



City of Chicago



SO2021-4068

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-J at 1002 N Drake Ave - App No. 20835T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the RS-3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 3-J in the area bounded by

A line 55.36 feet north of and parallel to Augusta Boulevard; North Drake Avenue; A line 25.36 feet north of and parallel to Augusta Boulevard; and the alley next west and parallel to North Drake Avenue

to those of a RT-4 Two Flat, Townhouse, and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1002 North Drake Avenue

SUBSTITUTE PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

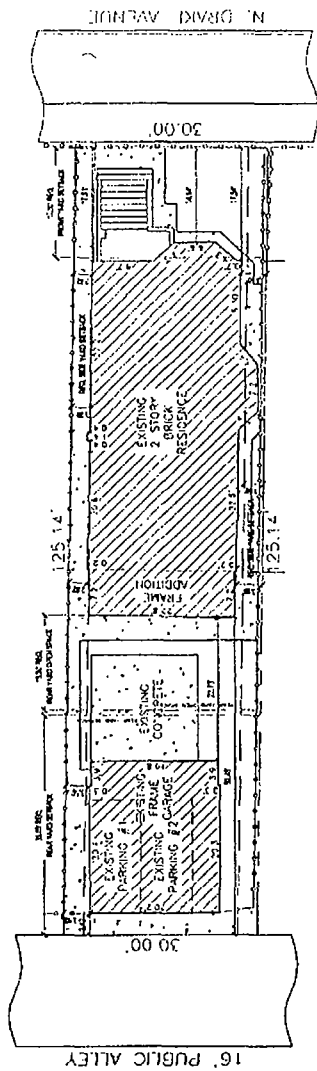
1002 N Drake Avenue

RS-3 Residential Single Unit (Detached House) District to a RT-4 Two Flat, Townhouse, and Multi-Unit District.

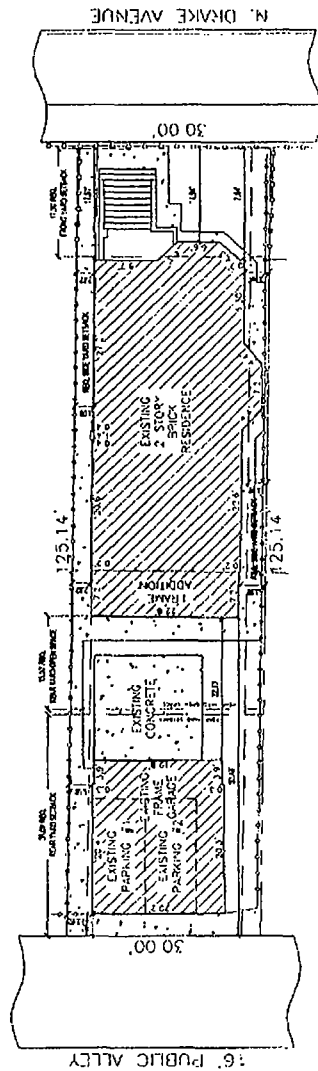
The applicant seeks to rezone the property in order to obtain a building permit for an existing dwelling unit on the garden level. After rezoning the property will have a total of 3 dwelling units. No changes are being proposed to the size and massing of the existing building. The height of the building will remain at 28' 1" . The existing 2 parking spaces will remain. There will be no commercial space.

	PROPOSED
Lot Area	3,754.2 SF
Density – MLA	1251.4 SF
Off Street Parking	2
Rear Setback	50.48 (existing)
Side (North) Setback	2.82 feet (existing)
Side (South) Setback	0 feet (existing)
Front Setback	14.94 feet (existing)
FAR	1.12 (existing)
Building Height	28' 1" (existing)

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2 PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"



1 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

606
DESIGN • CONSTRUCTION

1002 N DRAKE AVE
CHICAGO, IL

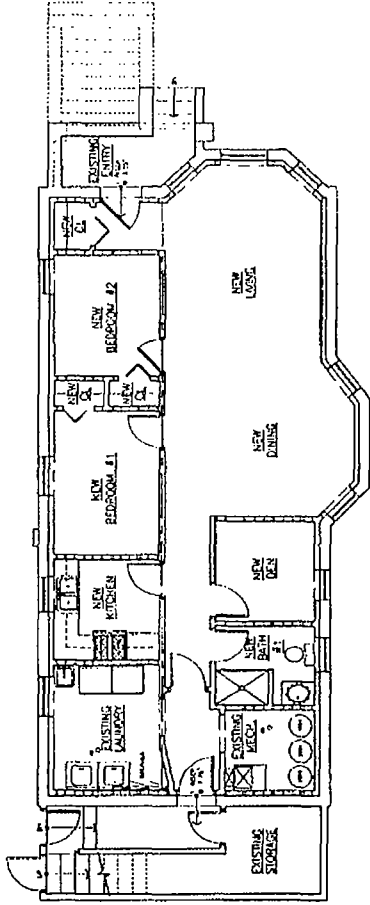
CLIENT INFORMATION

T. 312.245.0061
F. 312.244.3062
www.606.com
6 N. Dearborn Avenue
Chicago, IL 60612

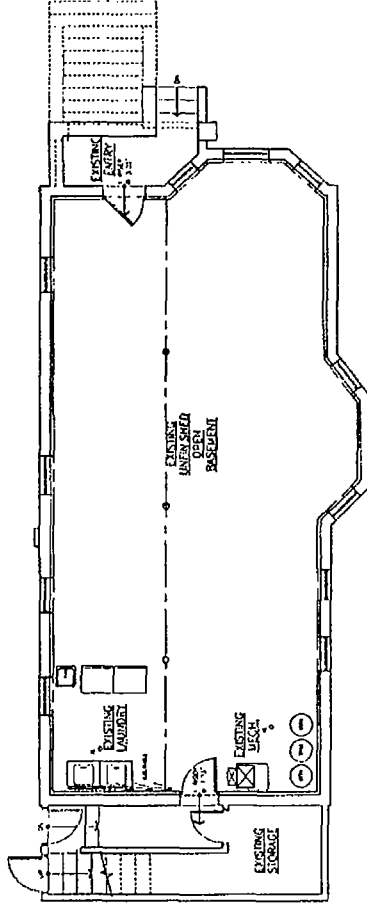
NO.	REV.	DATE	DESCRIPTION
01	EN	08/27/2021	ISSUE PACKET
02	PC	09/16/2021	ISSUE PACKET
03	PC	09/29/2021	ISSUE PACKET

DATE: 10-04-2021
JOB NO.: 2021-167
SPACE NUMBER(S): 606

Final for Publication



4 PROPOSED BASEMENT
SCALE: 1/8"=1'-0"



3 EXISTING BASEMENT
SCALE: 1/8"=1'-0"

NO.	DATE	DESCRIPTION	DATE
01	03/27/2012	PROJECT START	1004-2371
02	05/07/2012	EXISTING PLAN	JOB NO 2012-1163
03	07/24/2012	PROPOSED PLAN	SPACE NUMBER(S) 606

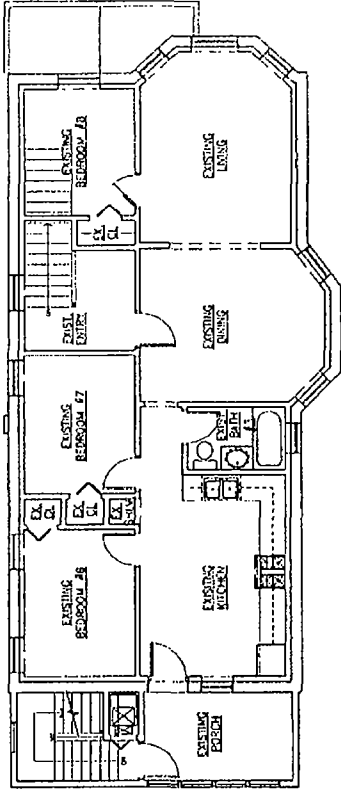
1002 N DRAKE AVE
CHICAGO, IL

T: 312-945-6061
F: 312-945-6063
www.606cc.com
6 N. Western Avenue
Chicago, IL 60612

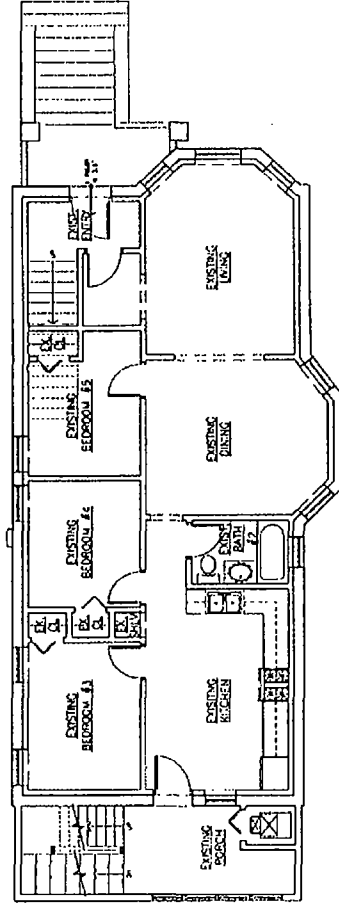
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CLIENT INFORMATION

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6 EXISTING SECOND FLOOR
 SCALE: 1/8"=1'-0"
 FOR REFERENCE ONLY - NO WORK, NO CHANGE



5 EXISTING FIRST FLOOR
 SCALE: 1/8"=1'-0"
 FOR REFERENCE ONLY - NO WORK, NO CHANGE

DATE	DESCRIPTION	DATE	DESCRIPTION
10-02-2021		05-27-2021	ISSUE PERMITS
2021-1-17		07-27-2021	ISSUE PERMITS
		08-24-2021	ISSUE PERMITS
		09-24-2021	ISSUE PERMITS

DATE	DESCRIPTION
10-02-2021	
2021-1-17	

606
 DESIGN + CONSTRUCTION

1002 N DRAKE AVE
 CHICAGO, IL

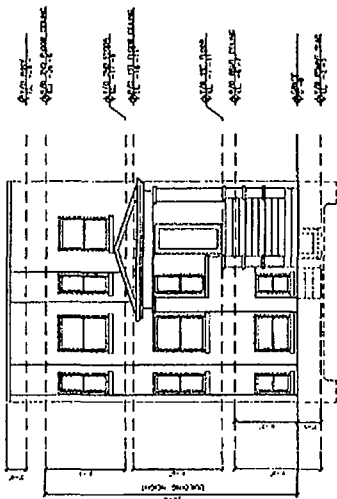
CLIENT INFORMATION

T 312-941-2061
 F 312-244-2062
 www.606dc.com

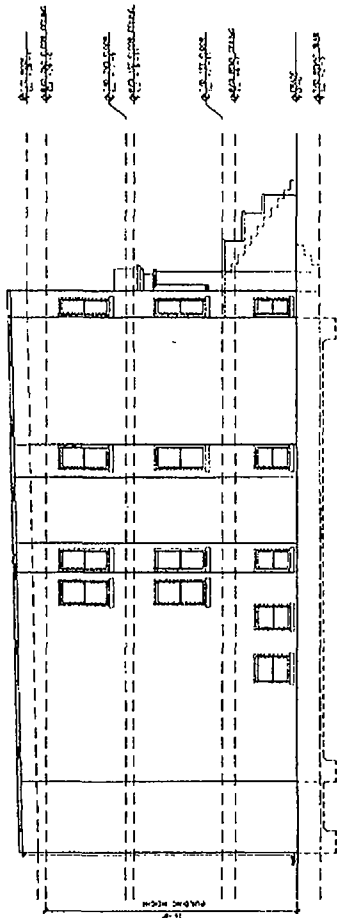
6 N Western Avenue
 Chicago, IL 60612

SPACE NUMBER(S)
606

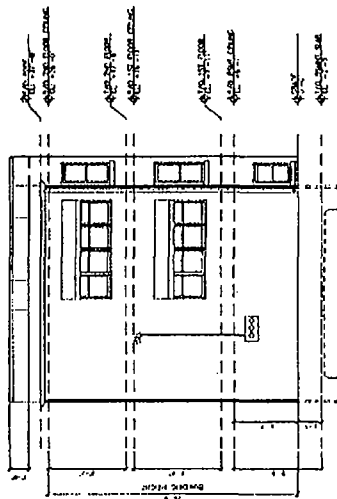
Final for Publication



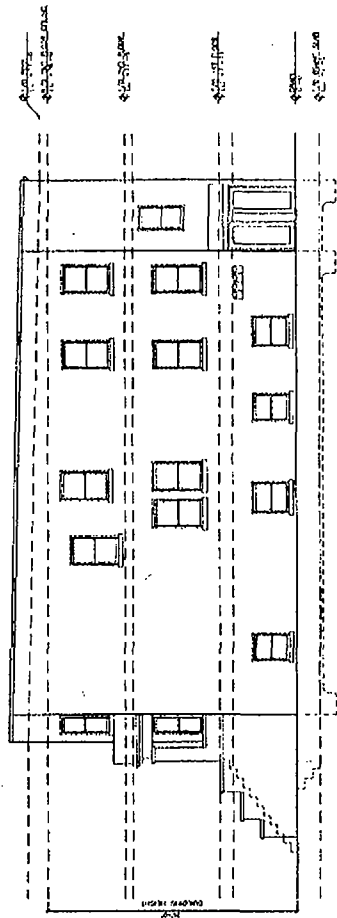
7 EAST ELEVATION
SCALE: 3/32"=1'-0"



8 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



9 WEST ELEVATION
SCALE: 3/32"=1'-0"



10 NORTH ELEVATION
SCALE: 3/32"=1'-0"

606
DESIGN + CONSTRUCTION

1002 N DRAKE AVE
CHICAGO, IL

T. 312.915.6661
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6 N. Western Avenue
Chicago, IL 60612

CLIENT INFORMATION

DATE:	10-14-2011		
JOB NO.:	2011-167		
SPACE NUMBER:	606		
REV	DATE	BY	DESCRIPTION
1	10/14/2011	MM	ISSUE FOR PERMIT
2	10/14/2011	MM	ISSUE FOR PERMIT