



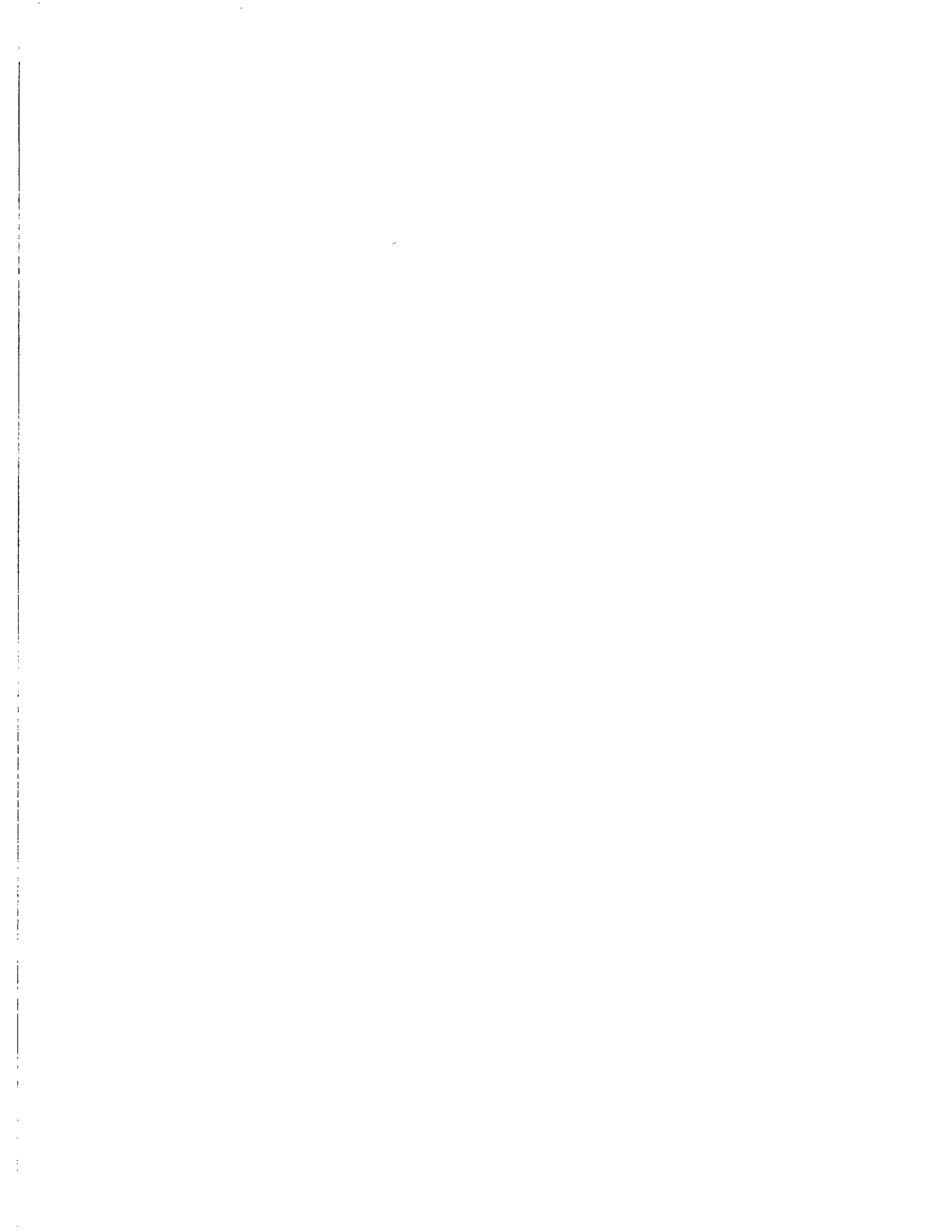
# City of Chicago



O2015-8038

Office of the City Clerk  
Document Tracking Sheet

<b>Meeting Date:</b>	11/18/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 17-O at 7349-7359 W North Shore Ave and 6675 N Oketo Ave - App No. 18578T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



## NARRATIVE

Narrative for the re-zoning of the property commonly known as **7349-59 W North Shore Avenue / 6675 N Oketo Avenue.**

Present Zoning District: RS-2

Proposed Zoning District: RS-3

The lot in question is currently occupied by Edison Park Community Church and is an irregularly shaped lot of approximately 20,659 sq.ft. The property has a frontage along North Shore Avenue of 124.75 ft. The applicant wishes to divide the existing property into 4 single family home sites.

7349 W North Shore Avenue would have a lot area of 6,184 sqft with open space of 2243 sqft. It would be improved with a 2-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ratio of .44. The building would be 2,750 sqft. It would be 29'-9" in height and it would have a front setback of 20', side setback on the east of 3' and on the west of 3' for a total combined of 6' with a rear setback of 109.28'.

7353 W North Shore Avenue would have a lot area of 5,414 sqft with open space of 1549 sqft. It would be improved with a 2-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ratio of .50. The building would be 2,750 sqft. It would be 29'-0" in height and it would have a front setback of 20', side setback on the east of 3' and on the west of 3' for a total combined of 6' with a rear setback of 83.48'.

7355 W North Shore Avenue would have a lot area of 4,645 sqft with open space of 855 sqft. It would be improved with a 2-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ratio of .59. The building would be 2,750 sqft. It would be 29'-9" in height and it would have a front setback of 20', side setback on the east of 3' and on the west of 3' for a total combined of 6' with a rear setback of 57.78'.

7359 W North Shore Avenue would have a lot area of 4,416 sqft with open space of 485 sqft. It would be improved with a 2-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ratio of .60. The building would be 2,668 sqft. It would be 29'-8" in height and it would have a front setback of 20', side setback on the east of 3' and on the west of 5'9" for a total combined of 8'9" with a rear setback of 30.4'.

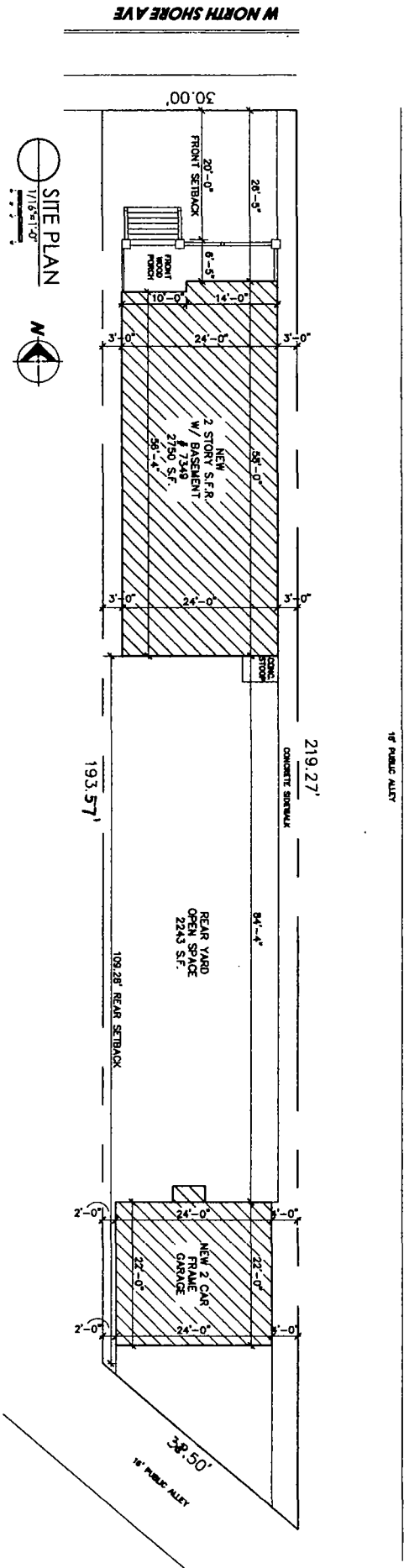
All homes will be frame homes with Hardie board siding and stone accents.

Elevations are attached.

**FINAL FOR PUBLICATION**

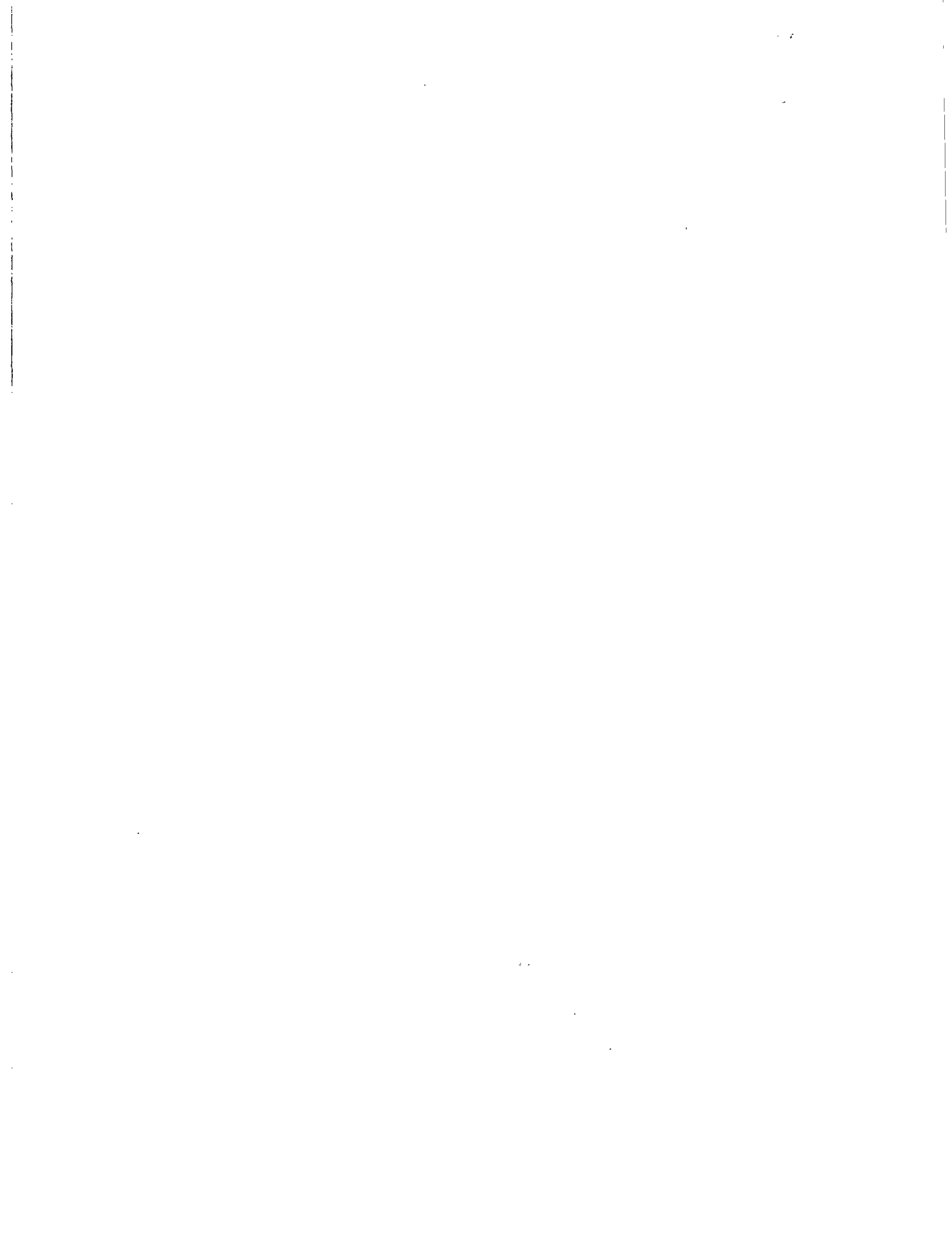


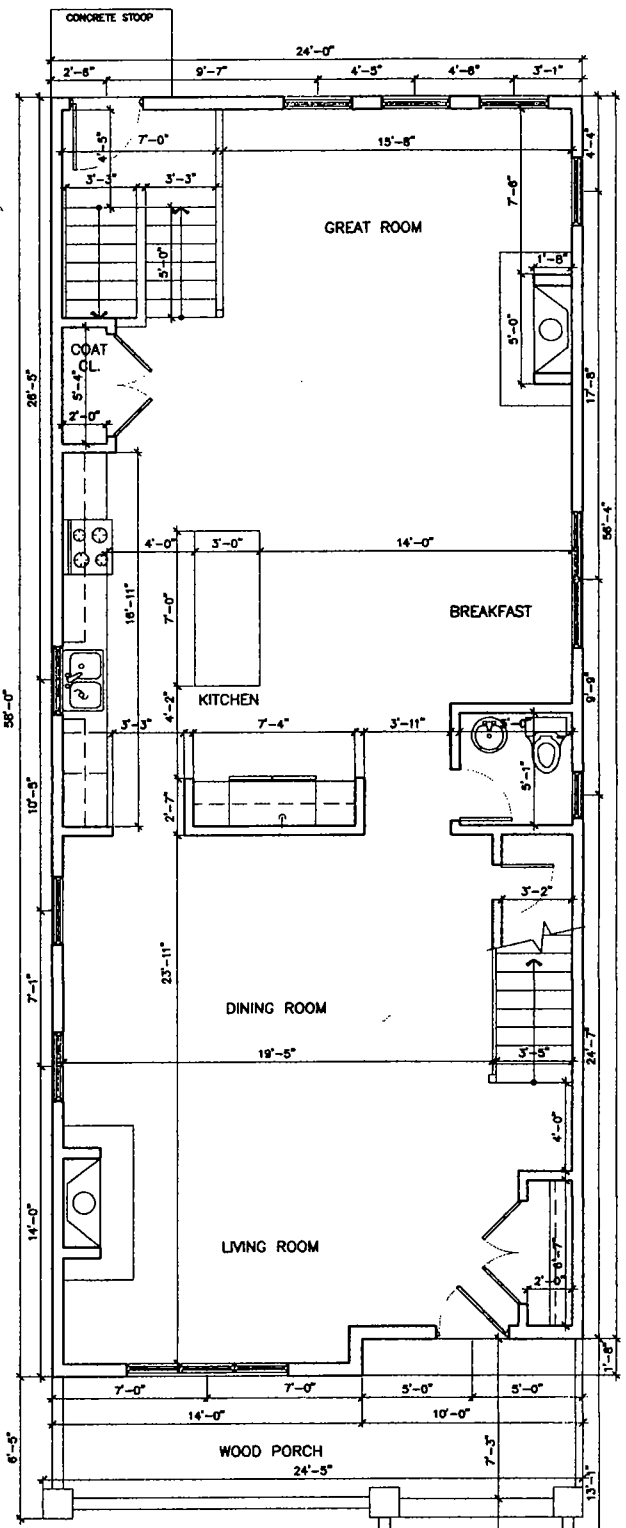
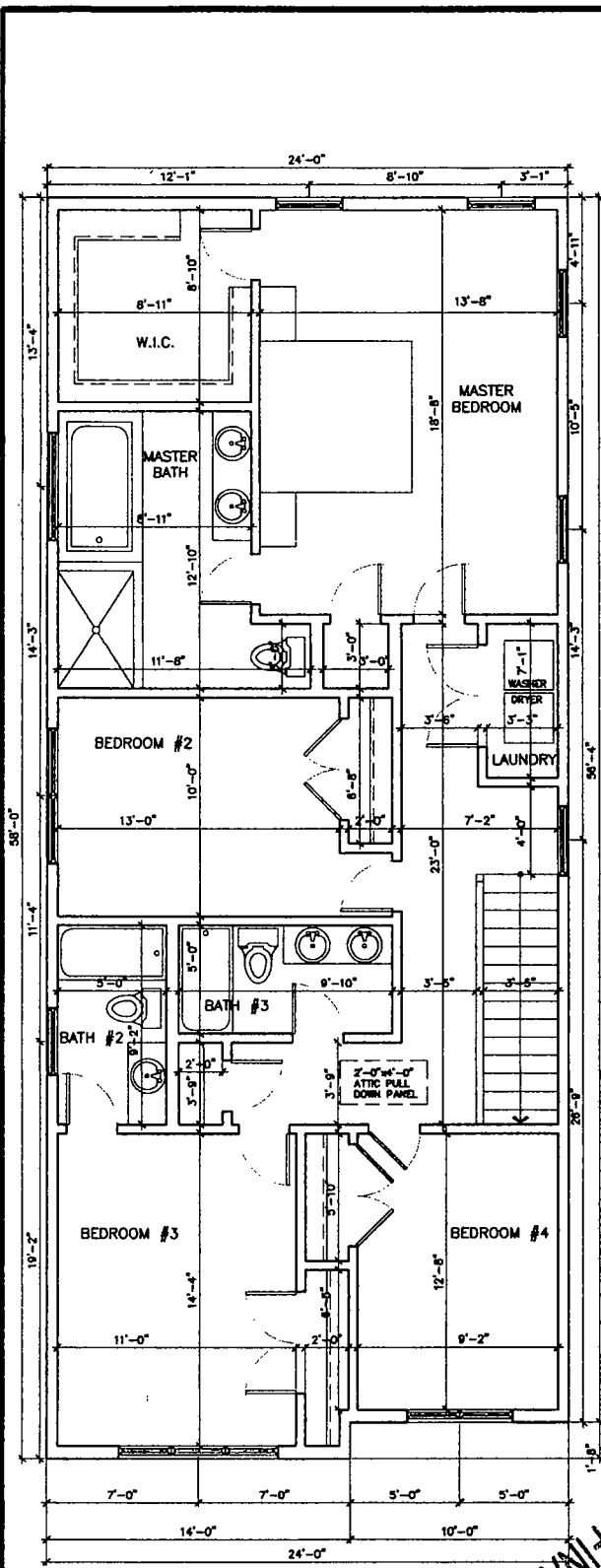
# PROPOSED NEW SINGLE FAMILY HOME 7349 W NORTH SHORE AVE



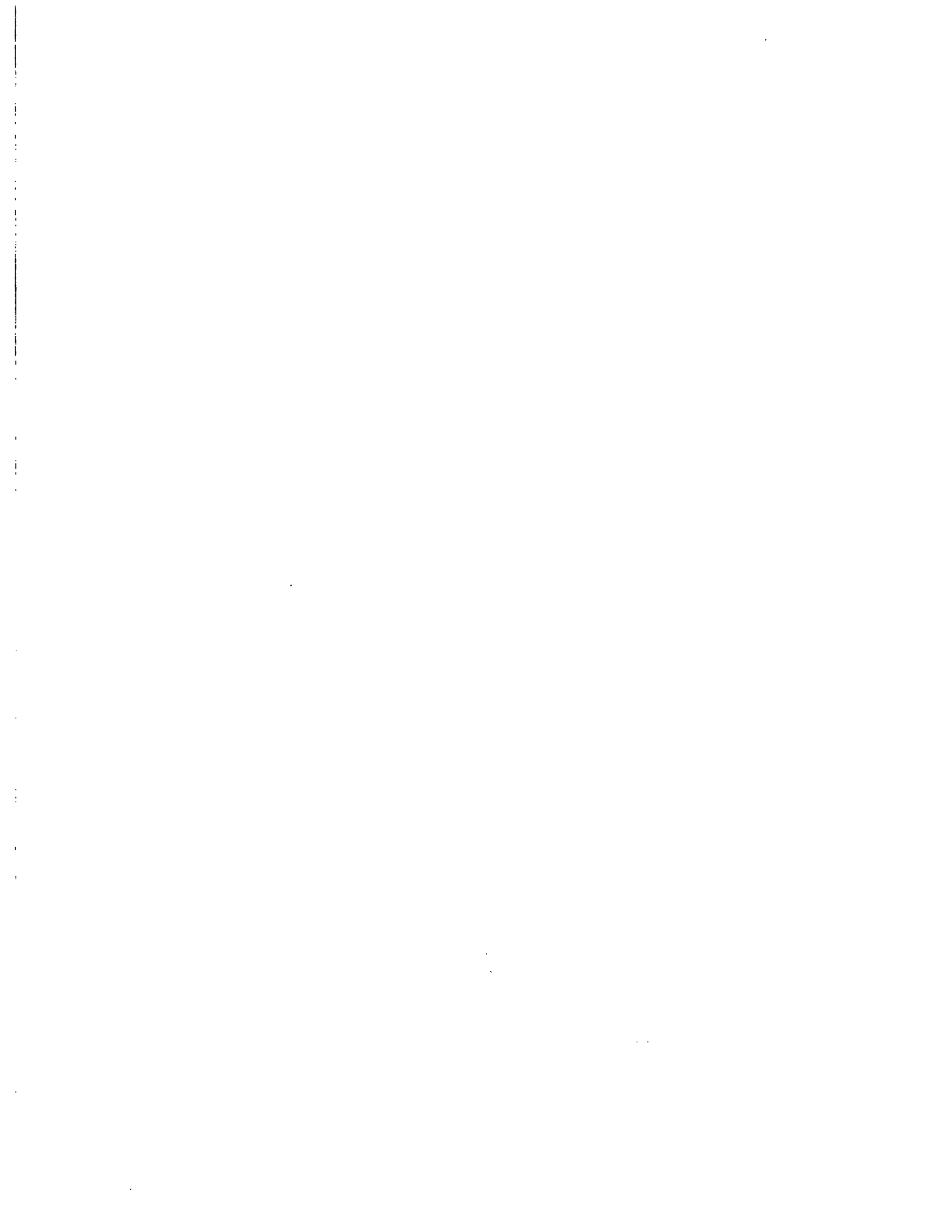
FINAL FOR PUBLICATION

A-1	<p>7349 W NORTH SHORE AVE CHICAGO ILLINOIS</p>	
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FINAL FOR PUBLICATION





**ROOF CONSTRUCTION UL #P522**

240# ASPHALT SHINGLES CLASS "A"  
ON 1/2" ROOF FELTS ON 1/2"  
EXTERIOR GRADE PLYWOOD SHEATHING.  
SEE PLAN FOR RAFTER SIZES AND DIRECTION.  
VENT PER CODE.

SELF-ADHESIVE ICE/WATER  
SHIELD FROM EDGE OF ROOF  
TO A POINT 24" INSIDE  
EXTERIOR WALL LINE.

CONT. MTL.  
FLASHING  
PRE-FINISH  
ALUM CUTTER  
1" x 10" FASCIA  
ALUM SOFFIT

SEE  
ELEV.

**CEILING  
CONSTRUCTION**  
5/8" GYP. BD. TYPE "X"  
SEE PLAN FOR C.G. SIZES  
AND DIRECTION.

**UL # U378  
1HR. FRAME WALL  
CONSTRUCTION**

VINYL SIDING  
TYPE X  
5/8" EXT. GYP. BD. TYPE "X"  
2" x 8" STUDS @ 16" O.C.  
BATT INSULATION W/ VAPOR BARRIER  
(R-19) OR EQUAL.  
5/8" INT. GYP. BD. TYPE "X"  
CROSS BRACING DIM.  
TO BEARING (TYP.)  
CDX PLYWOOD @ CORNERS

2ND. FLR.

**1 HR. RATED  
FL. CONSTRUCTION UL #L542**  
FINISH FLOOR PER PLAN 23/32" PLYND.  
SUBFLOOR - TAG ON FLOOR JOISTS  
RESILIENT CHANNEL @ 12" O.C.  
W/BRIDGING (PER PLAN)  
5/8" GYPSUM BD. TYPE "X"

NOTE: WRAP END OF TRUSS  
WITH BUILDING PAPER.

**UL # U378  
1HR. FRAME WALL  
CONSTRUCTION**

VINYL SIDING  
TYPE X  
5/8" EXT. GYP. BD. TYPE "X"  
2" x 8" STUDS @ 16" O.C.  
BATT INSULATION W/ VAPOR BARRIER  
(R-19) OR EQUAL.  
5/8" INT. GYP. BD. TYPE "X"  
CROSS BRACING DIM.  
TO BEARING (TYP.)  
CDX PLYWOOD @ CORNERS

1ST. FLR.

**1 HR. RATED  
FL. CONSTRUCTION UL #L542**  
FINISH FLOOR PER PLAN 23/32" PLYND.  
SUBFLOOR - TAG ON FLOOR JOISTS  
RESILIENT CHANNEL @ 12" O.C.  
W/BRIDGING (PER PLAN)  
5/8" GYPSUM BD. TYPE "X"

TOP BEARING TRUSS  
1ST. FLR. ONLY

NOTE:  
ALL FOOTINGS TO  
BEAR ON  
UNDISTURBED SOIL.  
MIN. COMPRESSIVE  
STRENGTH OF 3000 PSF.

FIBERGLASS  
DAMP-PROOFING  
AND 2" RIGID  
INSULATION R-10

WELDED 2x4  
PLATE w/ 1/2" x 1'-8"  
A.S. @ 48" O.C. (TYP.)

2x4 BD. FLOORING  
5/8" GYP. BD.  
R-15 BATT INSULATION

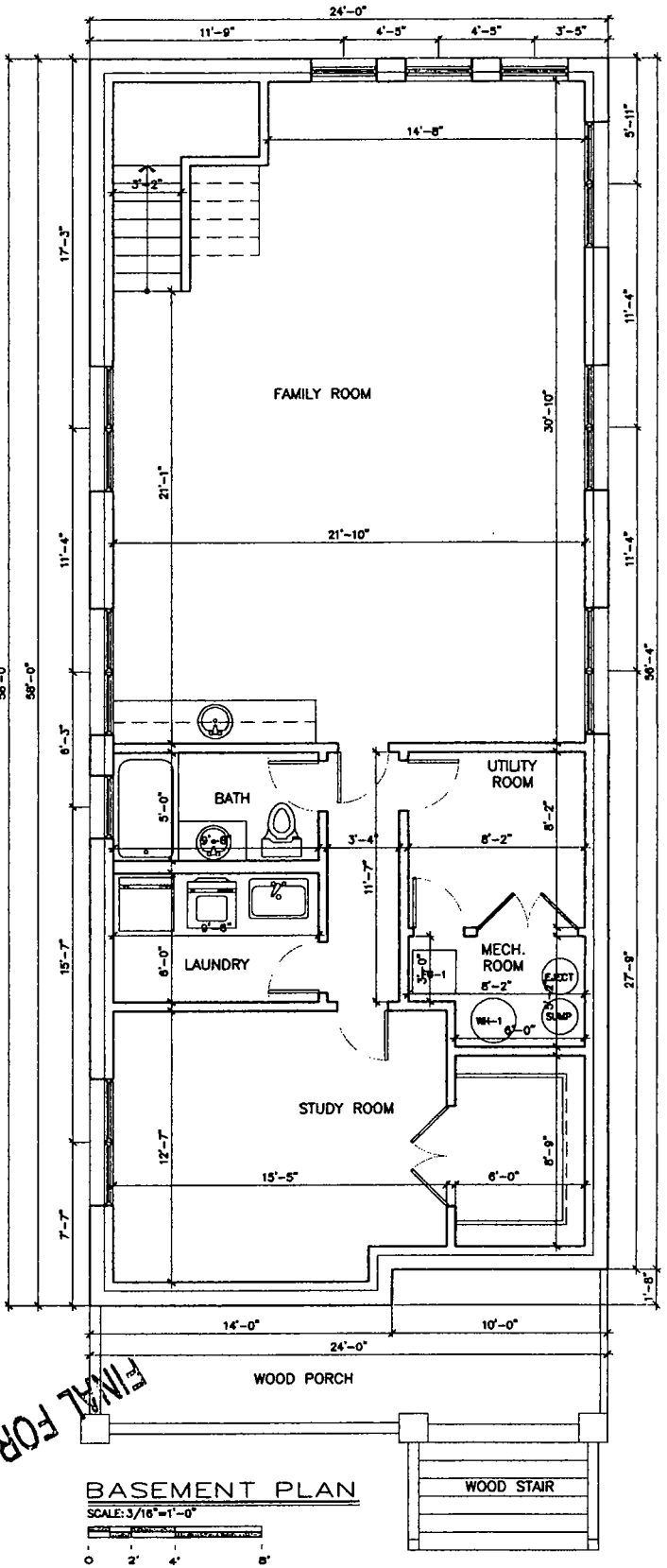
CONTINUOUS 2 #5  
TOP & BOTTOM

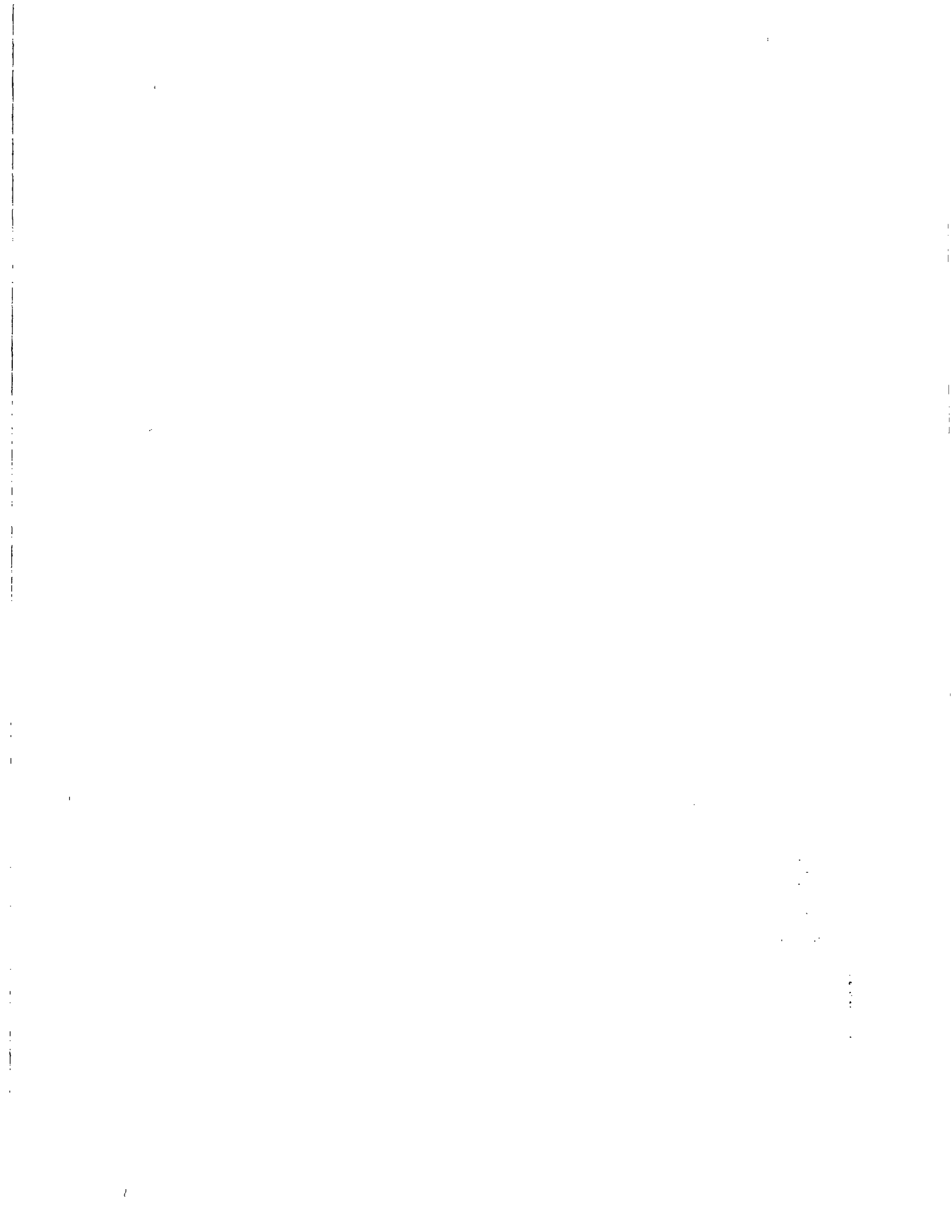
#5 @ 16" STAG. VERT. LEG

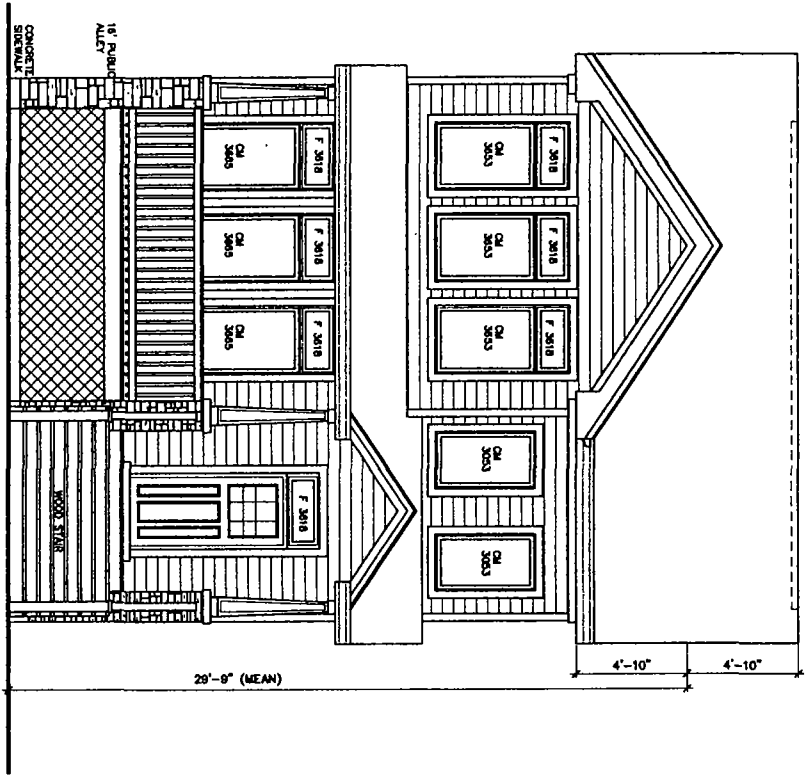
4" CONC. SLAB w/  
6x6 GRID W.R.F.  
& W/GRIDED  
ON 4" GRAVEL

4" DRAIN TILE WITH  
2" (MIN.) STONE BASE &  
6" (MIN.)  
GRAVEL COVER (TYP.)  
AND FILTER FABRIC  
RUN TO SUMP PUMP

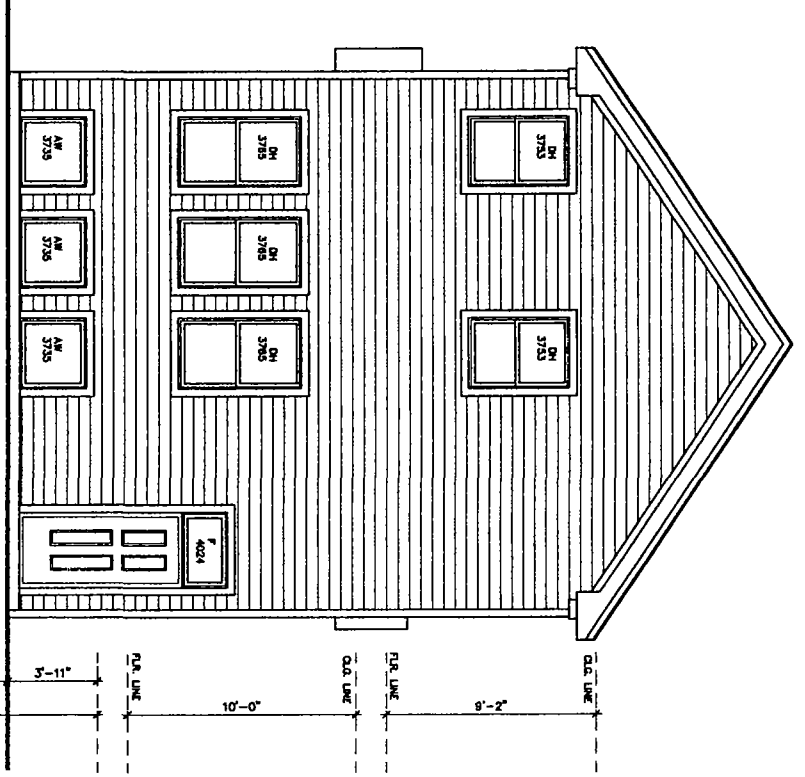
**TYPICAL  
WALL SECTION**





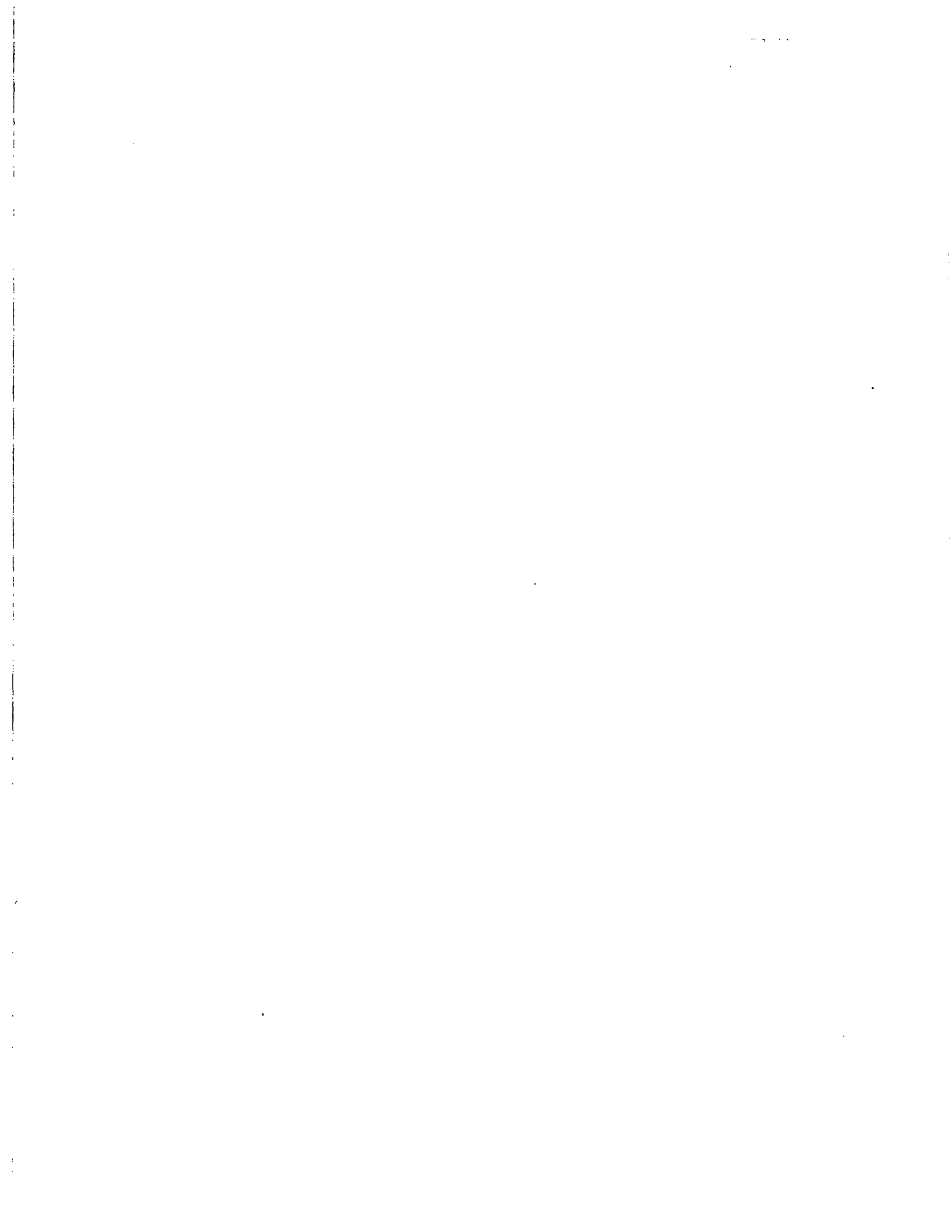


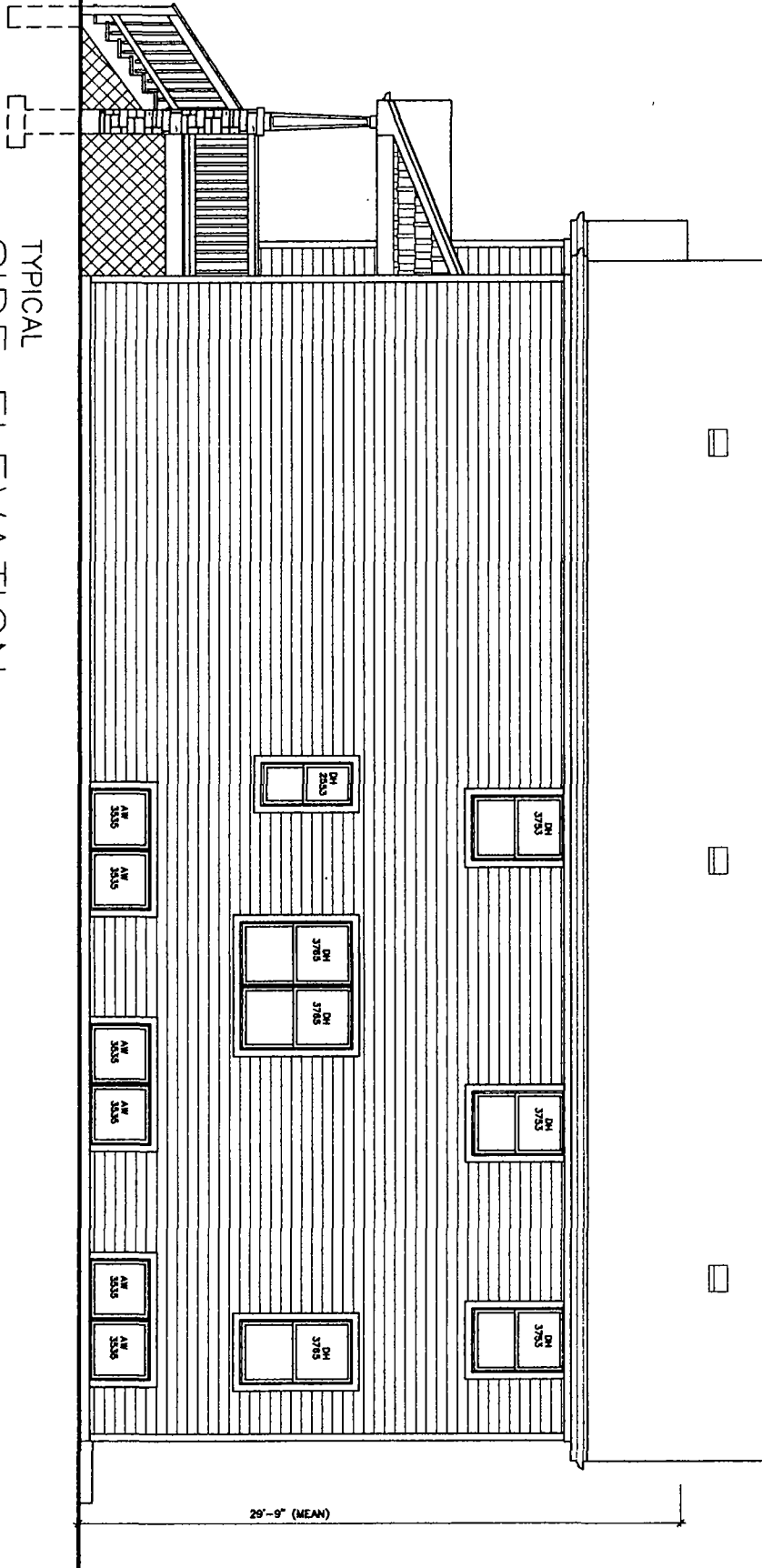
#7349  
 NORTH ELEVATION  
 SCALE: 3/16"=1'-0"



#7349  
 SOUTH ELEVATION  
 SCALE: 3/16"=1'-0"

FINAL FOR PUBLICATION





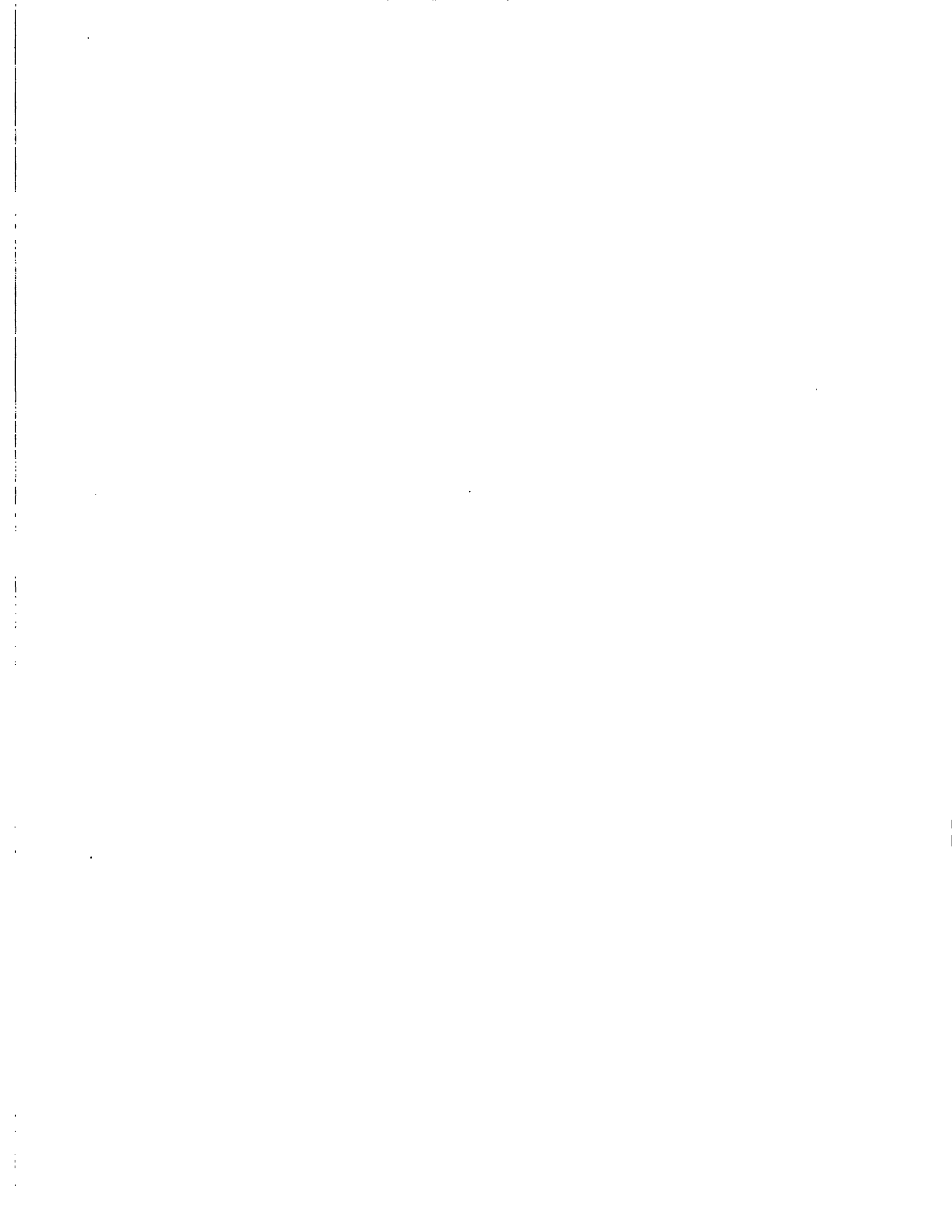
TYPICAL  
SIDE ELEVATION

SCALE: 3/16" = 1'-0"

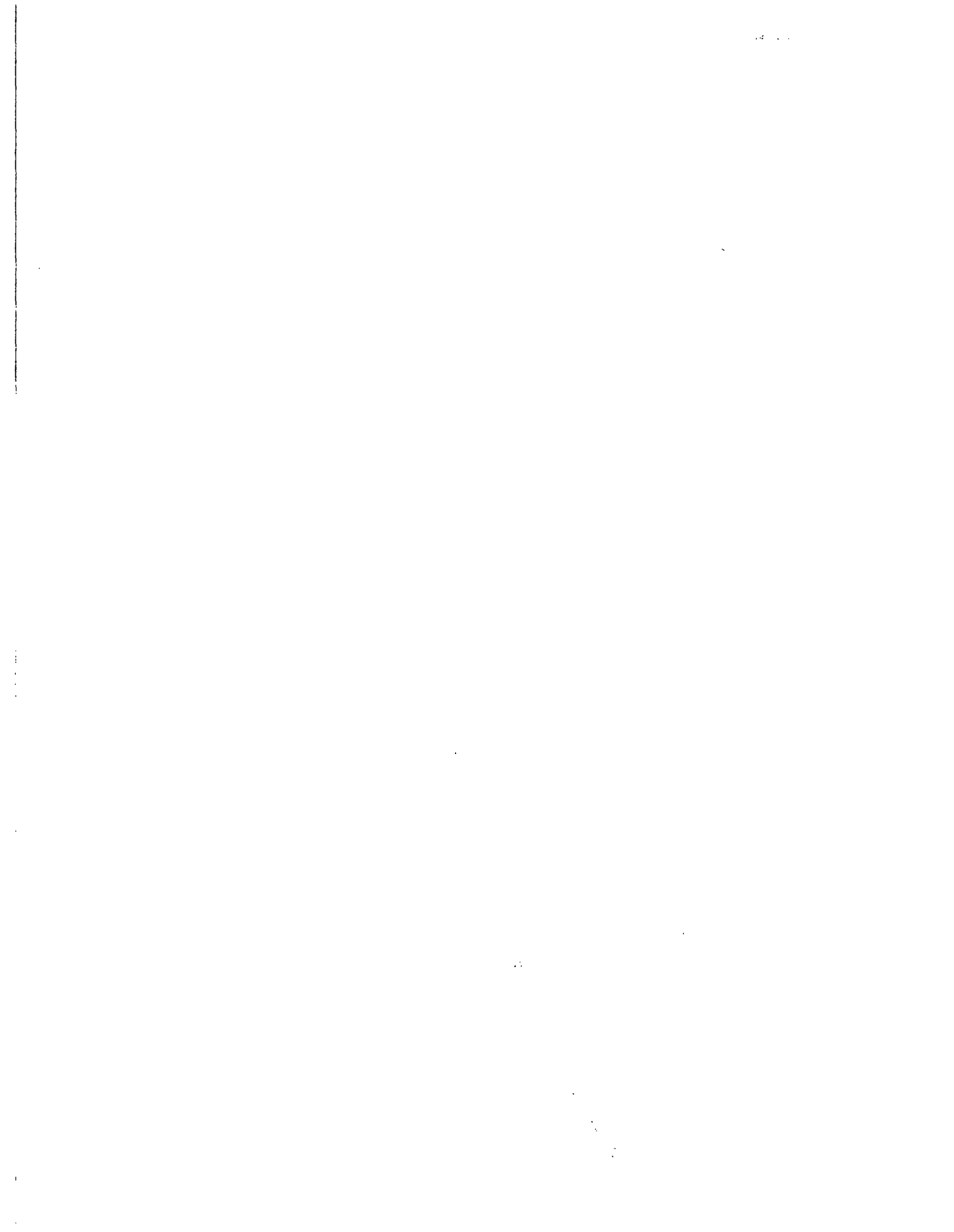
FINAL FOR PUBLICATION

A-5

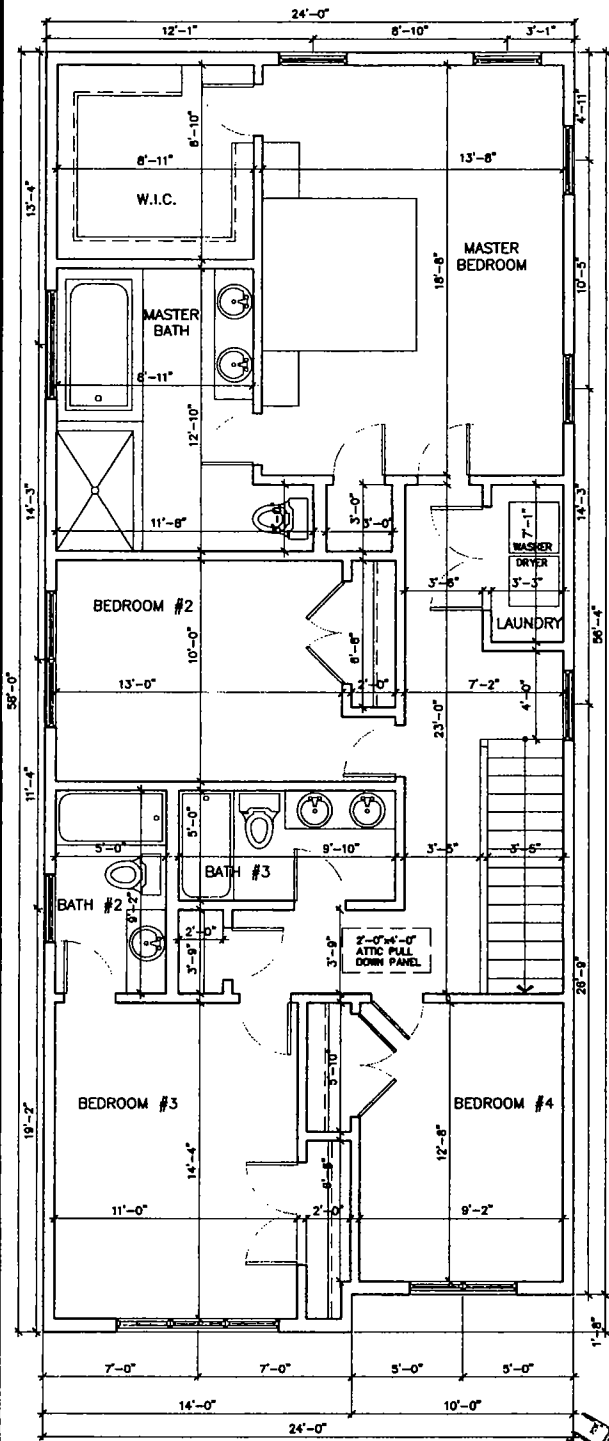
7349 W NORTH SHORE AVE  
CHICAGO ILLINOIS





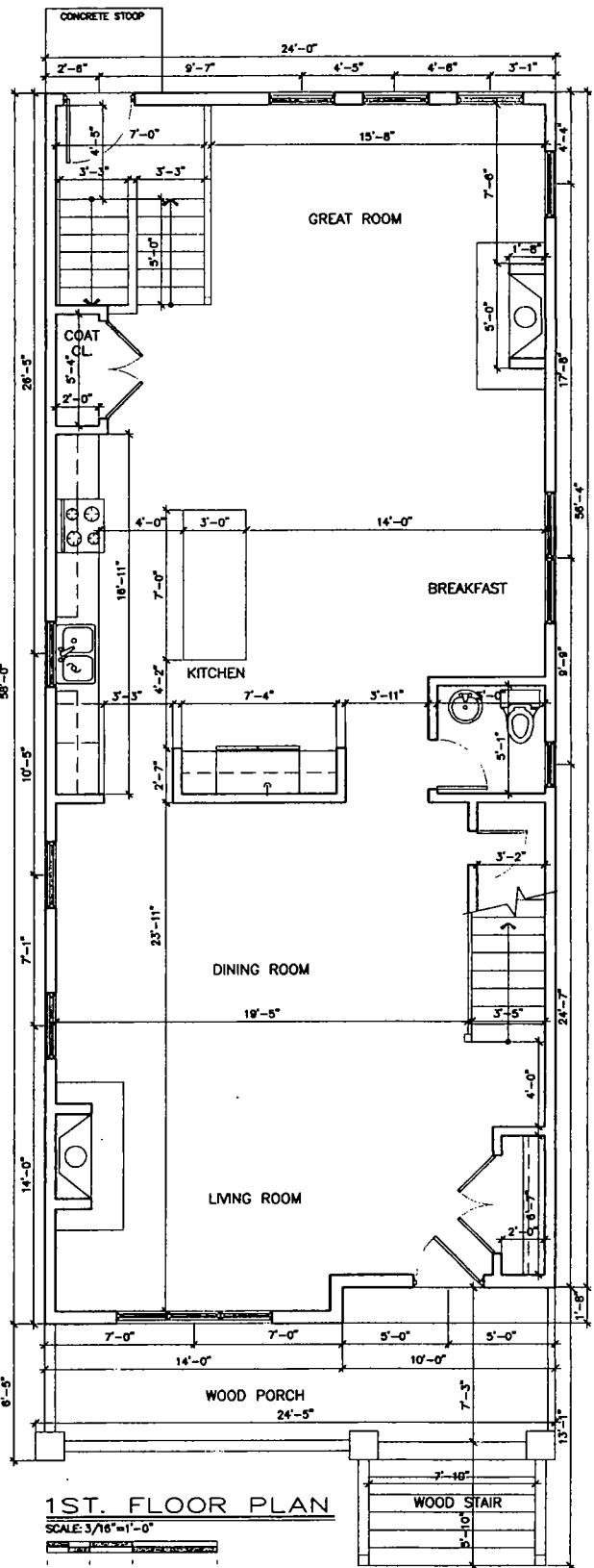
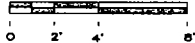






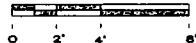
2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"



1ST. FLOOR PLAN

SCALE: 3/16" = 1'-0"



FINAL FOR PUBLICATION

A-2

7353 NORTH SHORE AVE  
CHICAGO  
ILLINOIS



**ROOF CONSTRUCTION U/L #P522**

240# ASPHALT SHINGLES CLASS "A"  
ON 15# ROOF FELTS ON 1/2"  
EXTERIOR GRADE PLYWOOD SHEATHING.  
SEE PLAN FOR RAFTER SIZES AND DIRECTION.  
VENT PER CODE.

SELF-ADHESIVE ICE/WATER  
SHIELD FROM EDGE OF ROOF  
TO A POINT 24" INSIDE  
EXTERIOR WALL LINE.

CONT. MTL.  
FLASHING

PRE-FINISH  
ALUM GUTTER

1 x 10 FASOIA

ALUM. SOFFIT

U/L # L1379

1 HR. FRAME WALL  
CONSTRUCTION

VINYL SIDING

TYNEX

5/8" EXT. GYP. BD. TYPE "X"

2 x 6 STUDS @ 16" O.C.

BATT INSULATION W/ VAPOR BARRIER

(R-19) OR EQUAL

5/8" INT. GYP. BD. TYPE "X"

\* CROSS BRACING DASH.  
TO BEARING (TYP.)

COX PLYWOOD @ CORNERS

NOTE: WRAP END OF TRUSS  
WITH BUILDING PAPER.

U/L # L1379

1 HR. FRAME WALL  
CONSTRUCTION

VINYL SIDING

TYNEX

5/8" EXT. GYP. BD. TYPE "X"

2 x 6 STUDS @ 16" O.C.

BATT INSULATION W/ VAPOR BARRIER

(R-19) OR EQUAL

5/8" INT. GYP. BD. TYPE "X"

\* CROSS BRACING DASH.  
TO BEARING (TYP.)

COX PLYWOOD @ CORNERS

TOP BEARING TRUSS  
1ST. FLR. ONLY

CRANE

NOTE:

ALL FOOTINGS TO  
BEAR ON  
UNDISTURBED SOIL.  
MIN. COMPRESSIVE  
STRENGTH OF 3000 PSF.

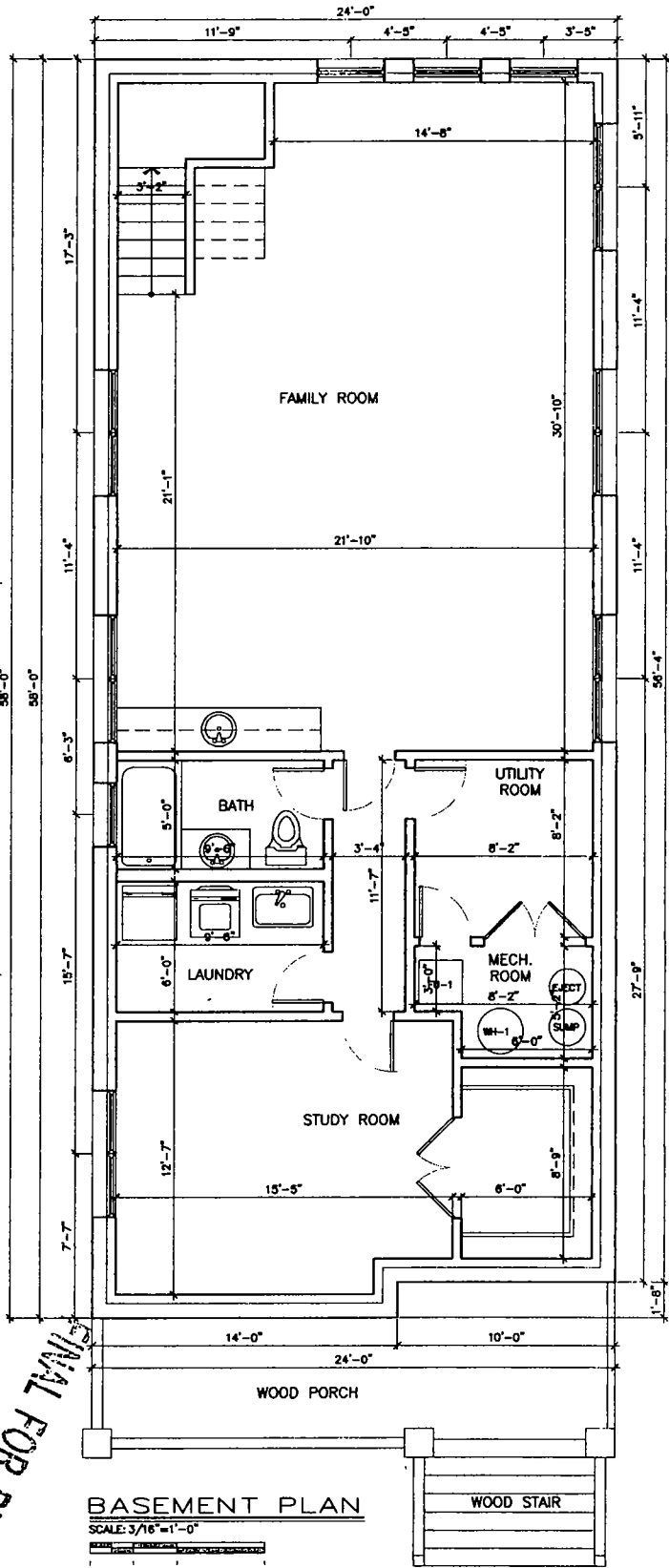
FIBERGLASS  
DAMP-PROOFING  
AND 2" RIGID  
INSULATION R-10

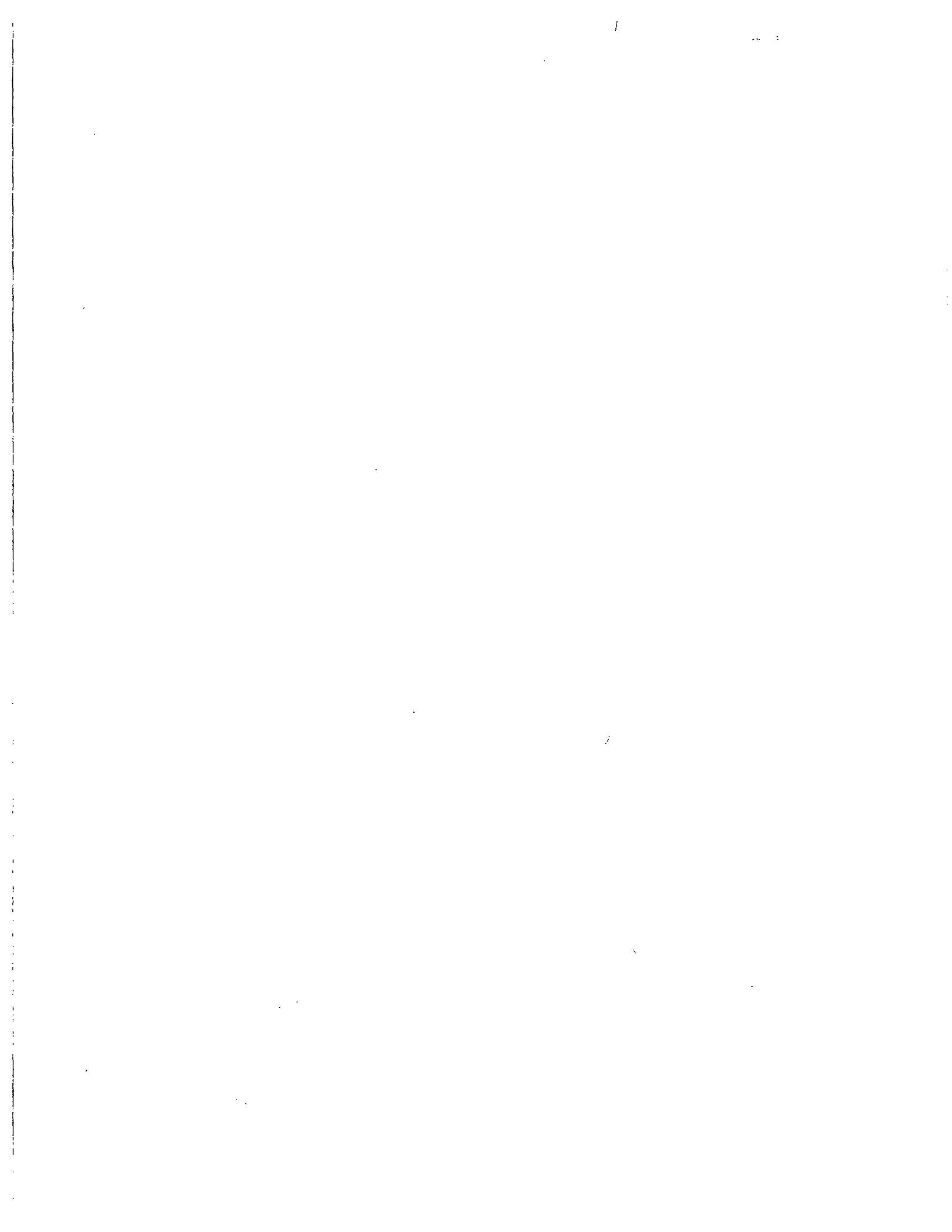
4" CONC. SLAB W/  
6# @ 12" WELF.  
& WOODEN  
ON 4" GRAVEL

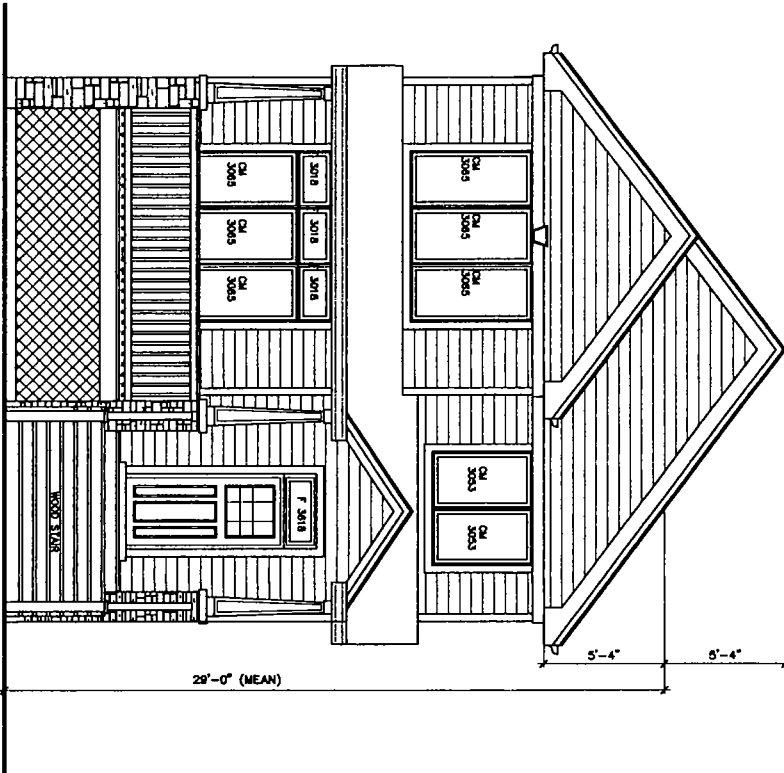
4" DRAIN TILE WITH  
2" (MIN.) STONE BASE &  
6" (MIN.)  
GRAVEL COVER (TYP.)  
AND FILTER FABRIC  
RUN TO SLUMP PUMP

TYPICAL  
WALL SECTION

FINAL FOR PUBLICATION

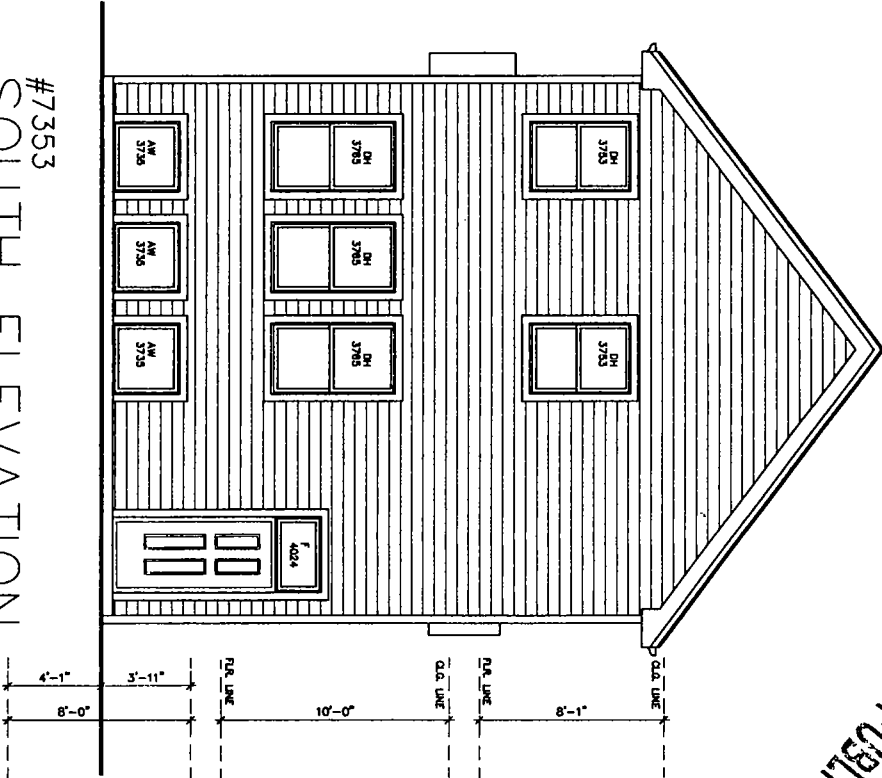






#7353  
NORTH ELEVATION

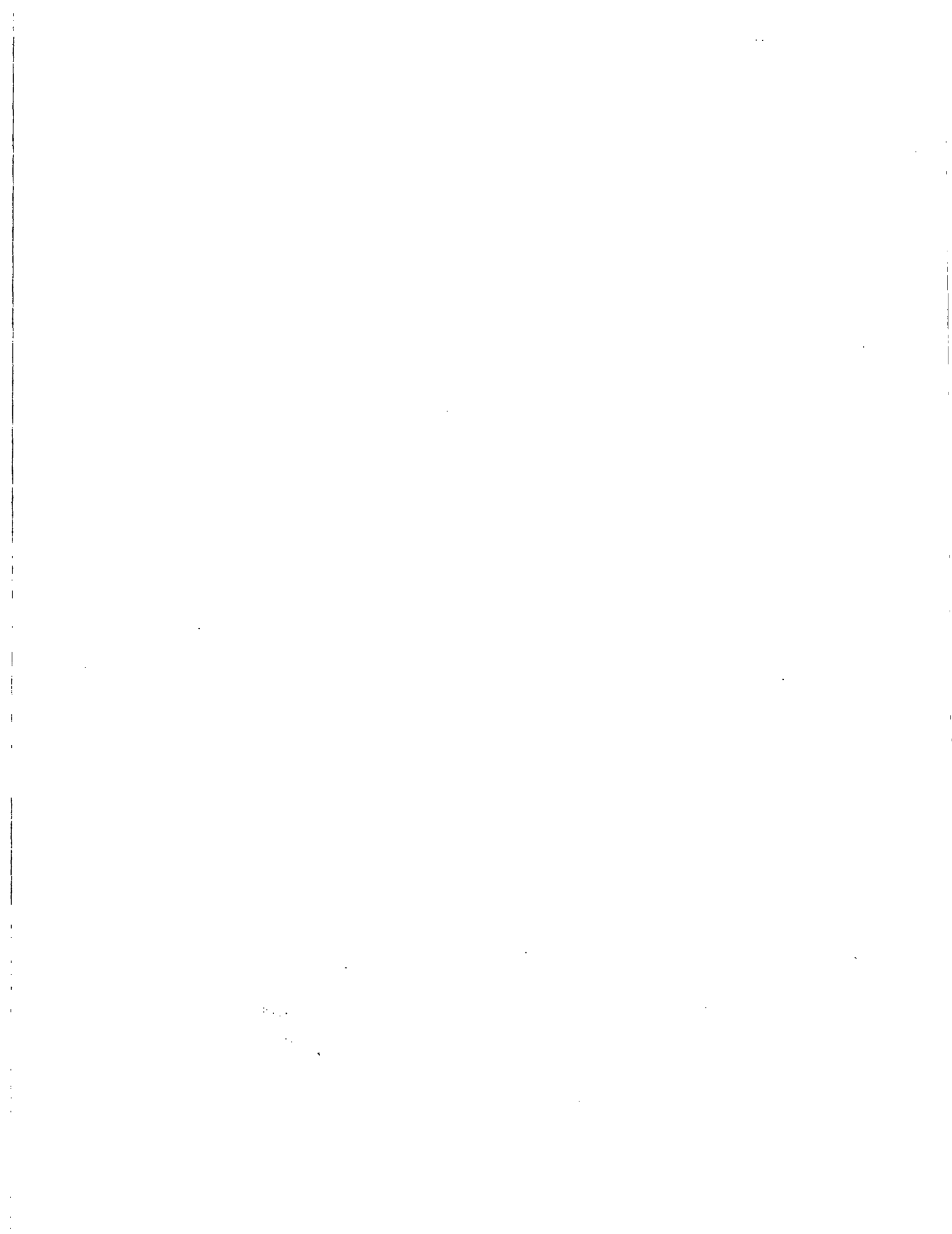
SCALE: 3/16" = 1'-0"



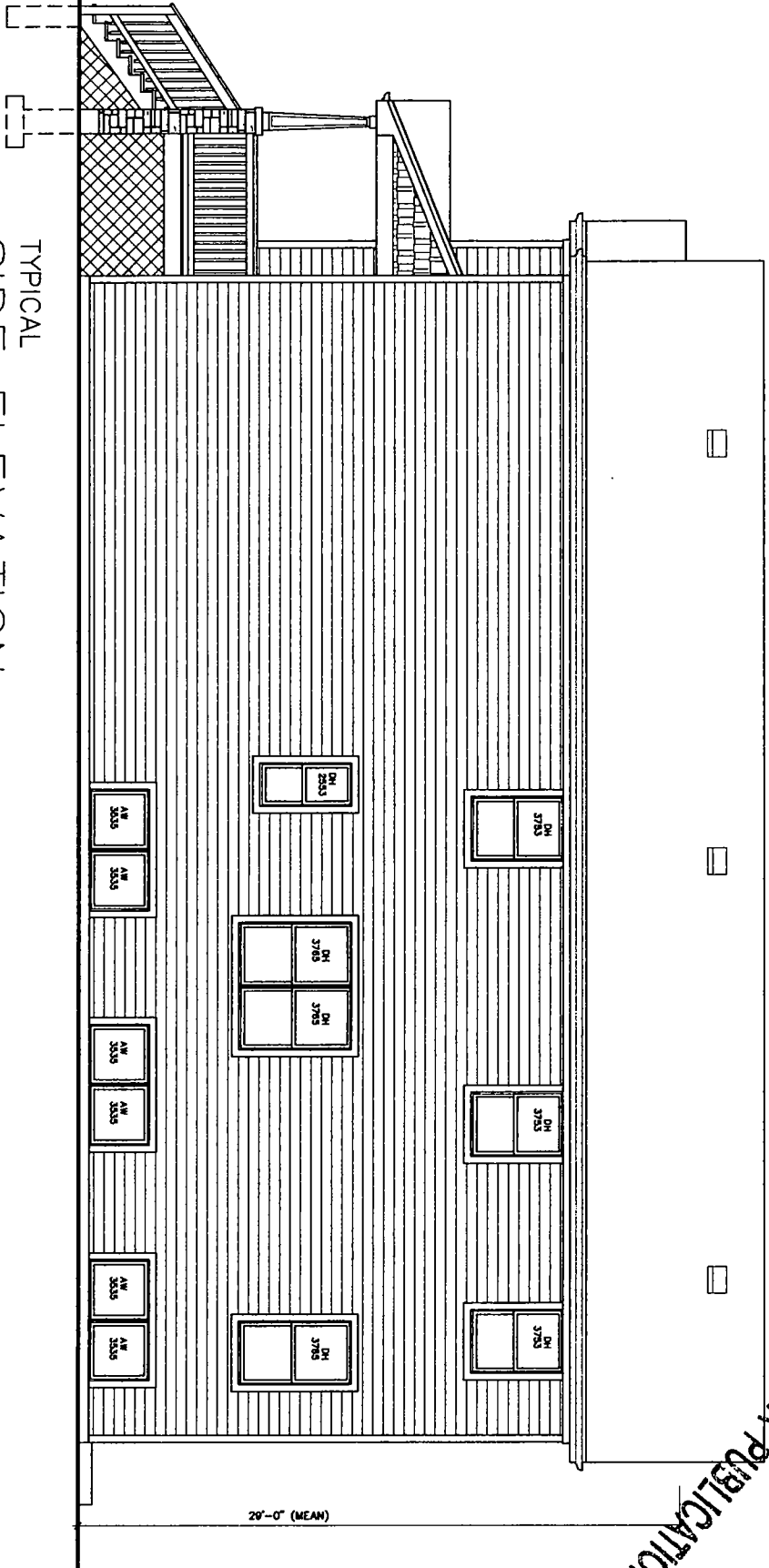
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SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

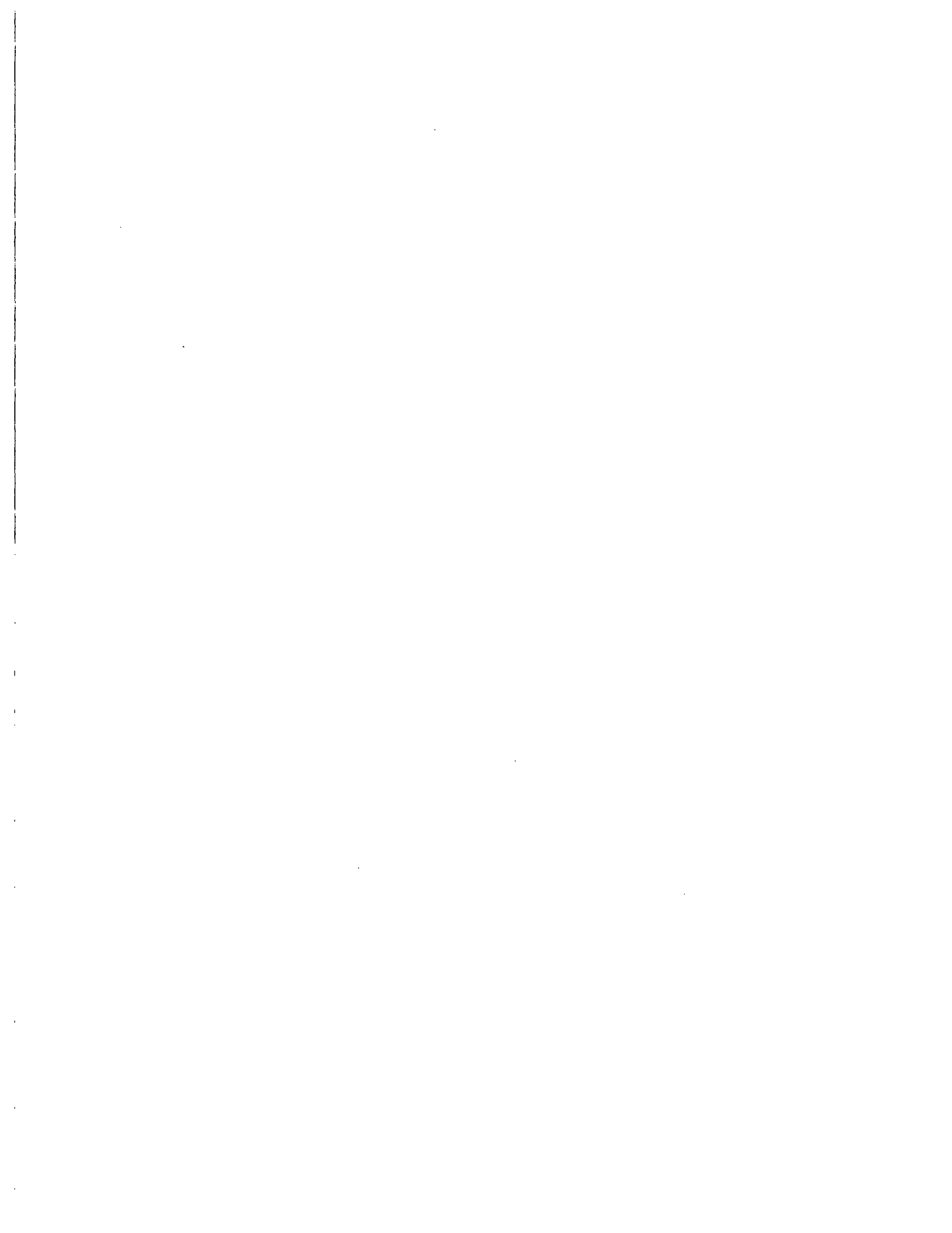
FINAL FOR PUBLICATION



TYPICAL  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

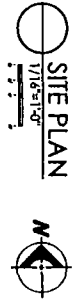
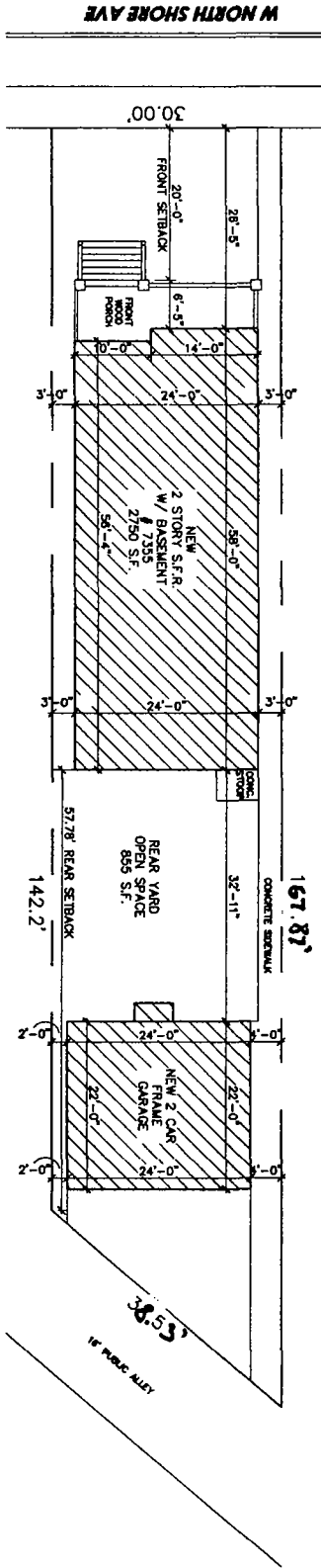


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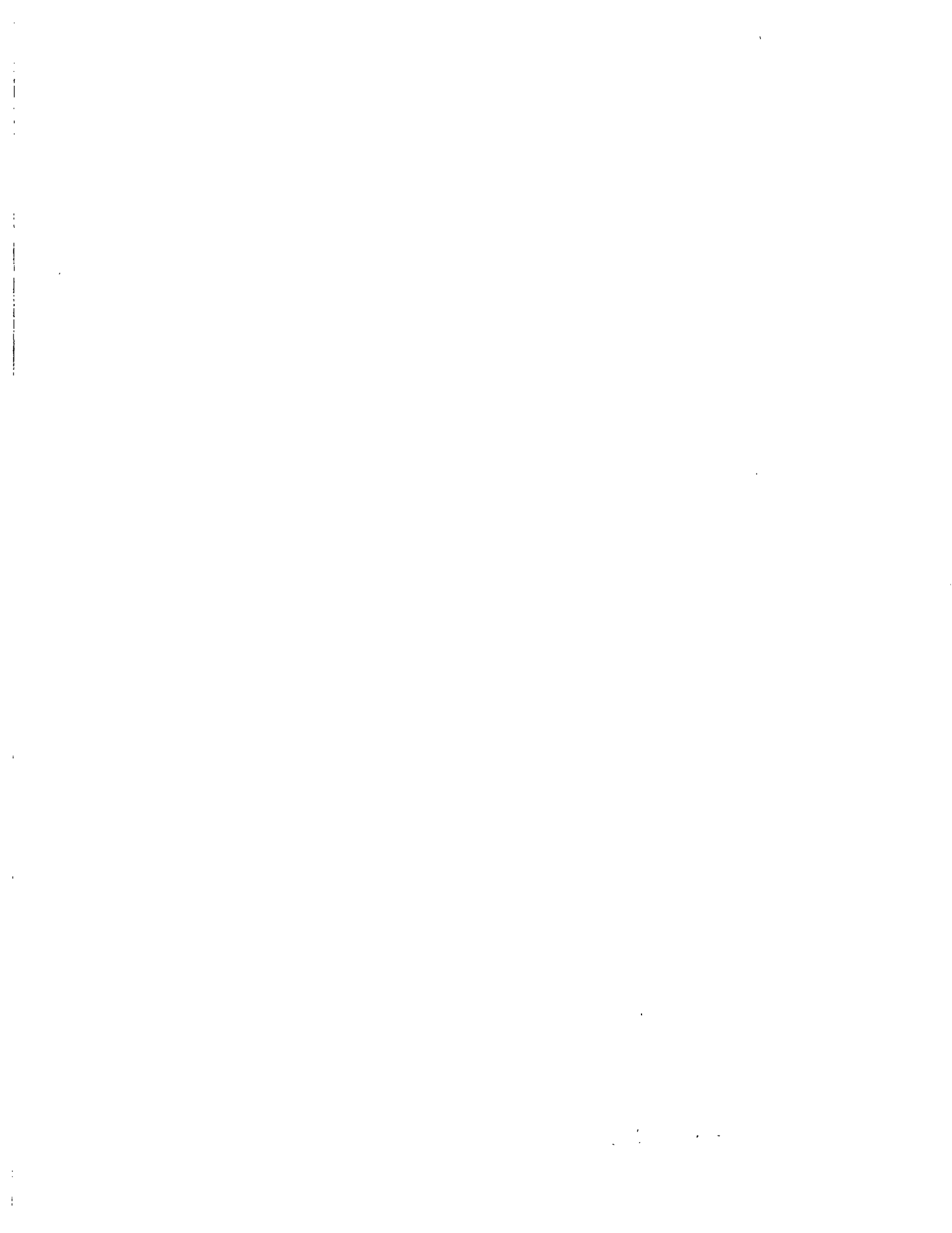


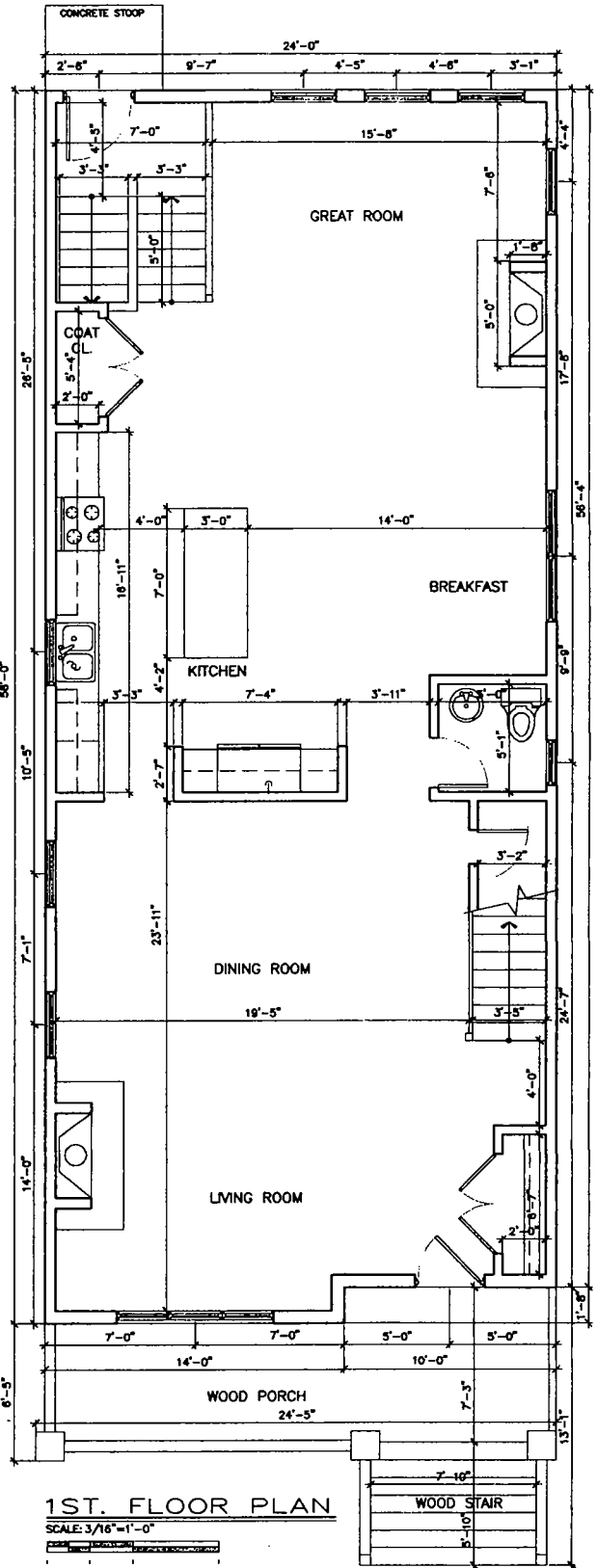
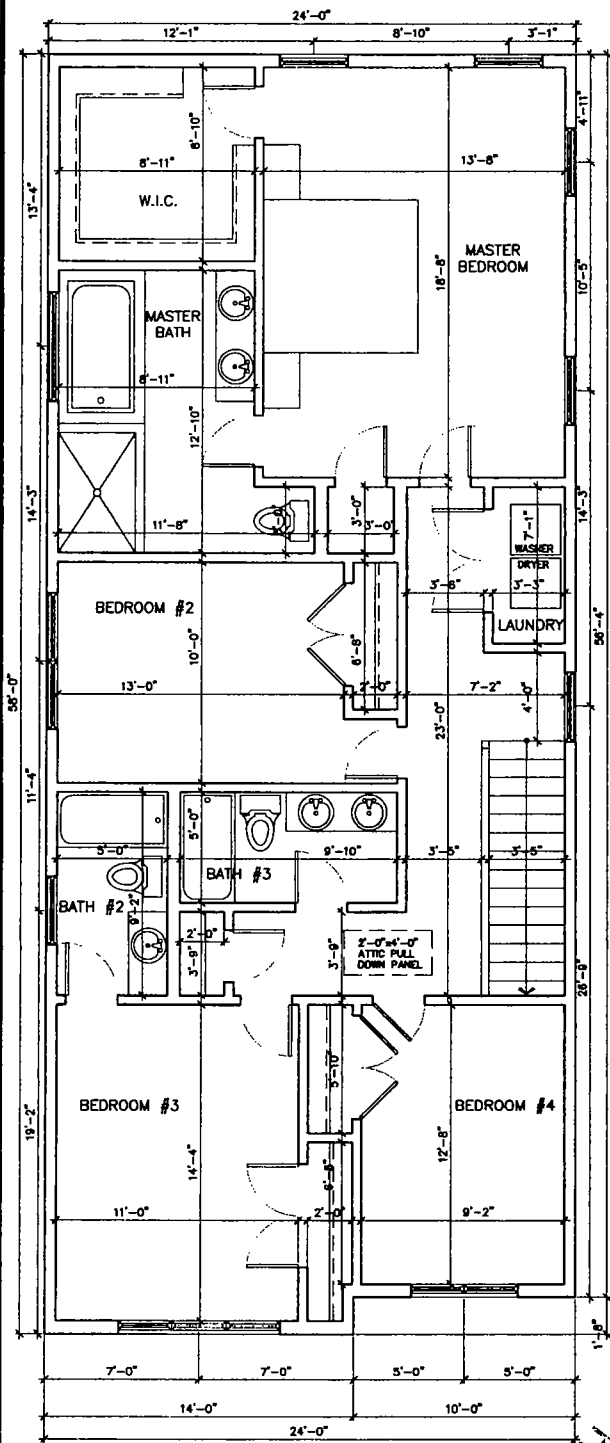


# PROPOSED NEW SINGLE FAMILY HOME 7355 W NORTH SHORE AVE



FINAL FOR PUBLICATION





FINAL FOR PUBLICATION



**ROOF CONSTRUCTION UL #P522**

240# ASPHALT SHINGLES CLASS "A"  
ON 15# ROOF FELTS ON 1/2"  
EXTERIOR GRADE PLYWOOD SHEATHING.  
SEE PLAN FOR RAFTER SIZES AND DIRECTION.  
VENT PER CODE.

SELF-ADHESIVE ICE/WATER  
SHIELD FROM EDGE OF ROOF  
TO A POINT 24" INSIDE  
EXTERIOR WALL LINE.

CONT. INTL.  
FLASHING

PRE-FINISH  
ALUM GUTTER

1 x 10 FASDA

ALUM SOFFIT

BATT INSUL.  
(R-30)

SEE  
ELEV.

CEILING  
CONSTRUCTION  
5/8" GYP. BD. TYPE "X"  
SEE PLAN FOR CLR. JST'S  
SIZES AND DIRECTION.

UL# U378

1HR. FRAME WALL  
CONSTRUCTION

1HR. RATED  
EL. CONSTRUCTION UL# 542

FRESH FLOOR PER PLAN 23/32" PLYWD.

SUBFLOOR - TAG ON FLOOR JOISTS

RESILIENT CHANNEL @ 12" O.C.

W/BRIDGING (PER PLAN)

5/8" GYPSUM BD. "TYPE X"

5/8" EXT. GYP. BD. TYPE "X"

2 x 8 STUDS @ 16" O.C.

BATT INSULATION W/ VAPOR BARRIER  
(R-19) OR EQUAL.

5/8" INT. GYP. BD. TYPE "X"

CROSS BRACING DIRK.  
TO BEARING (TYP.)

CDX PLYWOOD @ CORNERS

19 CHAFFTOP  
INSULATION

NOTE: WRAP END OF TRUSS  
WITH BUILDING PAPER.

UL# U378

1HR. FRAME WALL  
CONSTRUCTION

1HR. RATED  
EL. CONSTRUCTION UL# 542

FRESH FLOOR PER PLAN 23/32" PLYWD.

SUBFLOOR - TAG ON FLOOR JOISTS

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5/8" GYPSUM BD. "TYPE X"

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2 x 8 STUDS @ 16" O.C.

BATT INSULATION W/ VAPOR BARRIER  
(R-19) OR EQUAL.

5/8" INT. GYP. BD. TYPE "X"

CROSS BRACING DIRK.  
TO BEARING (TYP.)

CDX PLYWOOD @ CORNERS

19 CHAFFTOP  
INSULATION

TOP BEARING TRUSS  
1ST. FLR. ONLY

2-4 1/2" WOOD FURRING

3/8" GYP. BD.

R-15 BATT INSULATION

CONTINUOUS 2" EL.  
TOP & BOTTOM

BASEMENT

3" @ 16" STAG. VERT. LEG

4" CONC. SLAB W/  
6" RIG. W.E.F.  
& WOODEN  
ON 1" GRAVEL

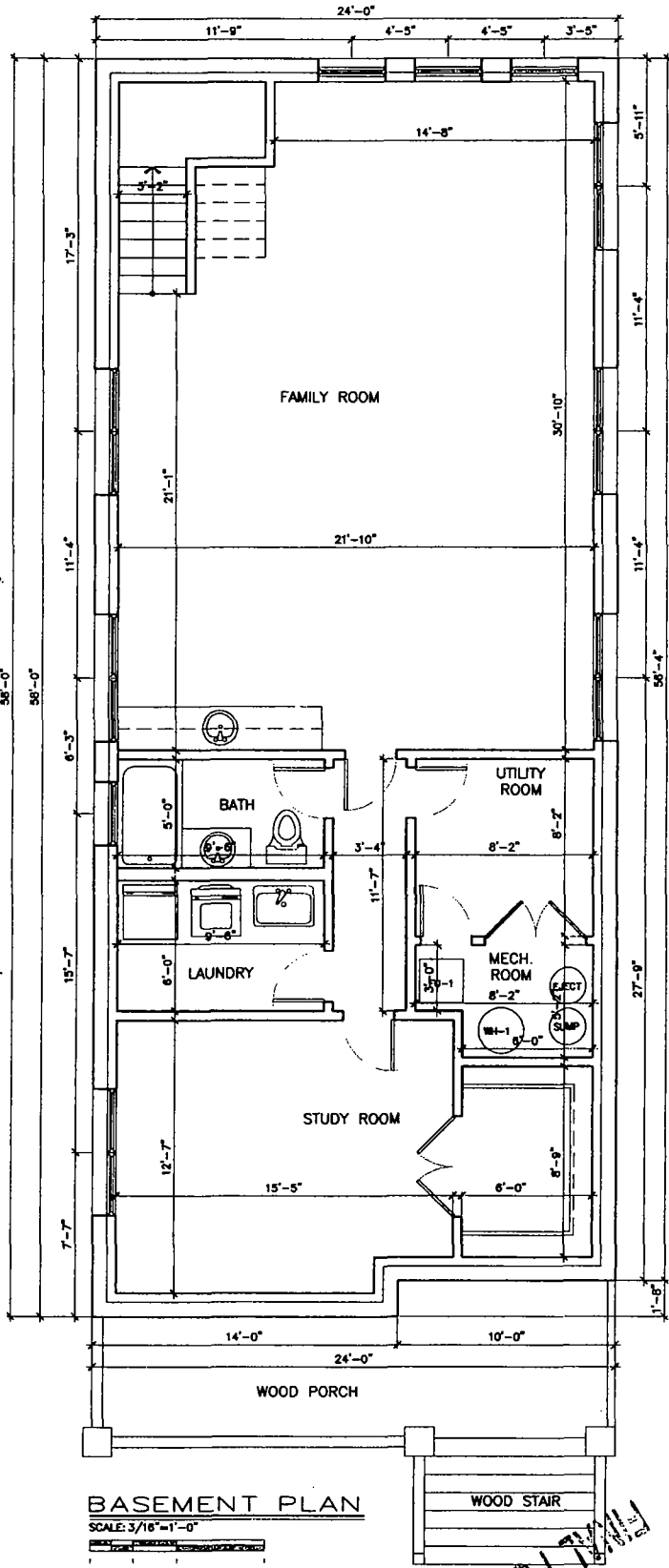
4" DRAIN TILE WITH  
2" (MIN.) STONE BASE &  
3" (MIN.)  
GRAVEL COVER (TYP.)  
AND FILTER FABRIC  
RUN TO SUMP PUMP

GRADE

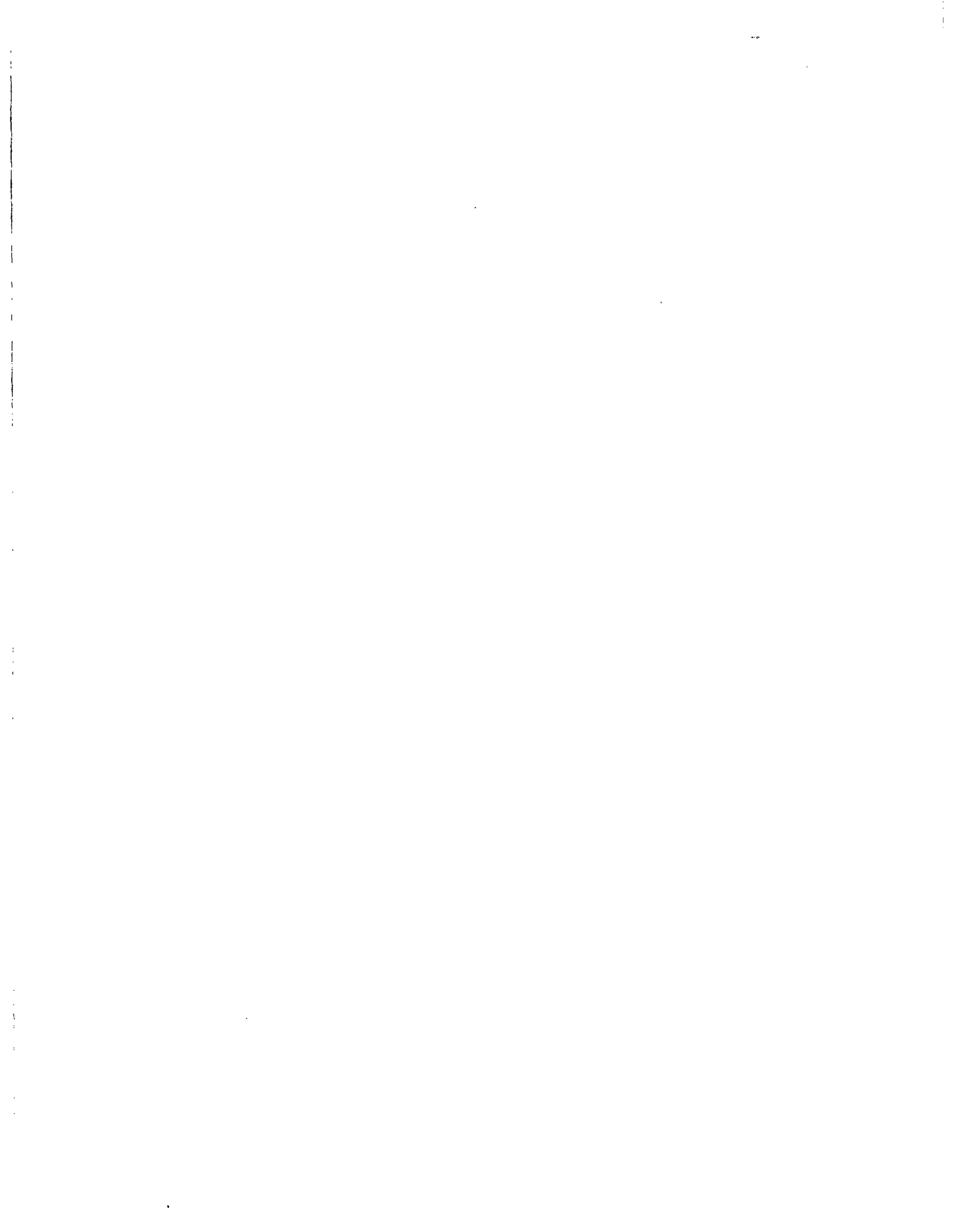
NOTE:  
ALL FOOTINGS TO  
BEAR ON  
UNDISTURBED SOIL.  
MIN. COMPRESSIVE  
STRENGTH OF 3000 PSF.

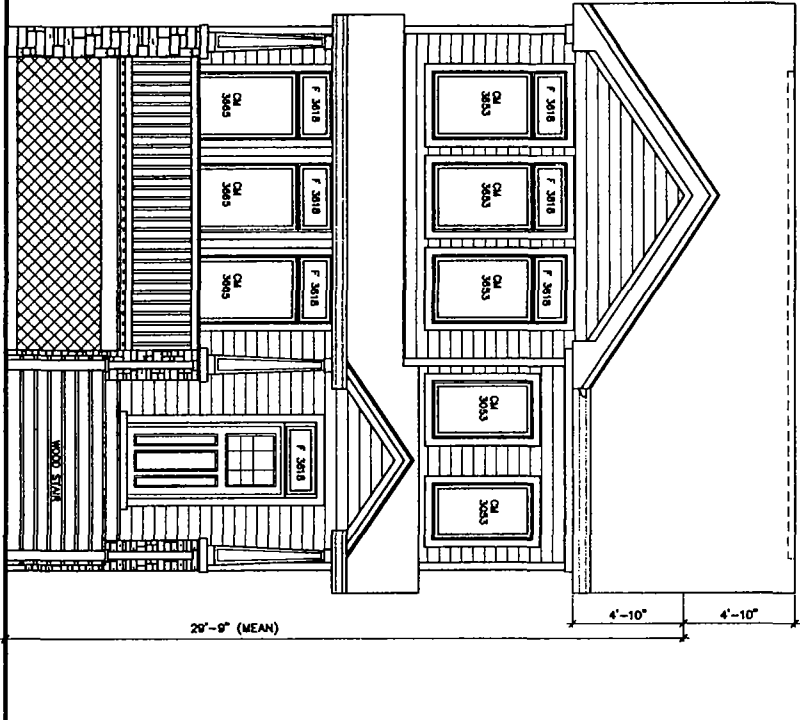
FIBERGLASS  
DAMP-PROOFING  
AND 2" RIGID  
INSULATION R-10

TYPICAL  
WALL SECTION

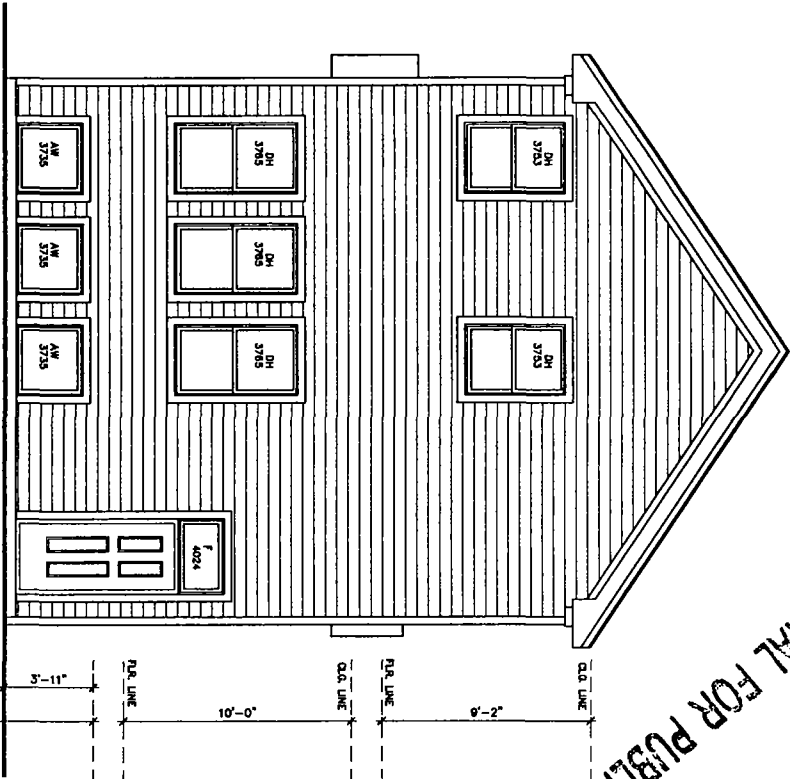


NOT FOR PUBLICATION





#7355  
 NORTH ELEVATION  
 SCALE: 3/16"=1'-0"

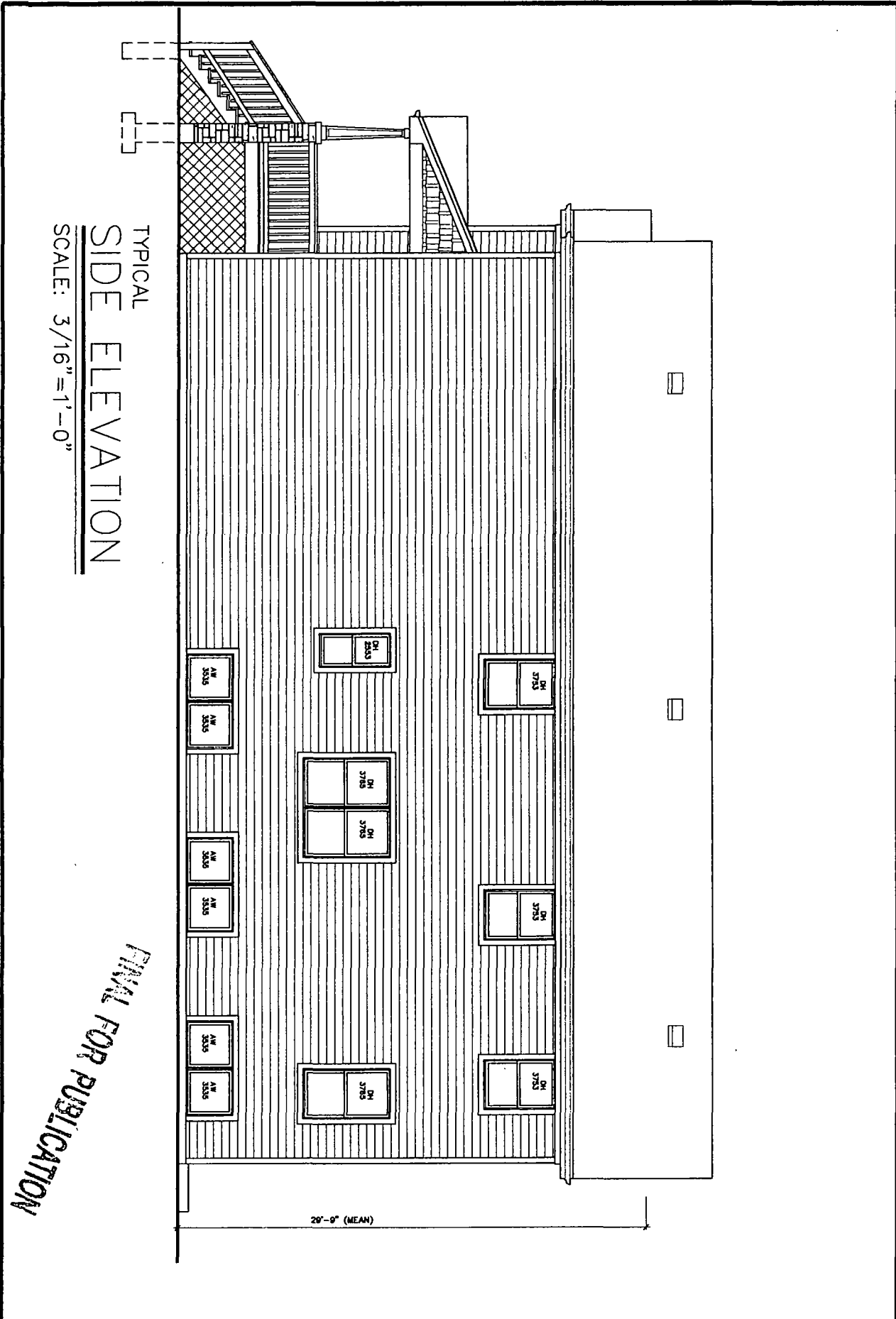


#7355  
 SOUTH ELEVATION  
 SCALE: 3/16"=1'-0"

FINAL FOR PUBLICATION



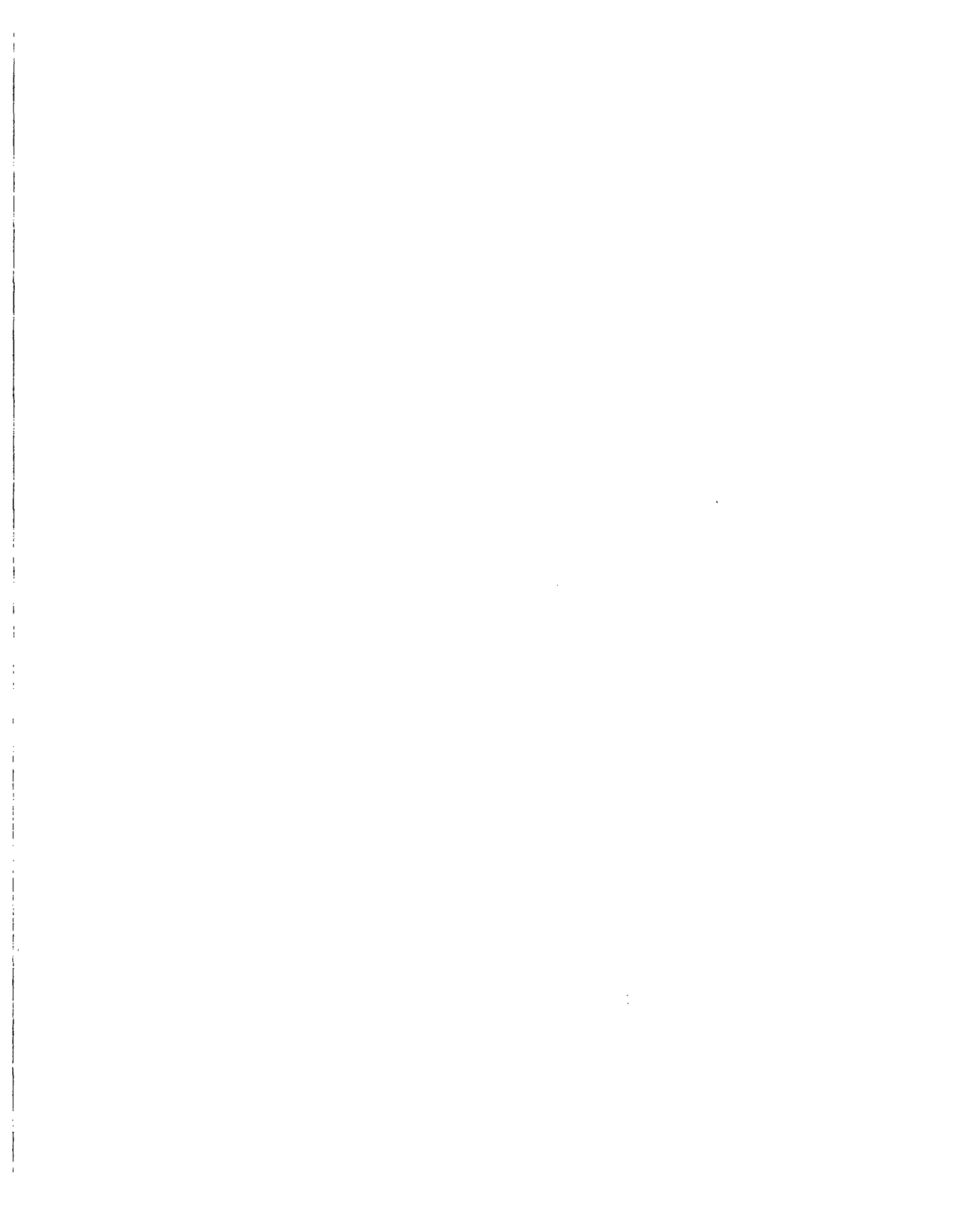




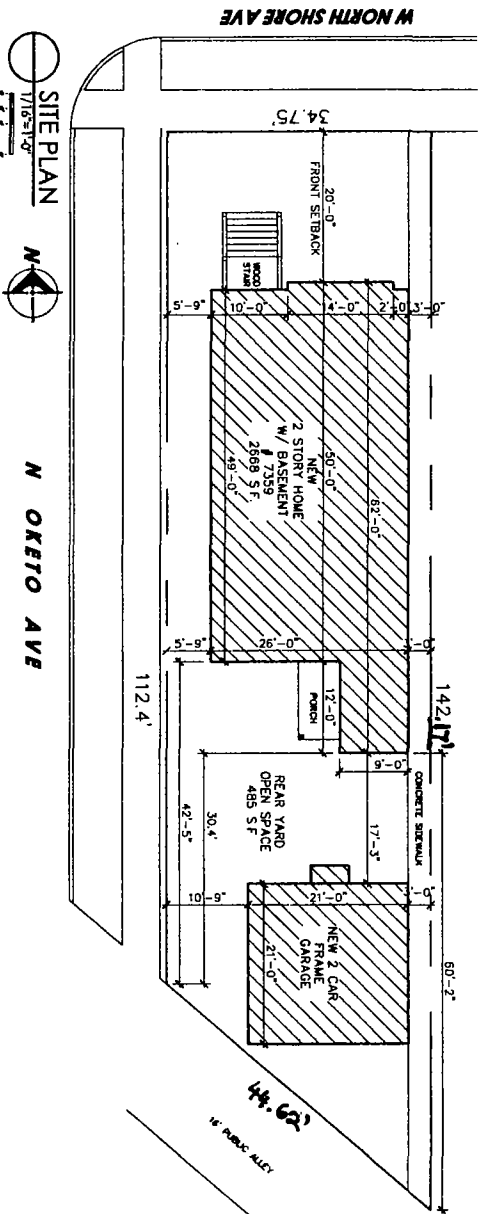
TYPICAL  
SIDE ELEVATION  
 SCALE: 3/16" = 1'-0"

*FINAL FOR PUBLICATION*

A-5	<p>7355 W NORTH SHORE AVE          CHICAGO ILLINOIS</p>	
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# PROPOSED NEW SINGLE FAMILY HOME 7359 W NORTH SHORE AVE



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

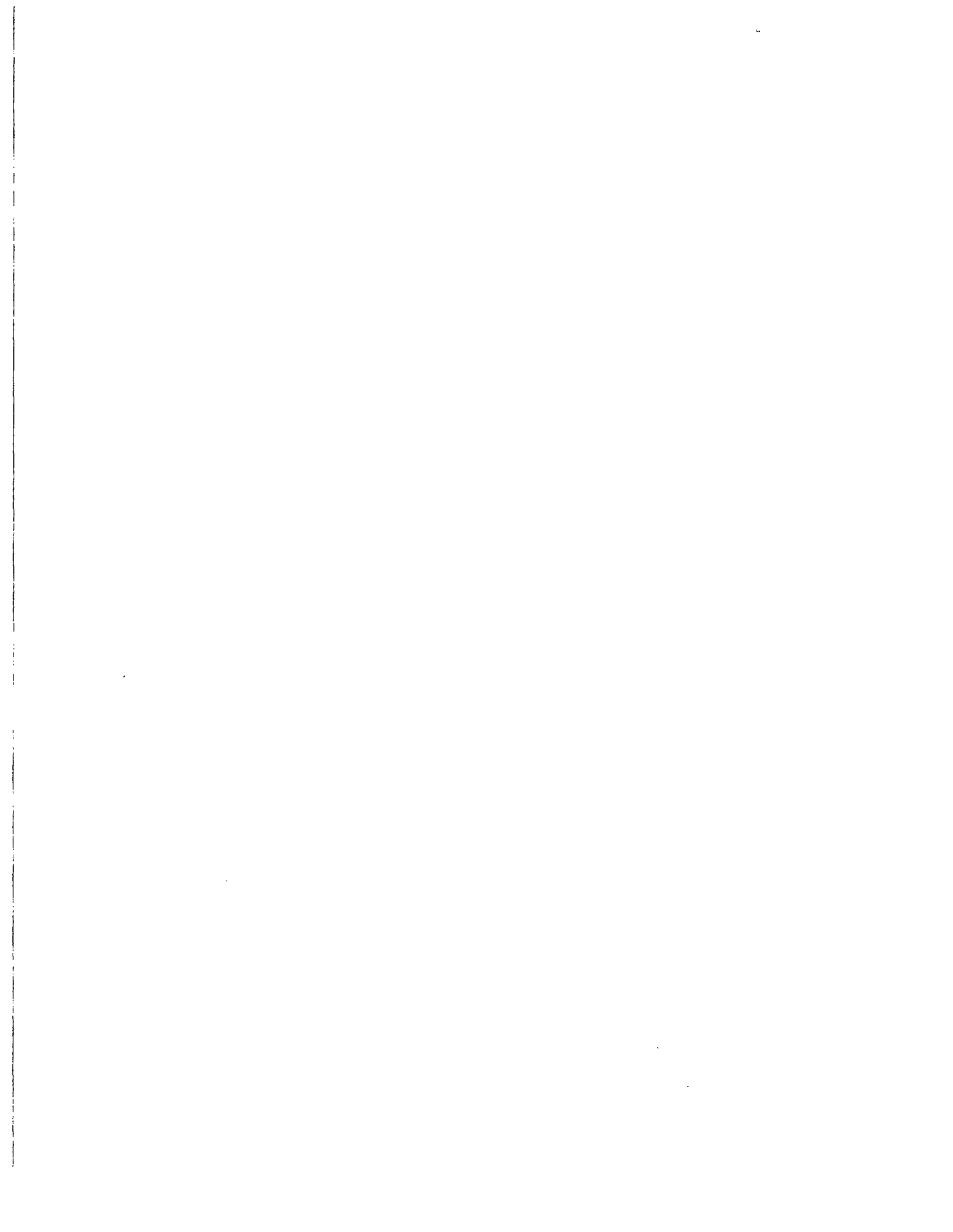


N OKETO AVE

FINAL FOR PUBLICATION

7359 W NORTH SHORE AVE  
CHICAGO ILLINOIS

A-1



**ROOF CONSTRUCTION UL #P522**

240# ASPHALT SHINGLES CLASS "A"  
ON 15# ROOF FELTS ON 1/2"  
EXTERIOR GRADE PLYWOOD SHEATHING.  
SEE PLAN FOR RAFTER SIZES AND DIRECTION.  
VENT PER CODE.

SELF-ADHESIVE ICE/WATER  
SHIELD FROM EDGE OF ROOF  
TO A POINT 24" INSIDE  
EXTERIOR WALL LINE.

CONT. MTL.  
FLASHING  
PRE-FINISH  
ALUM. GUTTER  
1 x 10 FASCIA  
ALUM. SOFFIT

**UL # U379  
1HR. FRAME WALL  
CONSTRUCTION**

VINYL SIDING  
TYVEK  
5/8" EXT. GYP. BD. TYPE "X"  
2 x 8 STUDS @ 16" O.C.  
BATT INSULATION W/ VAPOR BARRIER  
(R-19) OR EQUAL  
5/8" INT. GYP. BD. TYPE "X"  
CROSS BRACING DOWN  
TO BEARING (TYP.)  
COX PLYWOOD @ CORNERS

NOTE: WRAP END OF TRUSS  
WITH BUILDING PAPER.

**UL # U379  
1HR. FRAME WALL  
CONSTRUCTION**

VINYL SIDING  
TYVEK  
5/8" EXT. GYP. BD. TYPE "X"  
2 x 8 STUDS @ 16" O.C.  
BATT INSULATION W/ VAPOR BARRIER  
(R-19) OR EQUAL  
5/8" INT. GYP. BD. TYPE "X"  
CROSS BRACING DOWN  
TO BEARING (TYP.)  
COX PLYWOOD @ CORNERS

TOP BEARING TRUSS  
1ST. FLR. ONLY

NOTE:  
ALL FOOTINGS TO  
BEAR ON  
UNDISTURBED SOIL.  
MIN. COMPRESSIVE  
STRENGTH OF 3000 PSF.

FIBERGLASS  
DAMP-PROOFING  
AND 2" RIGID  
INSULATION R-10

1 HR. RATED  
EL. CONSTRUCTION UL #542  
FINISH FLOOR PER PLAN 23/32" PLYWD.  
SUBFLOOR - T&G ON FLOOR JOISTS  
RESILIENT CHANNEL @ 12" O.C.  
W/BRODING (PER PLAN)  
5/8" GYPSUM BD. "TYPE X"

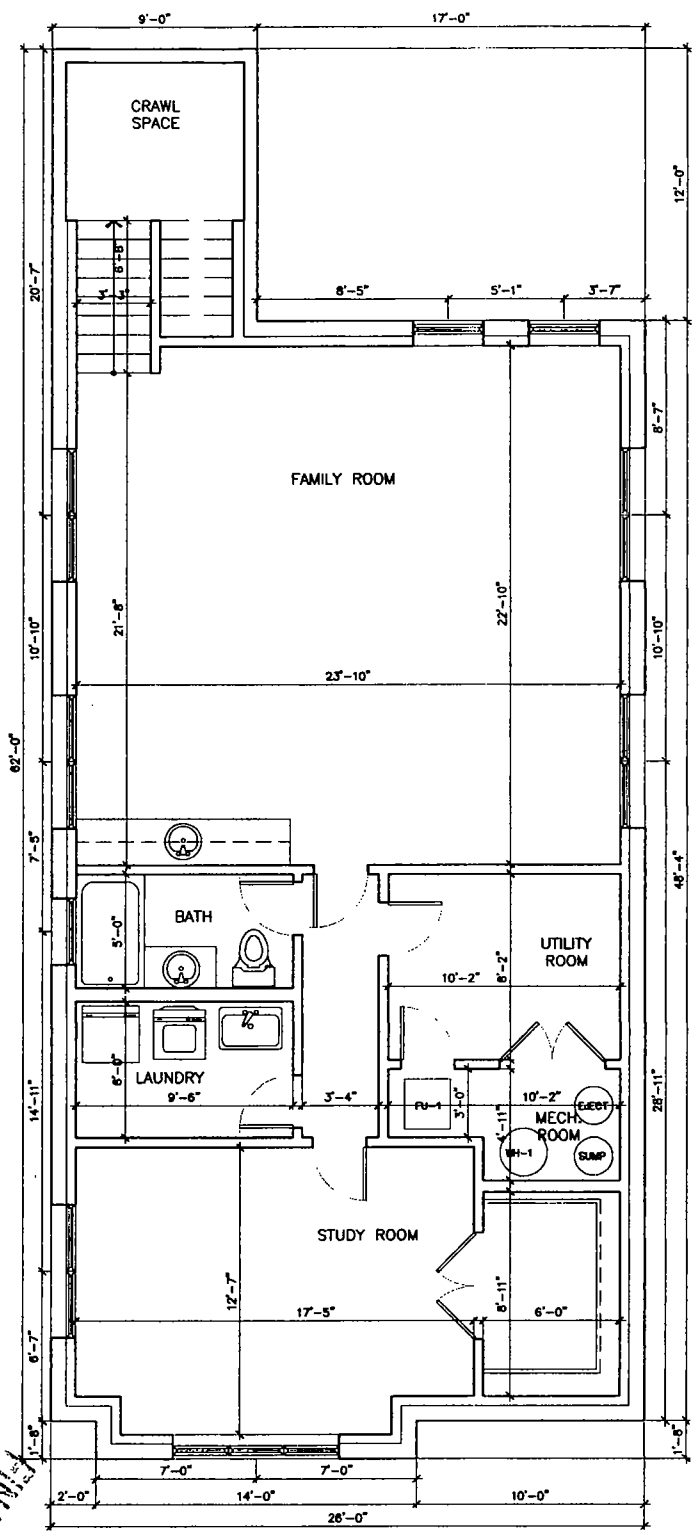
2x4 NO. FLOORING  
5/8" GYP. BD.  
R-15 BATT INSULATION

CONTINUOUS 2 (S.  
TOP & BOTTOM

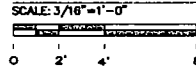
3" CONC. SLAB W/  
6# @ 10 W.E.F.  
& VESSELS  
ON 4" GRAVEL

4" DRAIN TILE WITH  
2" (MIN.) STONE BASE &  
6" (MIN.) GRAVEL COVER (TYP.)  
AND FILTER FABRIC  
RUN TO SUMP PUMP

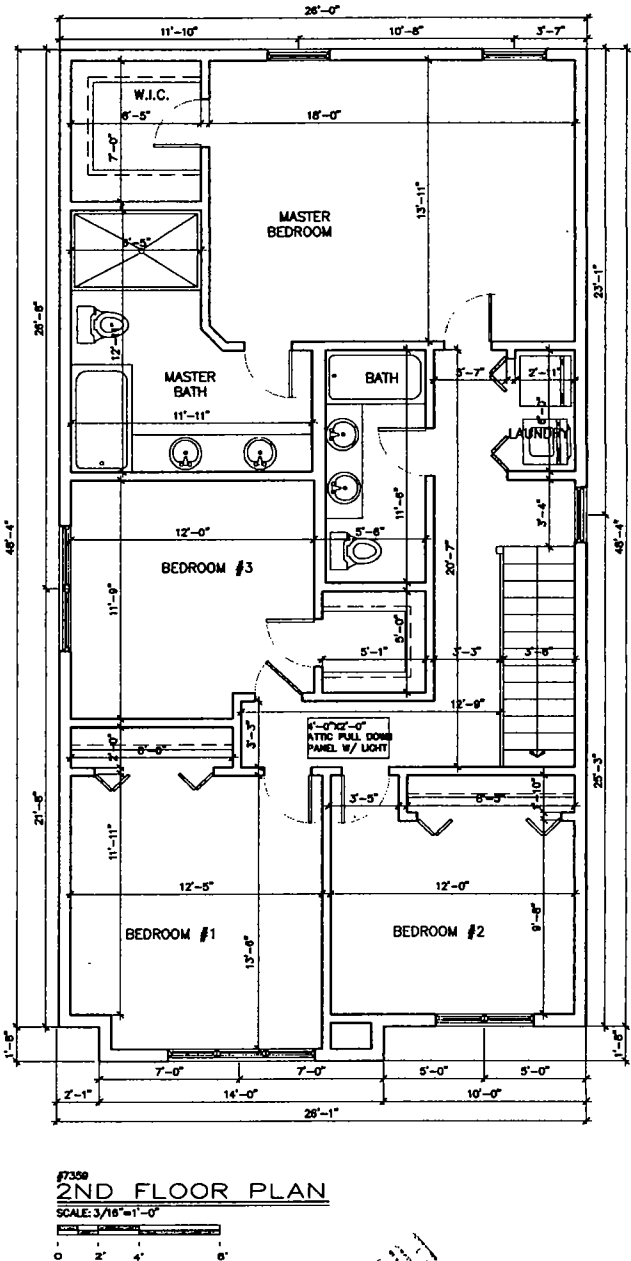
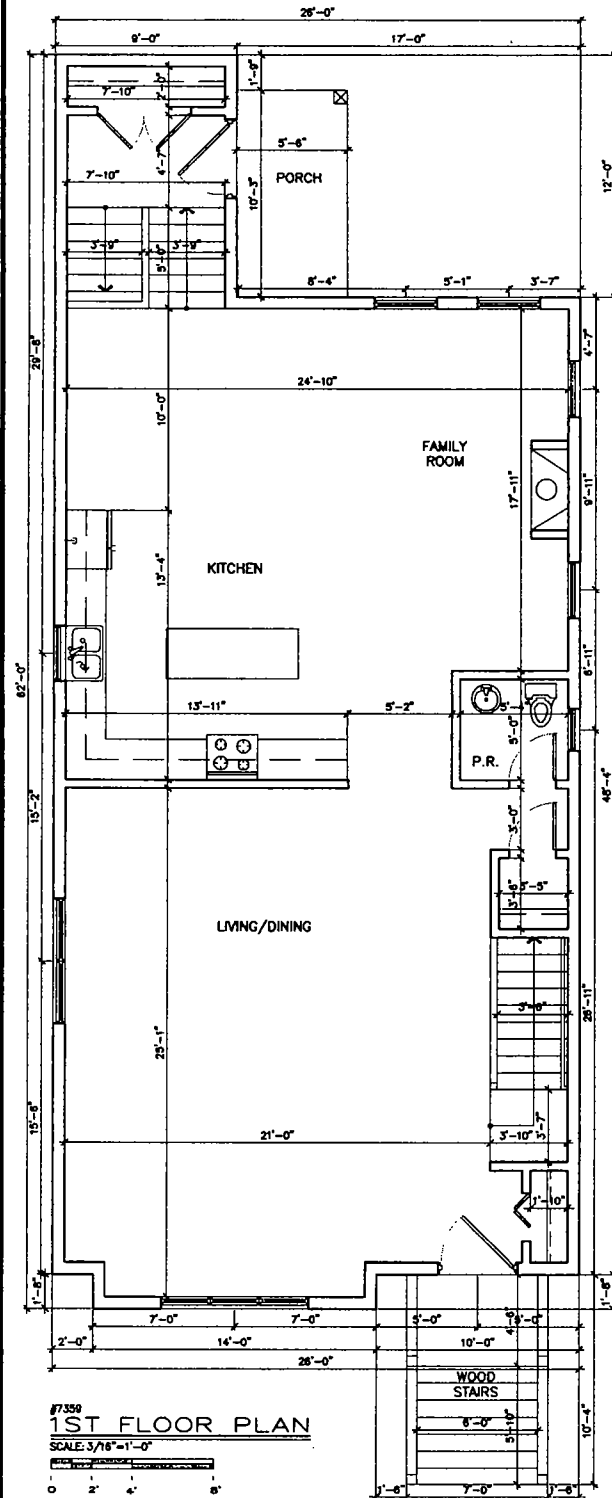
#7359  
**WALL SECTION**



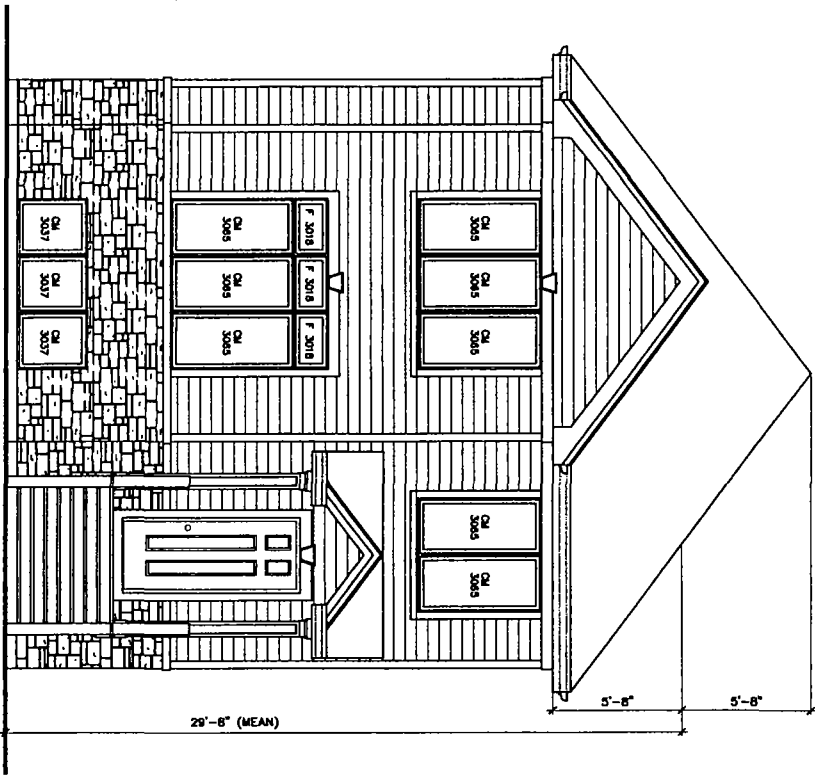
#7359  
**BASEMENT PLAN**



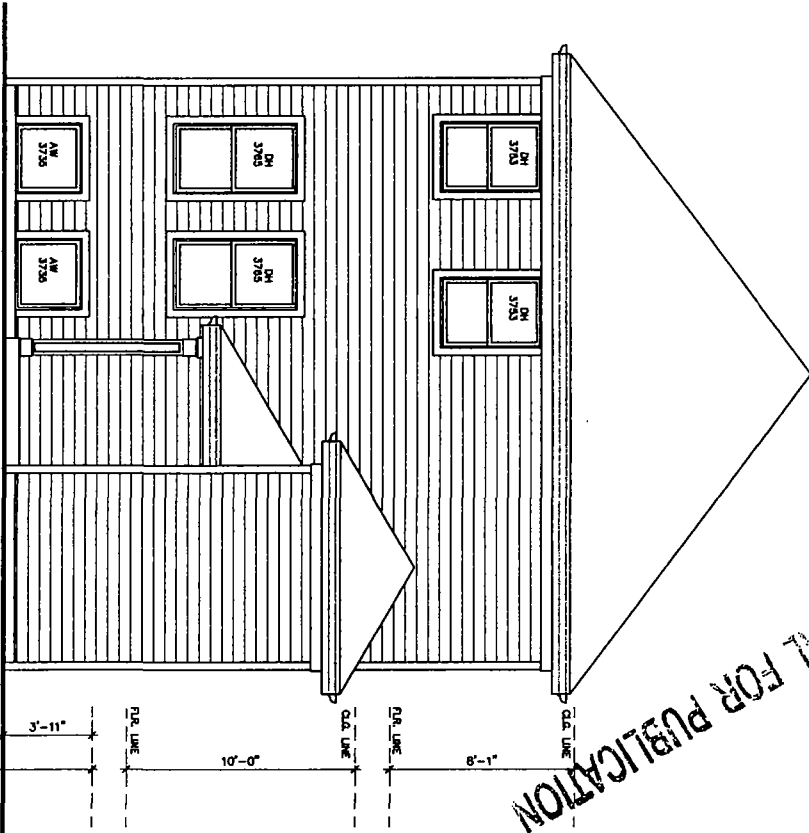
FINAL FOR PUBLICATION







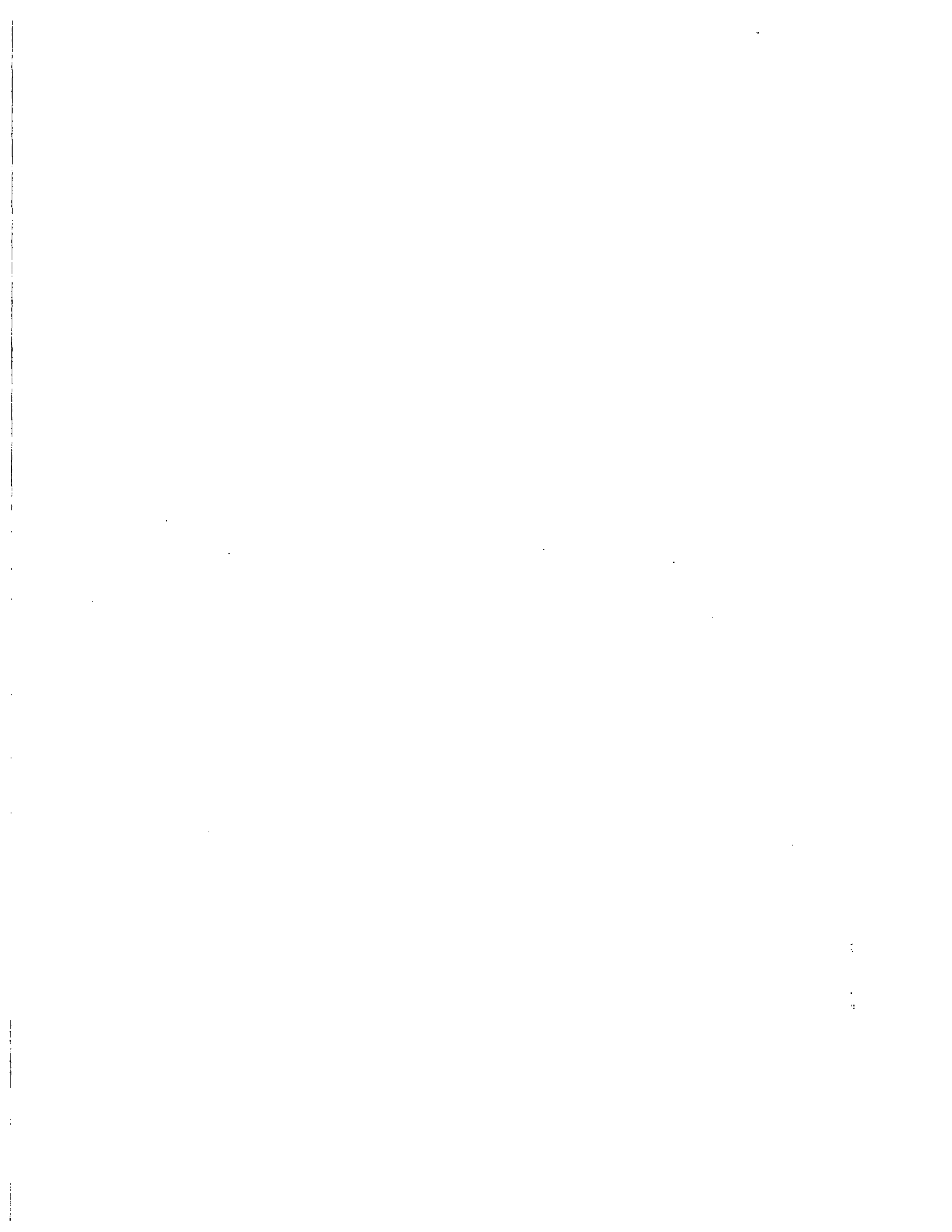
#7359  
 NORTH ELEVATION  
 SCALE: 3/16" = 1'-0"

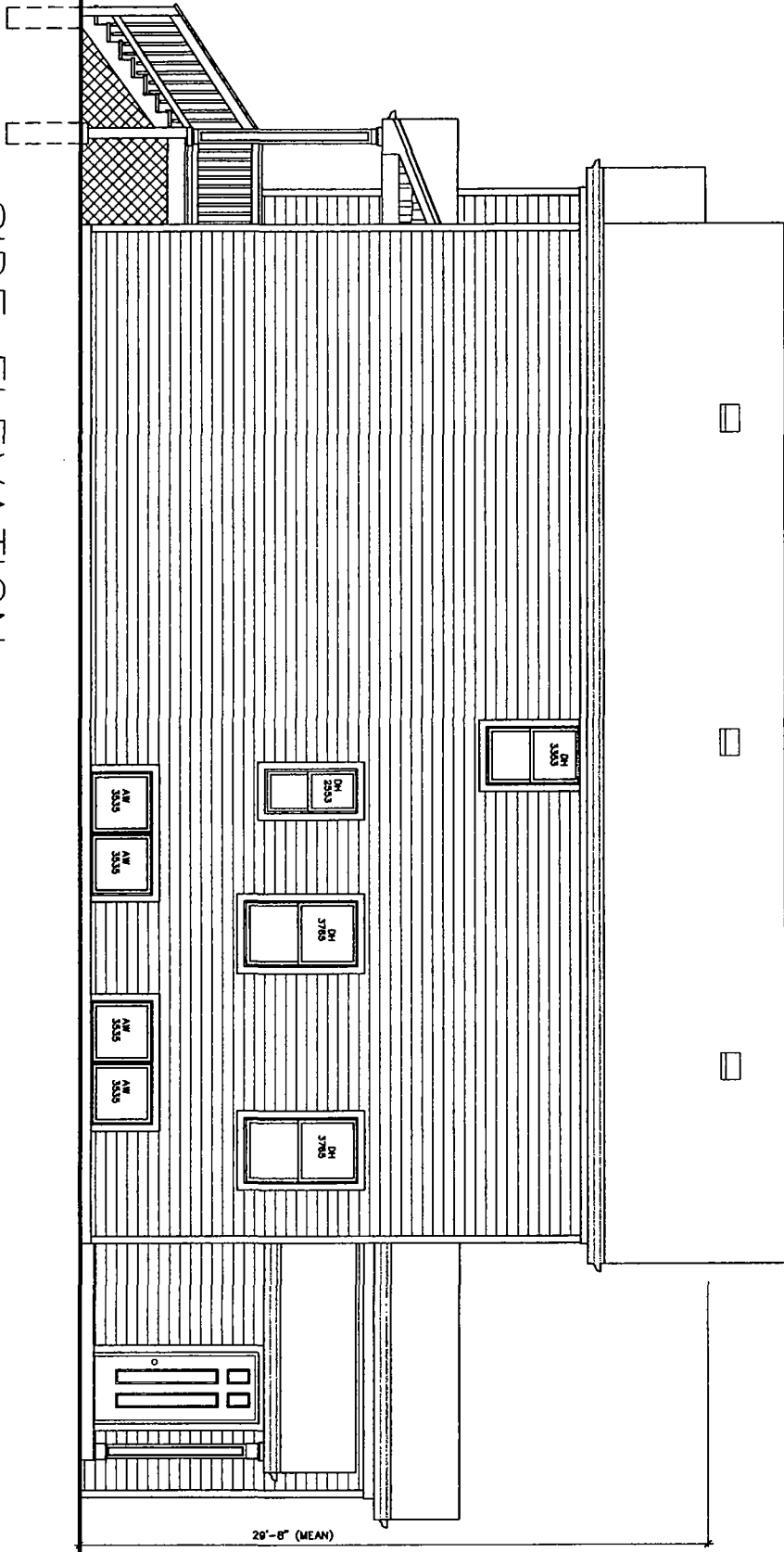


#7359  
 SOUTH ELEVATION  
 SCALE: 3/16" = 1'-0"

FINAL FOR PUBLICATION







**SIDE ELEVATION**

SCALE: 3/16"=1'-0"

*FINAL FOR PUBLICATION*

