

# Project Data Sheet

Proposed projects that are to be reviewed by the GGNA Zoning & Planning Committee must provide the following information:

Project Name: Noah Townhomes on Rockwell Date: 10-5-2020  
Project Address: 2134-42 N. Rockwell Proposed Zoning: B2-3  
Developer/Owner: Noah Properties Current Zoning: B2-3  
Architect: Jon Splitt, Jon Splitt Architects Zoning of Adjacent Area: RM-5/C1-1/PD  
Contact Phone Number 312-782-1983 Email nick@sambankslaw.com

## Proposed Variences

Proposed Amendment to Type 1 Zoning Change. If the amendment is approved, the Applicant anticipates rear setback reductions based on the zoning lot's triangular shape (see site plan for reference).

Dwelling Units: 3 Type: for-sale  
Lot Dimensions: \_\_\_\_\_ ft. x \_\_\_\_\_ ft. Lot Area: 3,557 s.f.

Proposed Floor Area: 7,372 s.f. (new) X s.f. (existing) \_\_\_\_\_ s.f. (addition)

FAR: 2.1 (existing) \_\_\_\_\_ (proposed) Building area excluded from FAR: \_\_\_\_\_ s.f.

Green space (unpaved): 175 s.f. \_\_\_\_\_ % of lot area

Proposed MLA: 1185 Allowed MLA: 400

Proposed Parking: 6 spaces Zoning Required Parking: 3 spaces

Building Height Proposed: 34-2 ft. Allowed: 50 ft. At highest point: 36 ft.

Proposed front yard setback: 0 ft. Required front yard setback: 0 ft.

Proposed side yard setback: 0 ft. Required side yard setback: 0 ft.

Proposed rear yard setback: 0 ft. Required rear yard setback: 30 ft.

Are there any existing buildings on site? 2 describe: 2 residential buildings; will be razed.

Will any (or all) be demolished? Yes

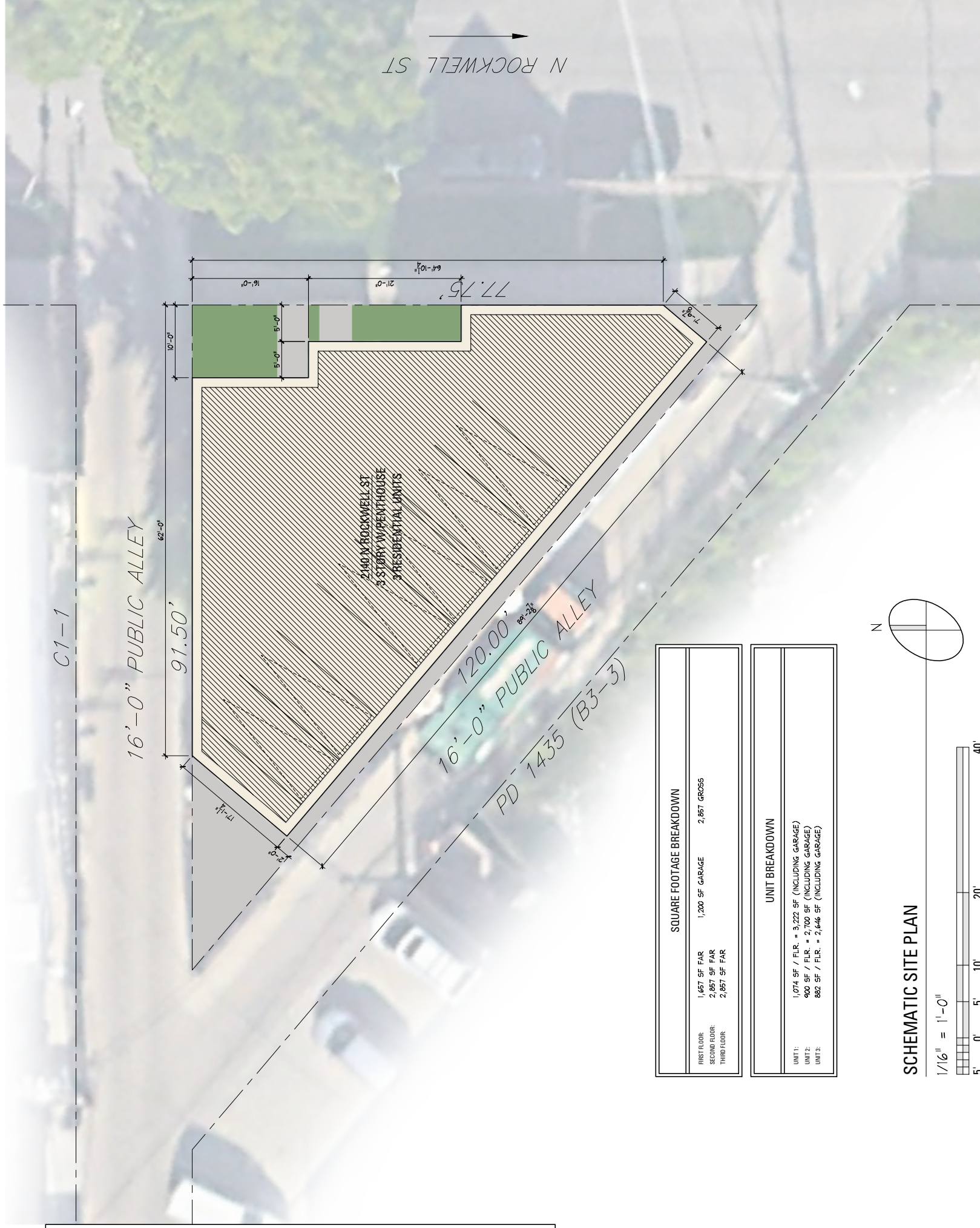
## Other Remarks:

The subject property was re-zoned for a four-unit residential building. The Applicant is proposing to amend the Type 1 plan set and narrative to permit a three (3) unit townhome (all residential) design).

# 2140 N ROCKWELL

## ZONING DATA

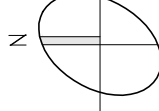
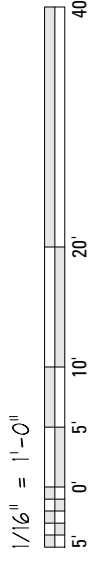
ADDRESS:	2134-42 NORTH ROCKWELL STREET		
LOT SIZE:	IRREGULAR, SEE SURVEY (77.75' x 91.5' x 120.0')		
LOT AREA:	3,557 SQ. FT.		
DISTANCE TO CTA:	1,200 FT.		
ZONING DISTRICT:	CURRENT ZONING	PROPOSED BUILDING	
F.A.R.:	B2-3 3.0	B2-3 2.1	
MAXIMUM BUILDABLE AREA:	10,671 SF	7,372 SF	
MINIMUM LOT AREA:	400 SF / UNIT	1,185 SF / UNIT	
MAXIMUM NUMBER OF UNITS:	8 UNITS	3 UNITS	
MAXIMUM BUILDING HEIGHT:	60'-0"	TBD (36'+/-) 3 STORIES + PENTHOUSE	
SETBACKS:			
FRONT YARD	0'-0"	0'-0"	
REAR YARD	N/A	N/A	
SIDE YARDS	0'-0" @ N, 0'-0" @ S	0'-0" @ N, 2'-0" @ S	
MINIMUM PARKING:	1 SPACE / UNIT	2 SPACE / UNIT	
REAR YARD OPEN SPACE:	N/A	N/A	
LOADING BERTH:	1 @ 25,000 SF	N/A	
COMMERCIAL SPACE:	N/A	N/A	



SQUARE FOOTAGE BREAKDOWN		
FIRST FLOOR	1,657 SF FAR	1,200 SF GARAGE
SECOND FLOOR	2,857 SF FAR	2,857 GROSS
THIRD FLOOR	2,857 SF FAR	

UNIT BREAKDOWN		
UNIT1:	1,074 SF / FLR. = 3,222 SF (INCLUDING GARAGE)	
UNIT2:	900 SF / FLR. = 2,700 SF (INCLUDING GARAGE)	
UNIT3:	882 SF / FLR. = 2,646 SF (INCLUDING GARAGE)	

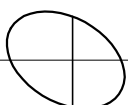
### SCHEMATIC SITE PLAN



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 773 883 1017fax 773 883 3081



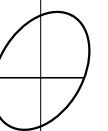
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 RESIDENTIAL DEVELOPMENT  
 2140N ROCKWELL ST  
 CHICAGO, IL  
 description 05/15/2020; ISSUED FOR REVIEW

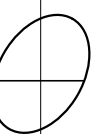
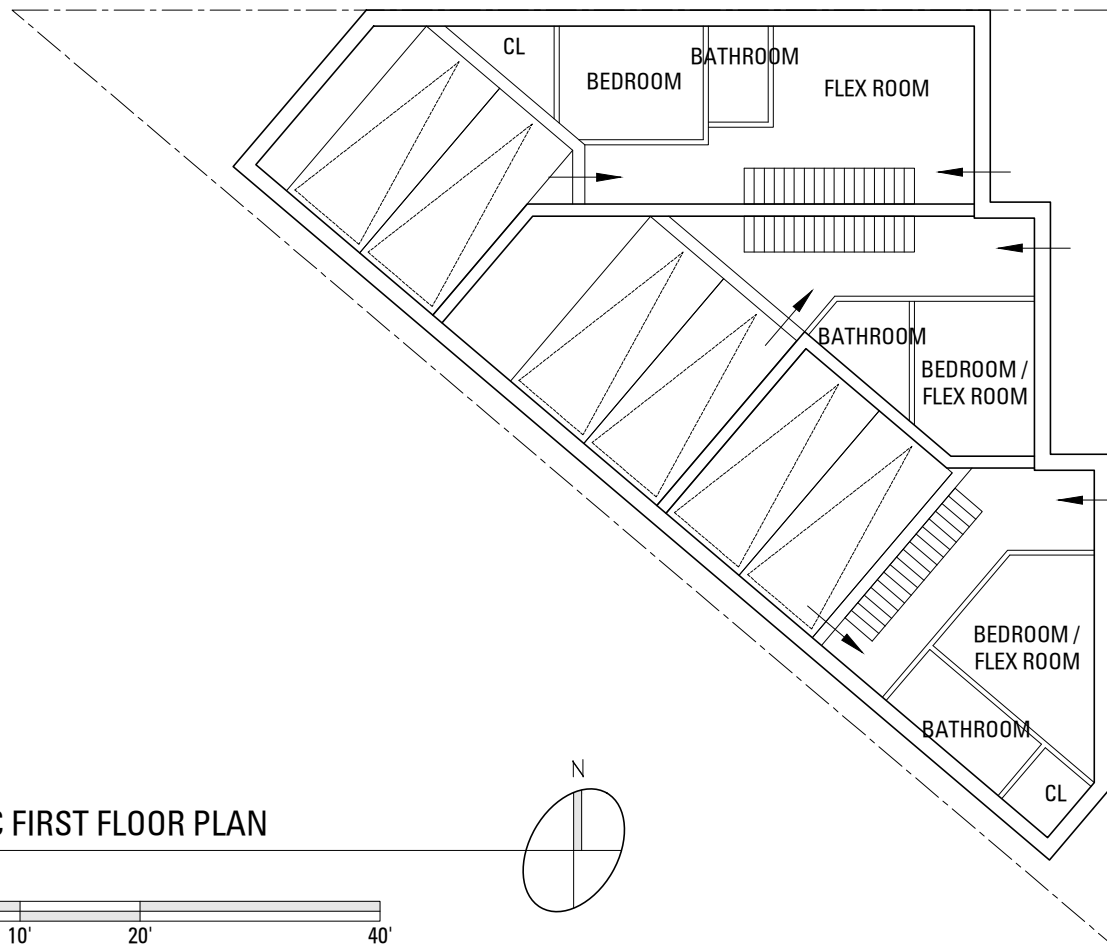
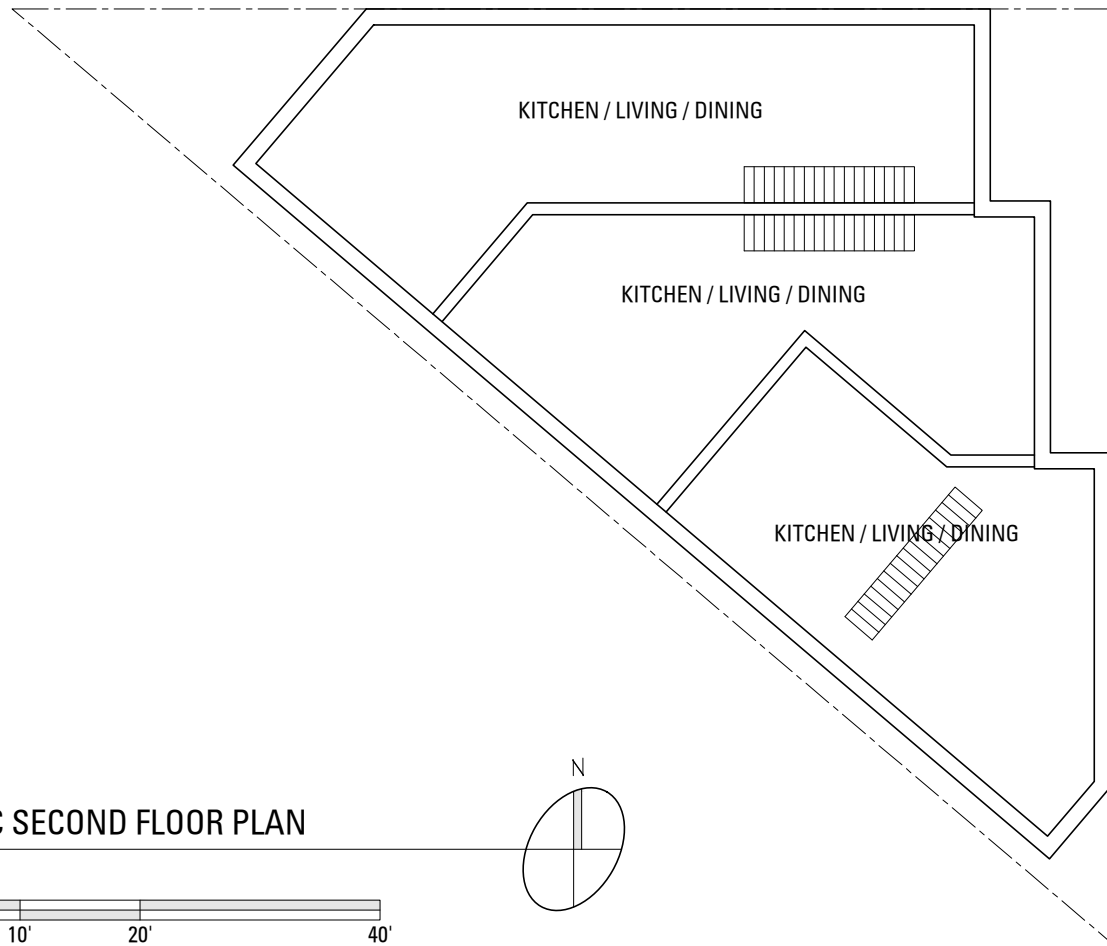


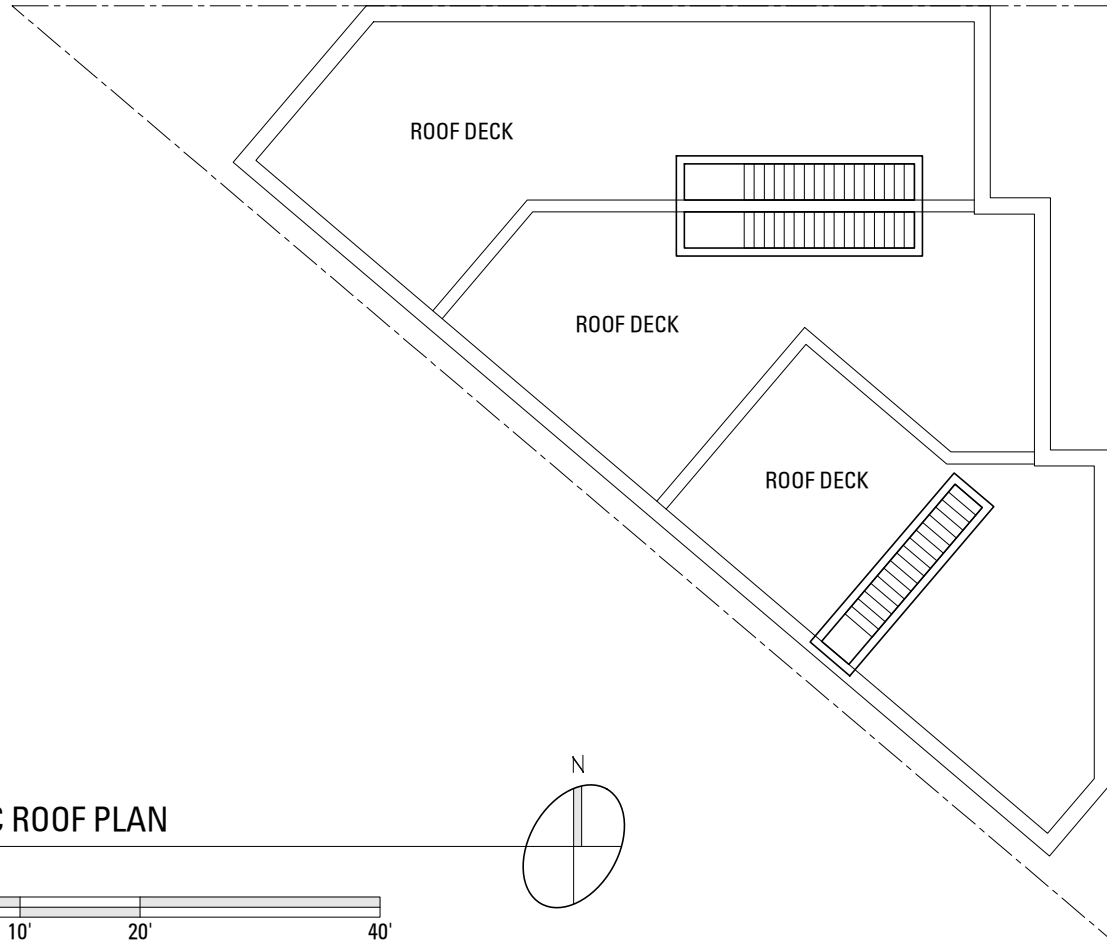


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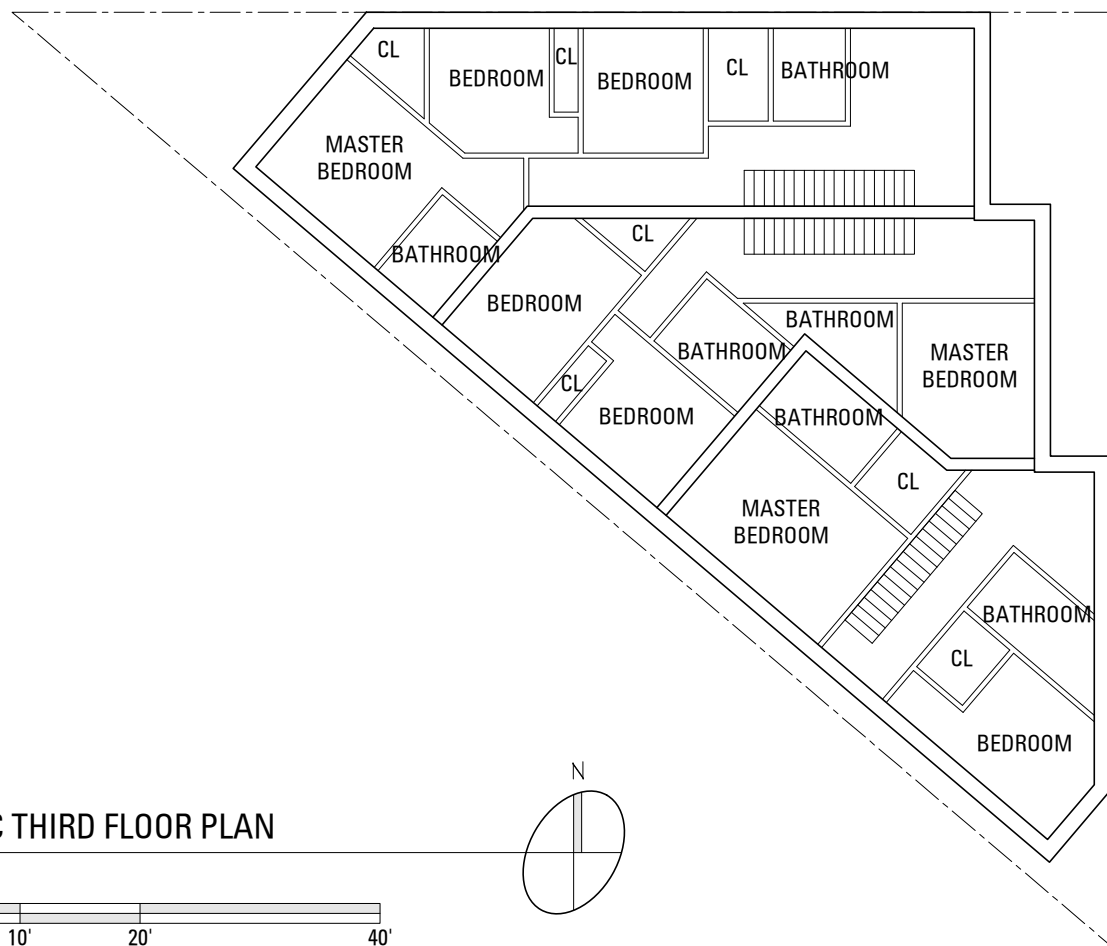
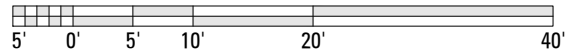






**SCHEMATIC ROOF PLAN**

1/16" = 1'-0"



**SCHEMATIC THIRD FLOOR PLAN**

1/16" = 1'-0"

