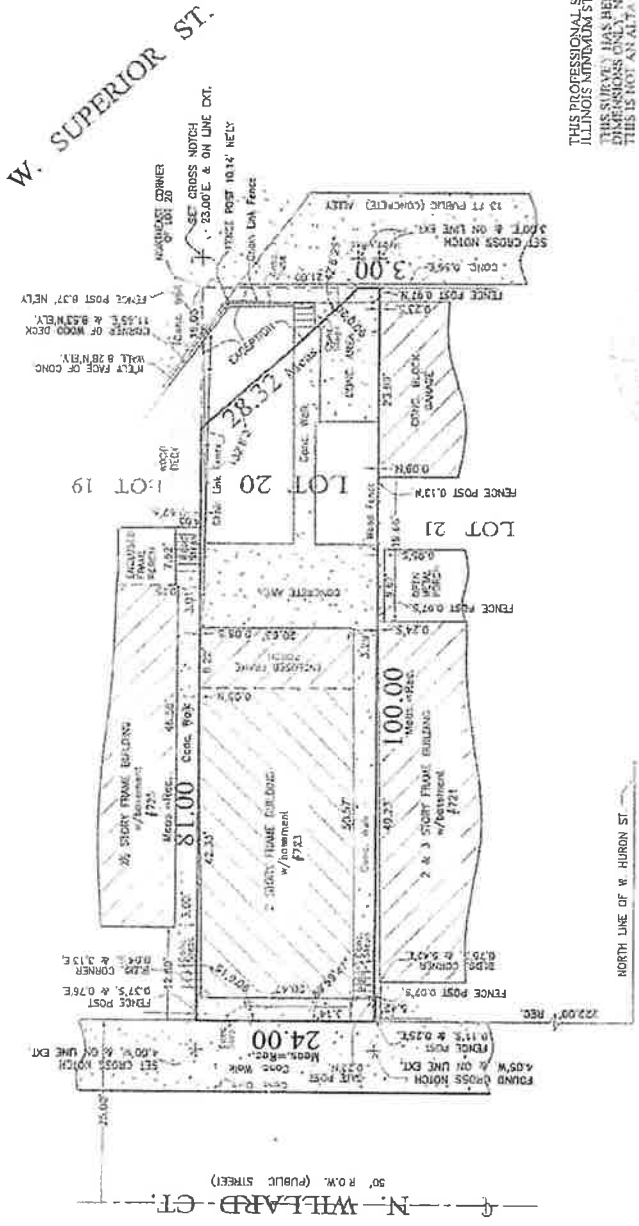


PROFESSIONALS ASSOCIATED - MM SURVEY CO.  
 BOUNDARY \* ALTA \* TOPOGRAPHIC \* CONDOMINIUM SURVEYS  
 7100 NORTH TRINITY AVENUE, LINCOLNWOOD, ILLINOIS  
 PROFESSIONAL DESIGN FIRM NO 184-00023

PLAT OF SURVEY  
 OF

LOT 20 (EXCEPTING THEREFROM THAT PART THEREOF LYING EAST OF A LINE WHICH INTERSECTS ITS NORTH LINE 19 FEET FROM THE NORTHEAST CORNER AND ITS EAST LINE 21 FEET FROM THE NORTHEAST CORNER) IN BLOCK 1, IN TAYLORS SUBDIVISION OF BLOCK 1, IN THE ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST QUARTER 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 2,201 sq.ft. (0.05 acres)  
 COMMONLY KNOWN AS: 723 N. WILLARD CT., CHICAGO, IL 60642



THE LEGAL DESCRIPTION SHOWN ON THIS PLAT HEREBY DRAWN IS A COPY OF THE ORDER ASH OR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. DIMENSION LINES AND SURVEY POINTS ARE SHOWN WHERE THEY ARE SHOWN ON THE DEEDS, OTHERWISE REFER TO THE DEEDS OR CONTACT THE SURVEYOR.

Order No. 107416  
 Scale: 1 inch = 16 feet  
 Date of Field Work: AUGUST 14, 2023  
 Contract No. LAW OFFICE OF INADUCE A. SONE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN CONDUCTED FOR SURFACE DIMENSIONS ONLY - NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois  
 County of Cook, ss  
 I, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and the representation of said survey is an accurate representation of said survey.  
 Date: August 18, 2023  
 Signature: [Handwritten Signature]  
 License No. 096-2003  
 State of Illinois