



City of Chicago



O2019-9356

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-J at 3863-3909 N Drake Ave - App No. 20302T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District and C1-1 Neighborhood Commercial District symbols and indications as shown on Map No.9-J in the area bounded by

a line 471 feet south of and parallel to West Irving Park Road; the alley next east of and parallel to North Drake Avenue; a line from a point 578 feet of West Irving Park Road and the westerly right-of-way line of the alley next east of and parallel to North Drake Avenue; to a point 631.40 feet south of West Irving Park Road and the east right-of-way line of North Drake Avenue; North Elston Avenue; and North Drake Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

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

Common Address of Property: 3863-3909 North Drake Avenue

17-13-0303-C (1) Narrative Zoning Analysis: 3863-3909 N. Drake, Chicago, Illinois

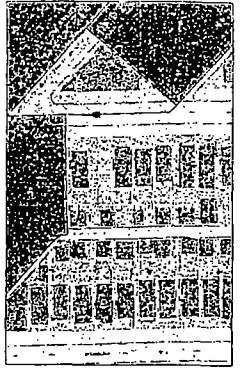
Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 16,799.41 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with two (2) three-story townhome buildings containing a total of ten (10) townhome units. Each townhome building will be 33 ft.-1 ¼ inches in height. Each townhome unit will be supported by two (2) off-street garage parking spaces.

- (A) The Project's Floor Area Ratio: 20,023 square feet (1.19 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 16,799.41 sf / 10 dwelling units
(1,679.941 square feet / unit)
- (C) The amount of off-street parking: 21 parking spaces
- (D) Setbacks:
 - a. Front Setback: 12 feet
 - b. Rear Setback: 2 feet
 - c. Side Setbacks:
 - North: 4 feet
 - South: 7 feet-6 inches (*odd lot shape)
- (E) Building Height: 33 ft.-1 ¼ inches

18 ft W. Public Alley

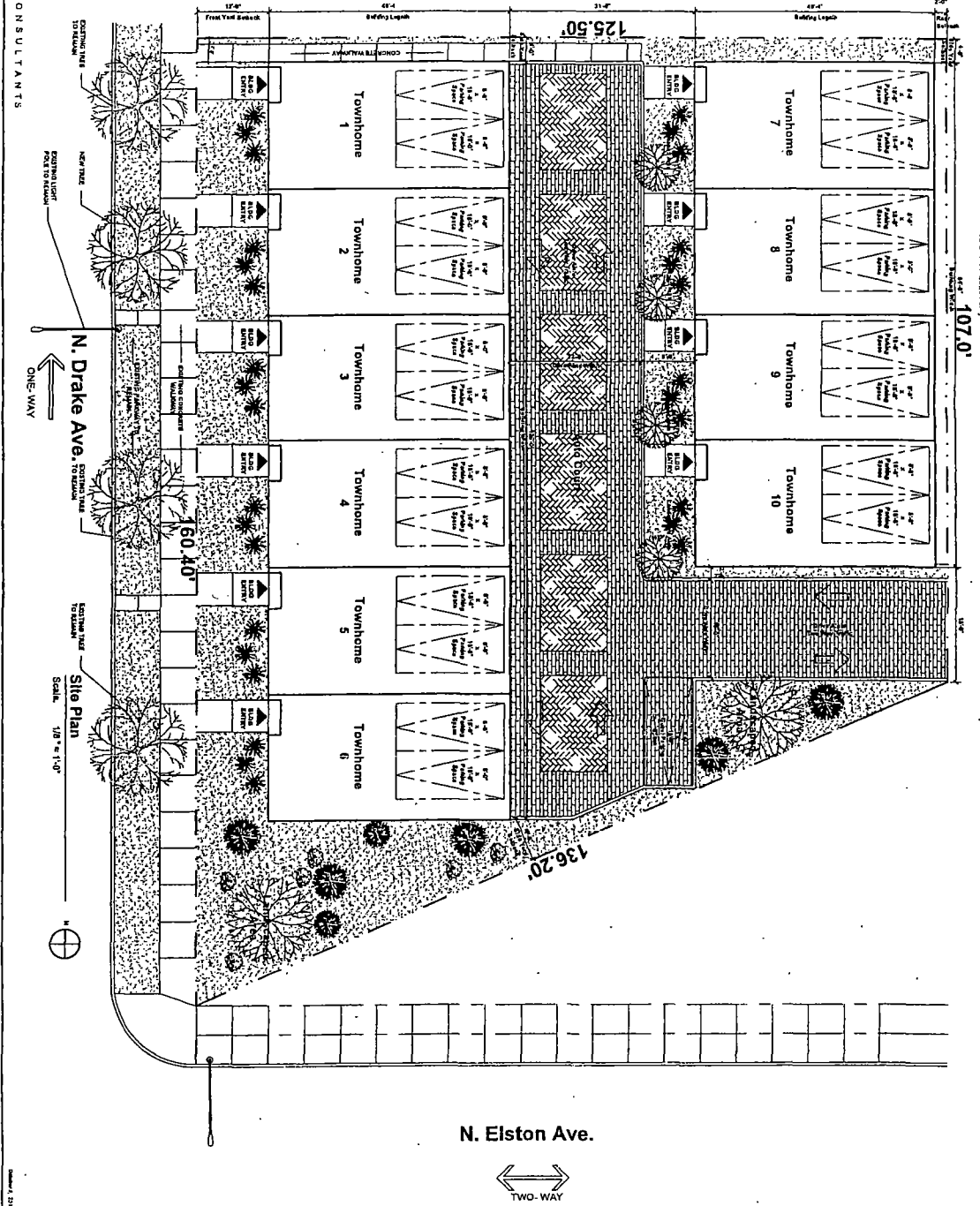


Zoning Map
Scale: N.T.S.

Zoning Data

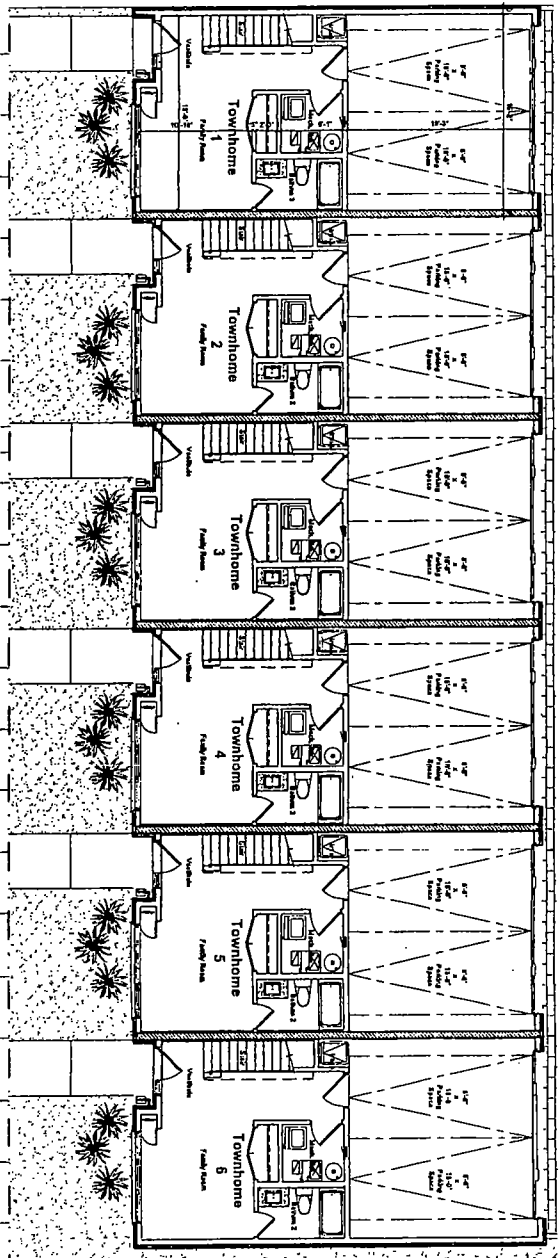
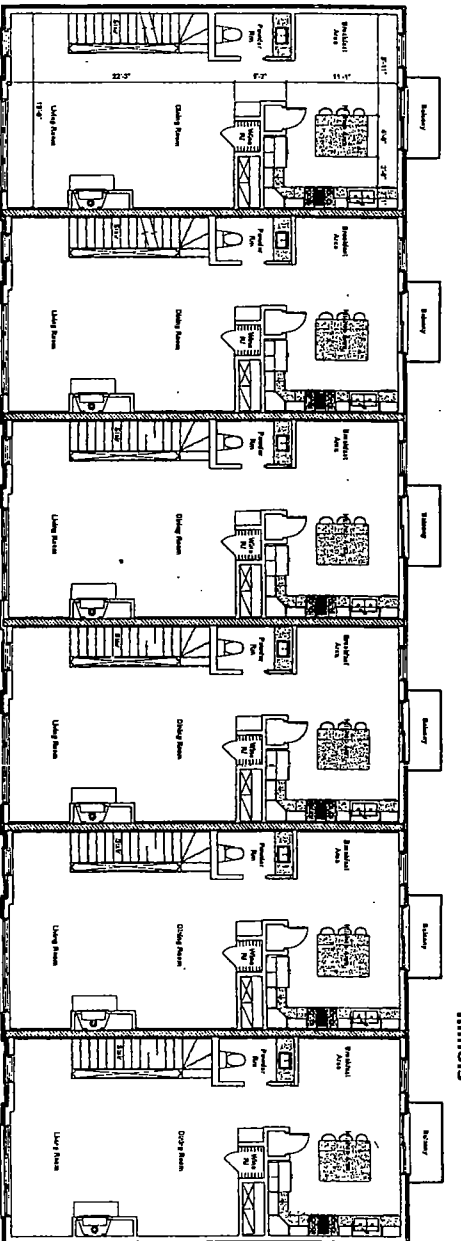
ADDRESS	3863 N. DRAKE AVE.
LOT AREA	14,718 S.F.
ZONING DISTRICT	RS-1
PROPOSED ZONING	RS-1
MAX. LOT AREA (SINGLE-FAMILY)	12,000
MAX. NUMBER OF UNITS	1
MINIMUM SETBACKS	10' (FRONT), 5' (SIDE), 10' (REAR)
MIN. ALLOWED FLOOR AREA	1,500 S.F.
MIN. FRONT YARD SETBACK	10' (10' MINIMUM)
MIN. SIDE YARD SETBACK	5' (5' MINIMUM)
MIN. REAR YARD SETBACK	10' (10' MINIMUM)
MIN. FRONT PORCH DEPTH	5' (5' MINIMUM)
MIN. FRONT PORCH WIDTH	5' (5' MINIMUM)
MIN. FRONT PORCH SETBACK	5' (5' MINIMUM)
MIN. FRONT PORCH HEIGHT	4'-6" (4'-6" MINIMUM)
MIN. FRONT PORCH FINISH	CONCRETE
MIN. FRONT PORCH LIGHTING	10' (10' MINIMUM)
MIN. FRONT PORCH FENCE	4'-6" (4'-6" MINIMUM)
MIN. FRONT PORCH SCREENING	4'-6" (4'-6" MINIMUM)
MIN. FRONT PORCH MATERIAL	WOOD
MIN. FRONT PORCH COLOR	AS MANUFACTURED
MIN. FRONT PORCH FINISH	CONCRETE
MIN. FRONT PORCH LIGHTING	10' (10' MINIMUM)
MIN. FRONT PORCH FENCE	4'-6" (4'-6" MINIMUM)
MIN. FRONT PORCH SCREENING	4'-6" (4'-6" MINIMUM)
MIN. FRONT PORCH MATERIAL	WOOD
MIN. FRONT PORCH COLOR	AS MANUFACTURED
MIN. FRONT PORCH FINISH	CONCRETE

Zoning Data
Scale: N.T.S.



X I O S ARCHITECTS AND CONSULTANTS

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CHICAGO, ILLINOIS 60610
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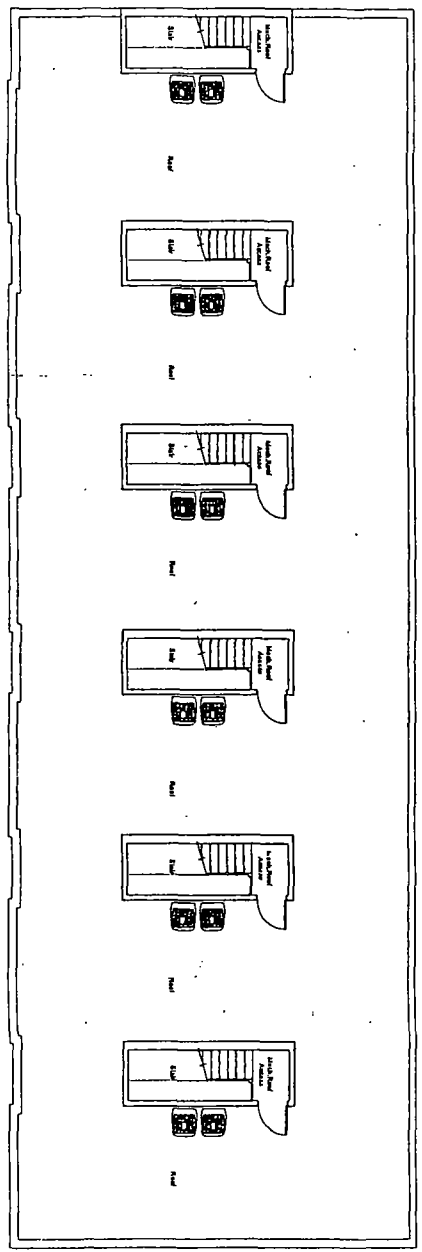


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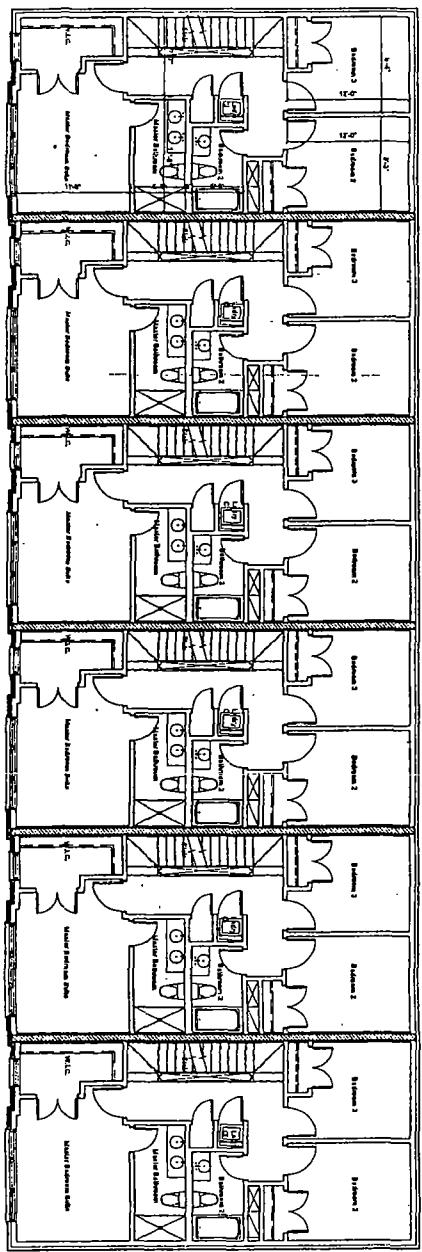
1818 N. LAUREL ST.
CHICAGO, ILLINOIS 60614

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Sheet 1 of 1



Roof Plan
Scale: 3/16" = 1'-0"

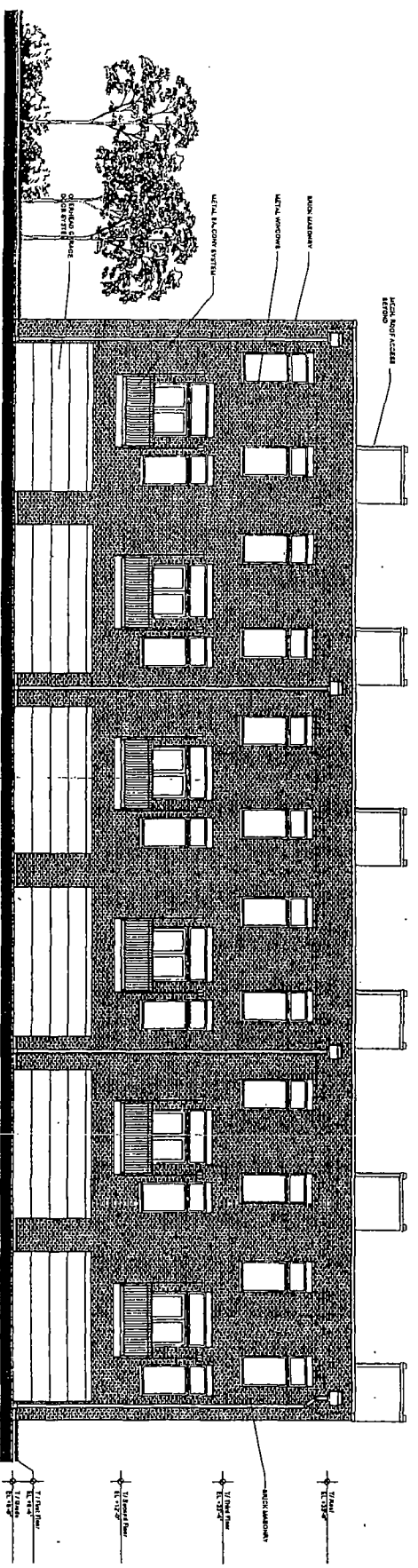


Third Floor Plan
Scale: 3/16" = 1'-0"

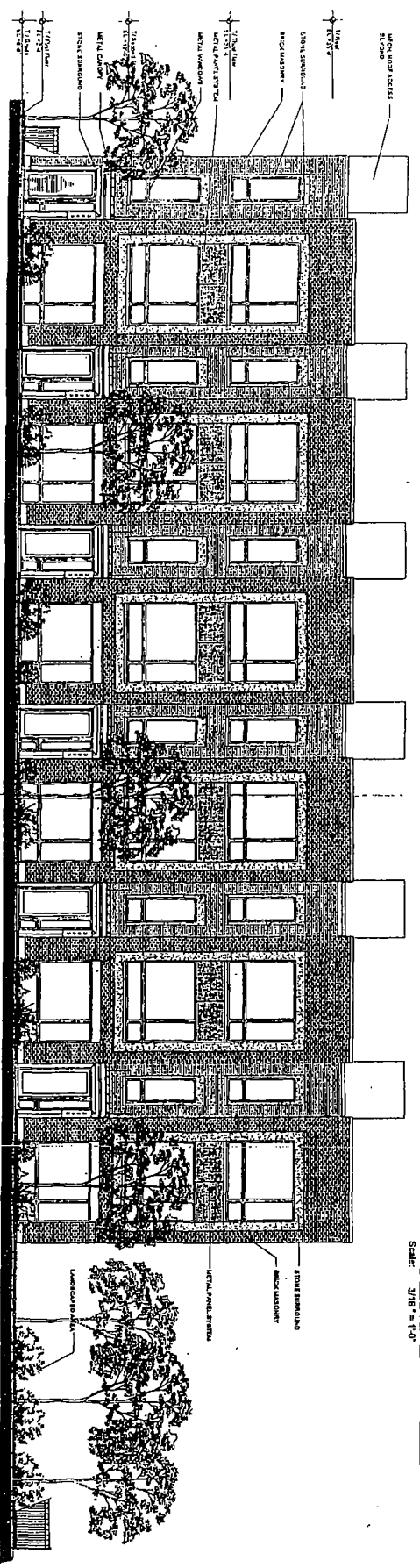


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East Elevation
Scale: 3/16" = 1'-0"



West Elevation
Scale: 3/16" = 1'-0"



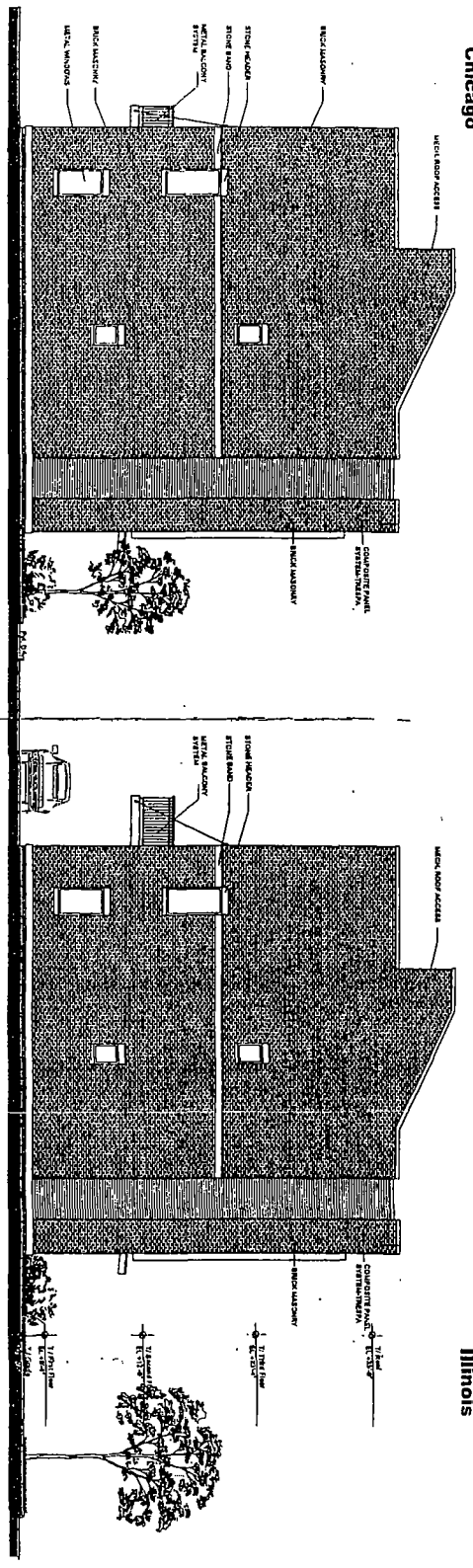
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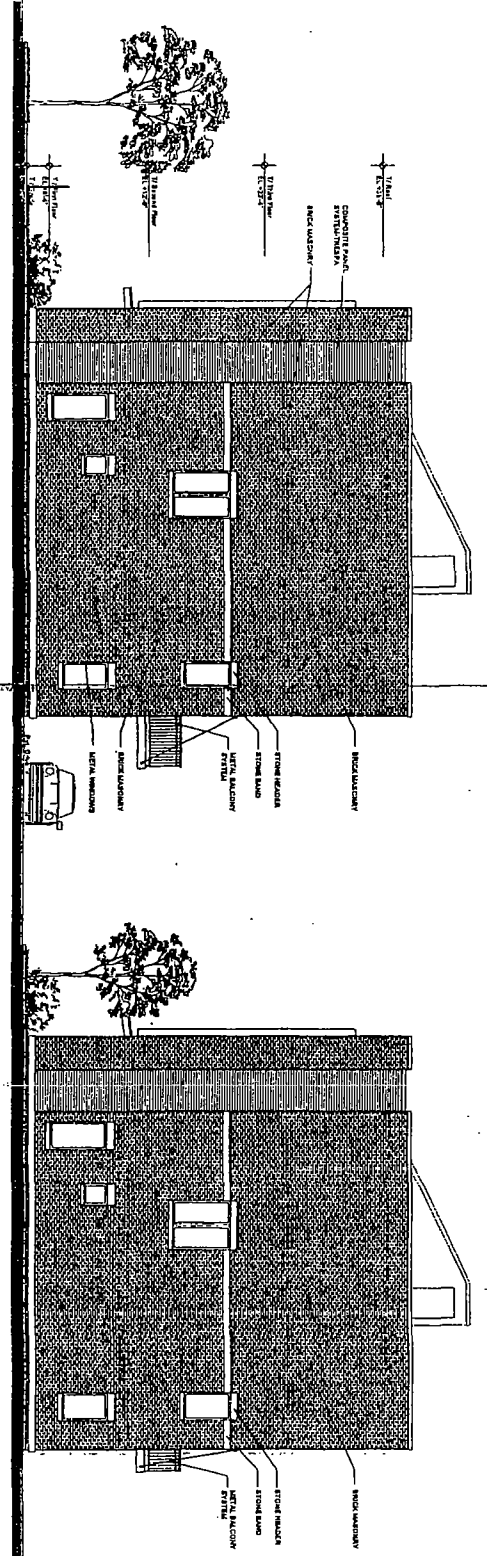
Chicago

3903 - 3863 N. Drake Ave. Final for Publication

Illinois



South Elevation
Scale: 3/16" = 1'-0"



South Elevation
Scale: 3/16" = 1'-0"



XIOS ARCHITECTS AND CONSULTANTS

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