NARRATIVE AND PLANS ATTACHMENT
TYPE I Rezoning from RT-4 to RM-6
1236 West Hubbard Street

The Project

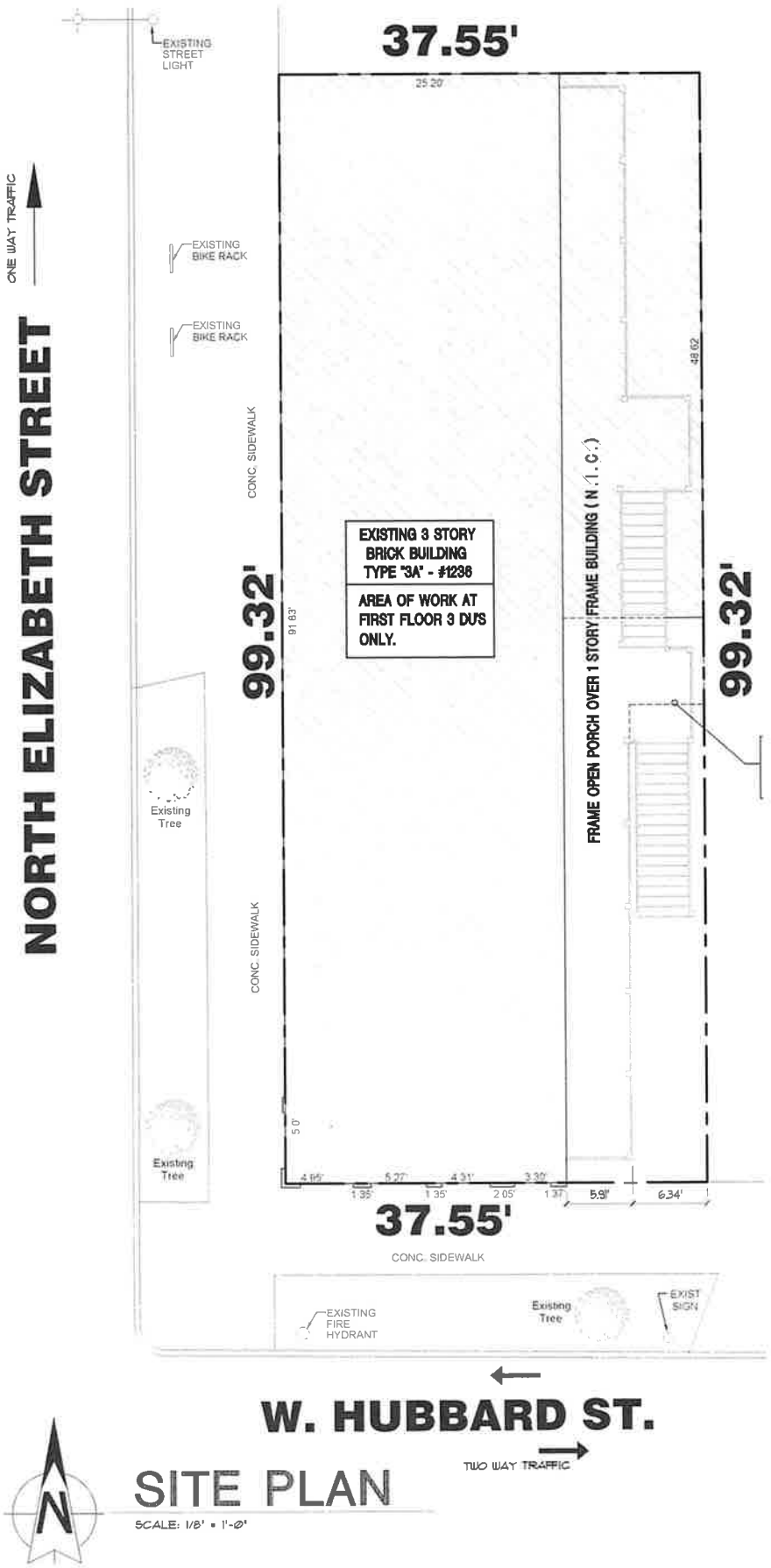
The property is improved with a three-story building containing a vacant ground floor and four units on each of the upper floors (total of 8 units) and no parking. The Applicant seeks to rezone the property to allow the existing vacant ground floor to be converted to three residential dwelling units for a total of 11 residential dwelling units. No parking will be added. The building's height is and will remain at 34.00 feet.

The property is located on the northeast corner of West Hubbard Street and North Elizabeth Street. The south side of Hubbard Street contains an elevated railroad right-of-way. The north side of Hubbard Street is generally improved with residential buildings ranging in height from one to three stories, with commercial buildings located at the northwest corner of Hubbard and Elizabeth, and at the northwest corner of Hubbard and Elizabeth. Elizabeth Street north of Hubbard is improved with a series of buildings ranging in height from one to four stories and used for commercial or residential purposes. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current RT-4 to an RM-6 B1-5 district under a Mandatory Type I Map Amendment. The area has a mix of zoning classifications, including RT-4, M1-2, M2-2, B2-3, B3-3 and C1-3. It is improved with some buildings of similar size, scale, and density to the subject building . The property is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is located 2,505 feet from the Ashland CTA Green and Pink Line Station entrance at Lake Street and Justine Street. Accordingly, Applicant seeks as part of the Type 1 rezoning per Section 17-13-0303-D to reduce the required parking for the added units from 3 spaces to zero under Section 17-13-1003-EE. As the existing building is built to the lot lines, the Applicant also seeks a to reduce the required open space from 396 sq. ft. to zero under Section 17-13-1003-K and reduce the require bicycle parking from three to zero under Section 17-13-1003-GG.

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

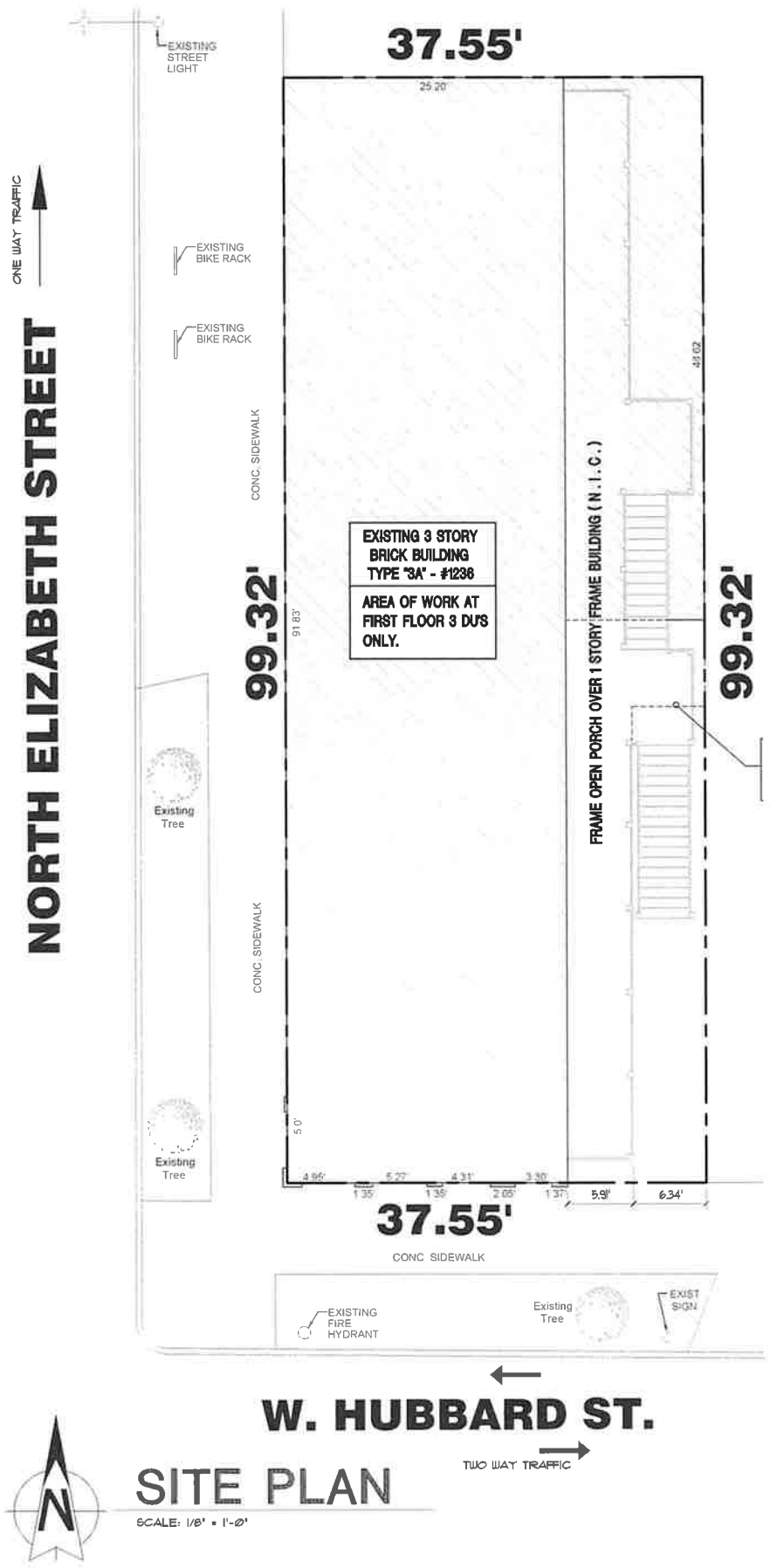
Lot Area:	3,729.0 square feet	
Floor Area:	8,114.0 square feet	
Maximum FAR:	2.17	
Residential Dwelling Units:	11	
MLA Density:	339 sq. ft.	
Height:	34.00 feet	
Bicycle Parking:	None	
Automobile Parking:	None	
Setbacks:	Front (Hubbard Street):	None
	East Side:	None
	West Side (Elizabeth Street):	None
	Rear:	None

*A set of plans and photographs of the existing building are attached.



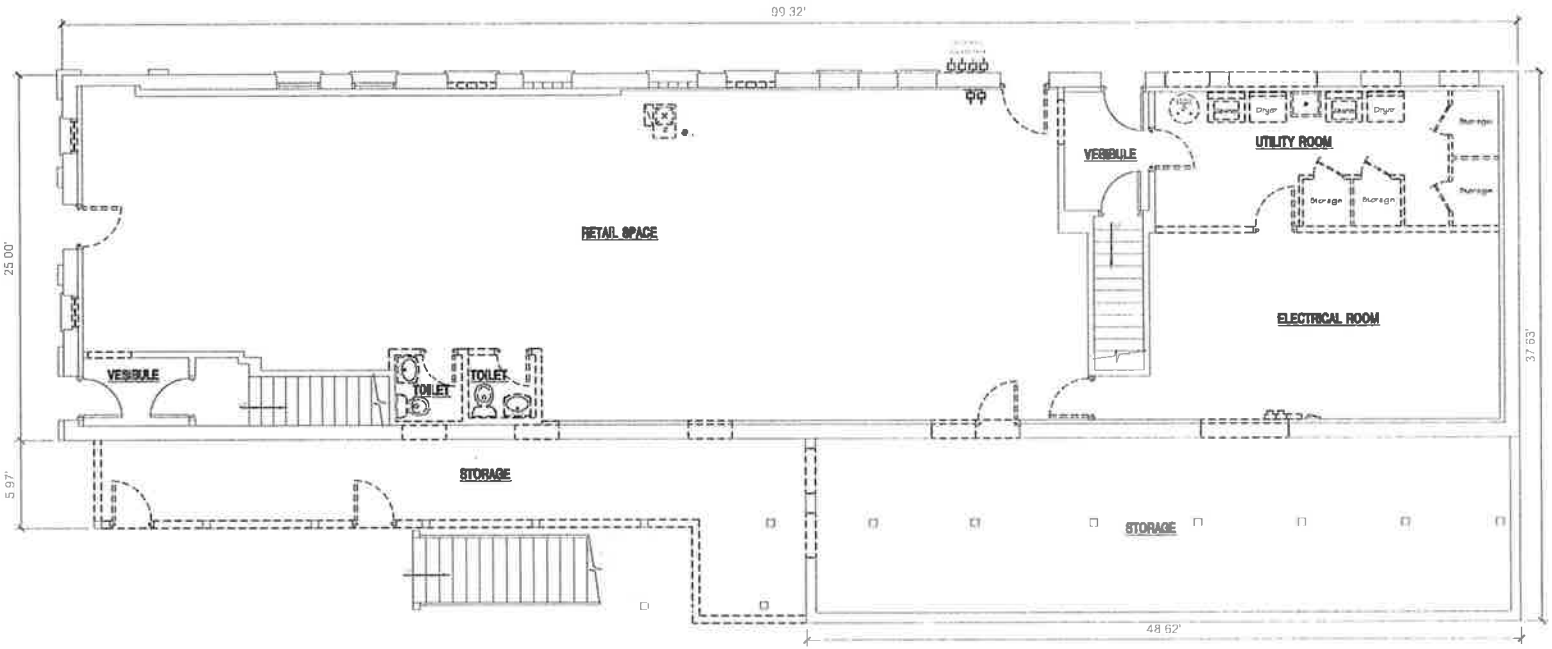
SITE PLAN

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



SITE PLAN

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



FIRST FLOOR DEMOLITION LAYOUT

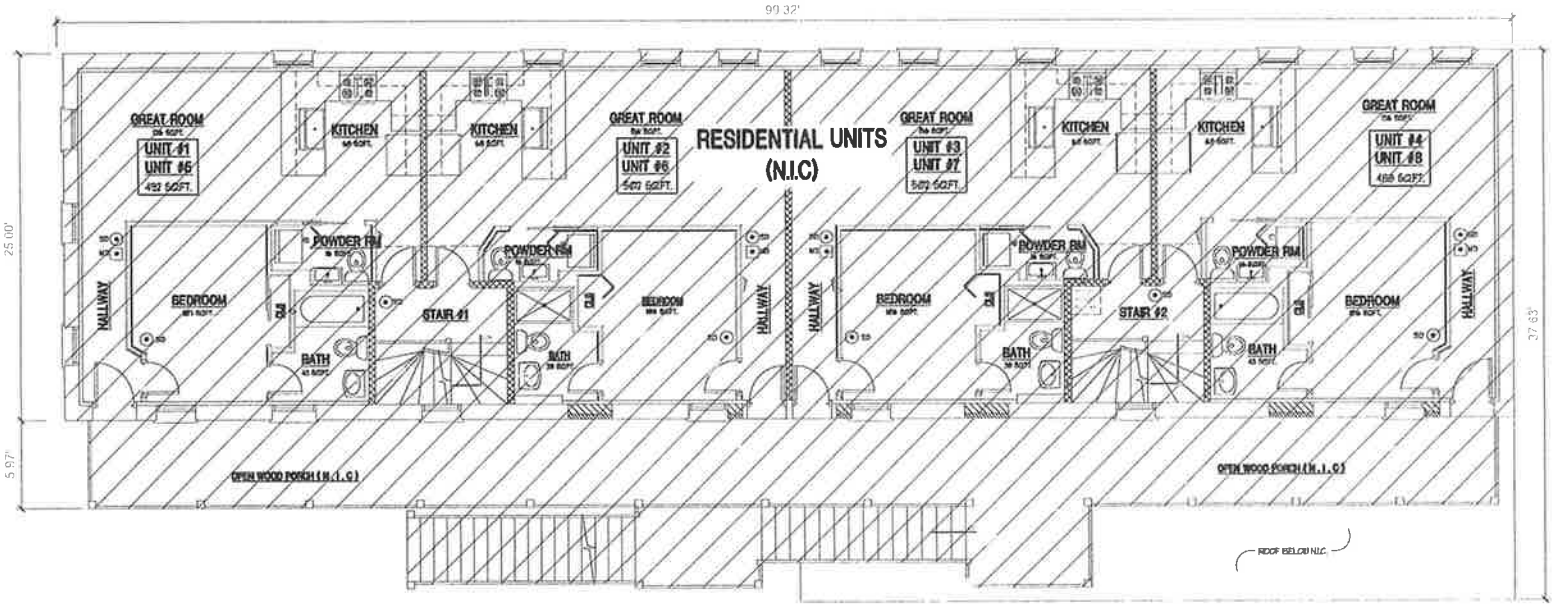
3,344 SQ.FT.

Mario G. Cruz
ARCHITECT

1236 W. HUBBARD ST.
CHICAGO ILLINOIS

Demolition Floor Layout

D-100



SECOND & THIRD FLOOR EXISTING PLAN

1/8" = 1'-0"

RESIDENTIAL UNITS (N.I.C) / SHOWN FOR REFERENCE ONLY

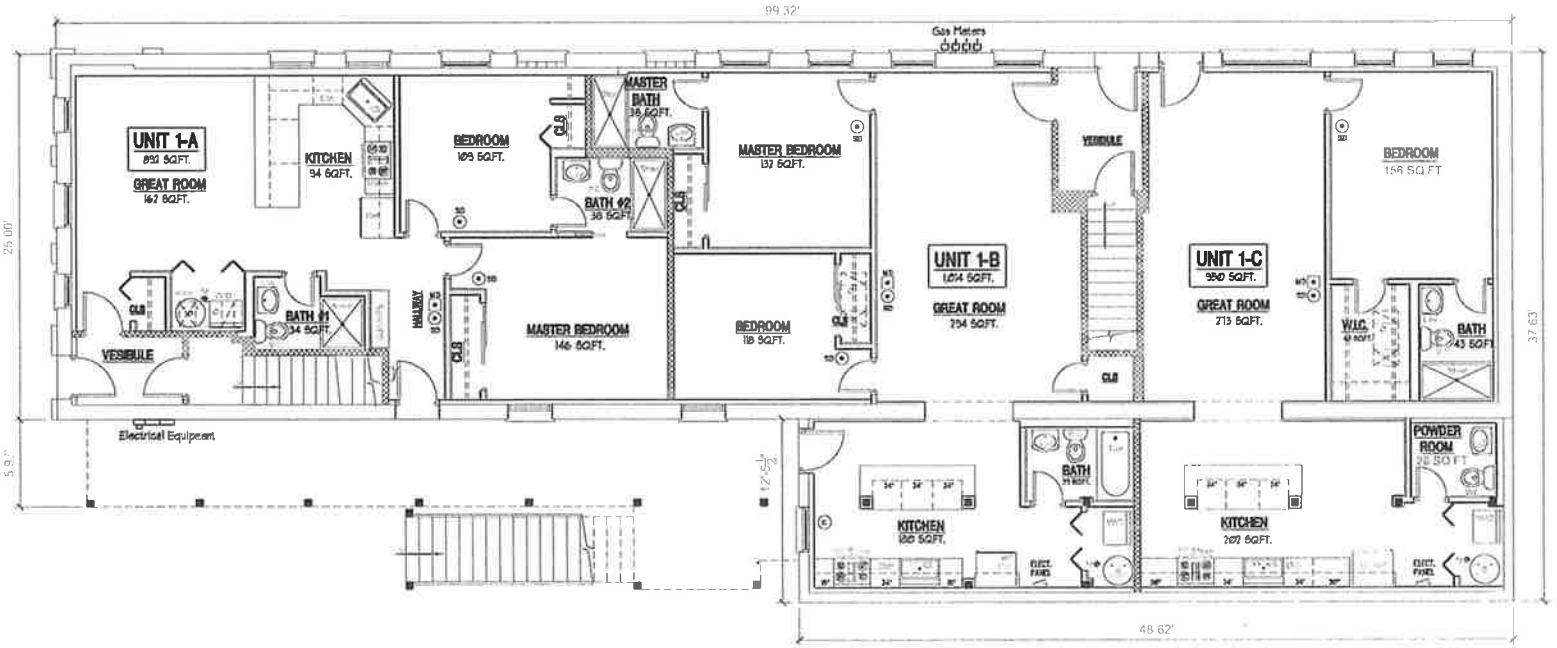
Mario G. Cruz
ARCHITECT

EXP. DATE 11-30-2024

1236 W. HUBBARD ST.
CHICAGO ILLINOIS

Existing Second & Third Floor Layouts

D-100.1



FIRST FLOOR PROPOSED LAYOUT

1/8" = 1'-0"

3,108 SQ.FT.

Mario G. Cruz
ARCHITECT

EXP. DATE 11-30-2024

1236 W. HUBBARD ST.
CHICAGO ILLINOIS

First Floor Proposed Layout

A-100



DEMOLITION - FRONT ELEVATION

1/8" = 1'-0"



PROPOSED - FRONT ELEVATION

1/8" = 1'-0"

Mario G. Cruz
ARCHITECT

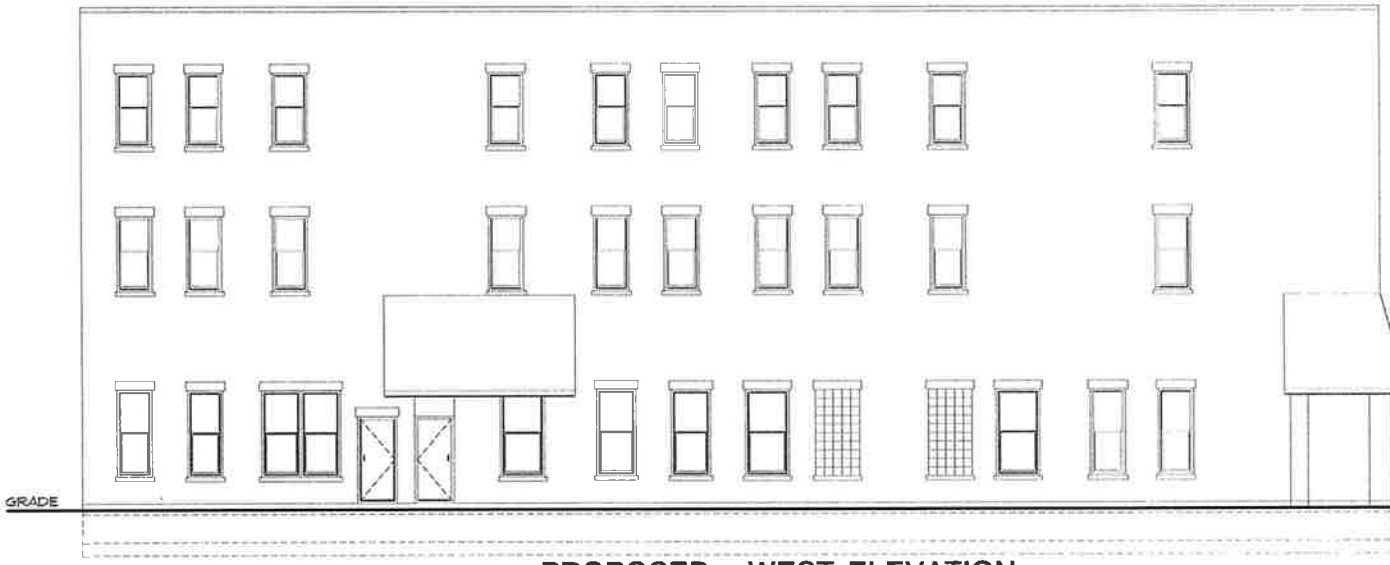
EXP. 11-30-2024

1236 W. HUBBARD ST.

CHICAGO ILLINOIS

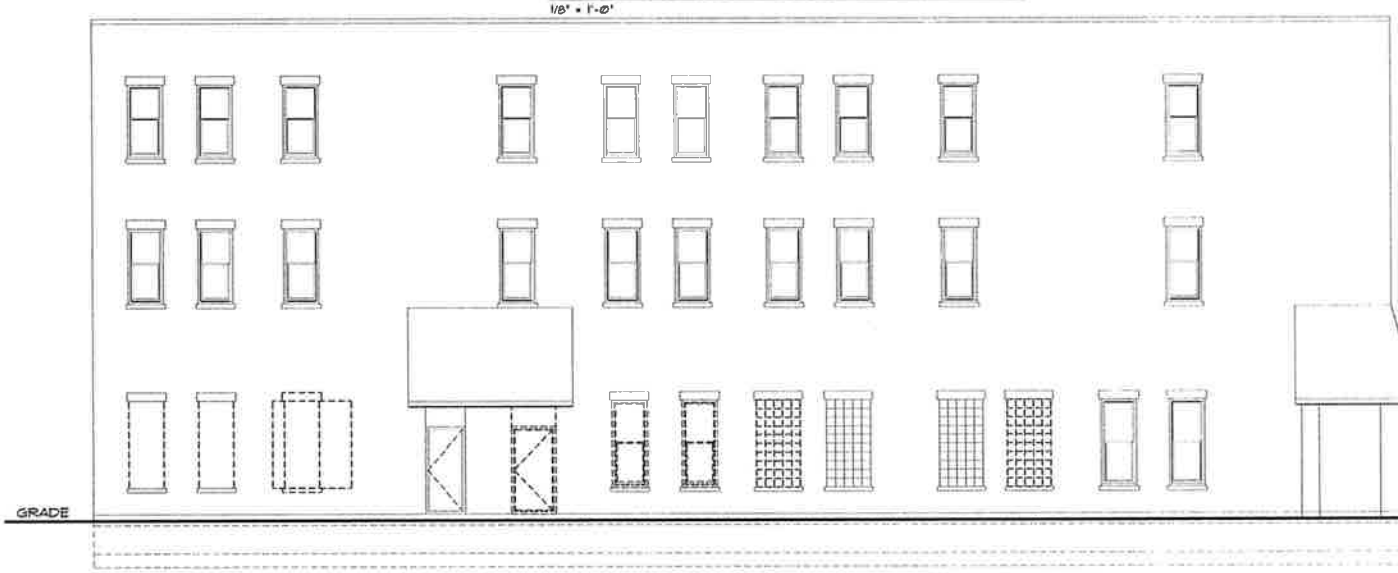
Demolition & Proposed Front Elevation

A-200



PROPOSED - WEST ELEVATION

1/8" = 1'-Ø"



DEMOLITION - WEST ELEVATION

1/8" = 1'-Ø"

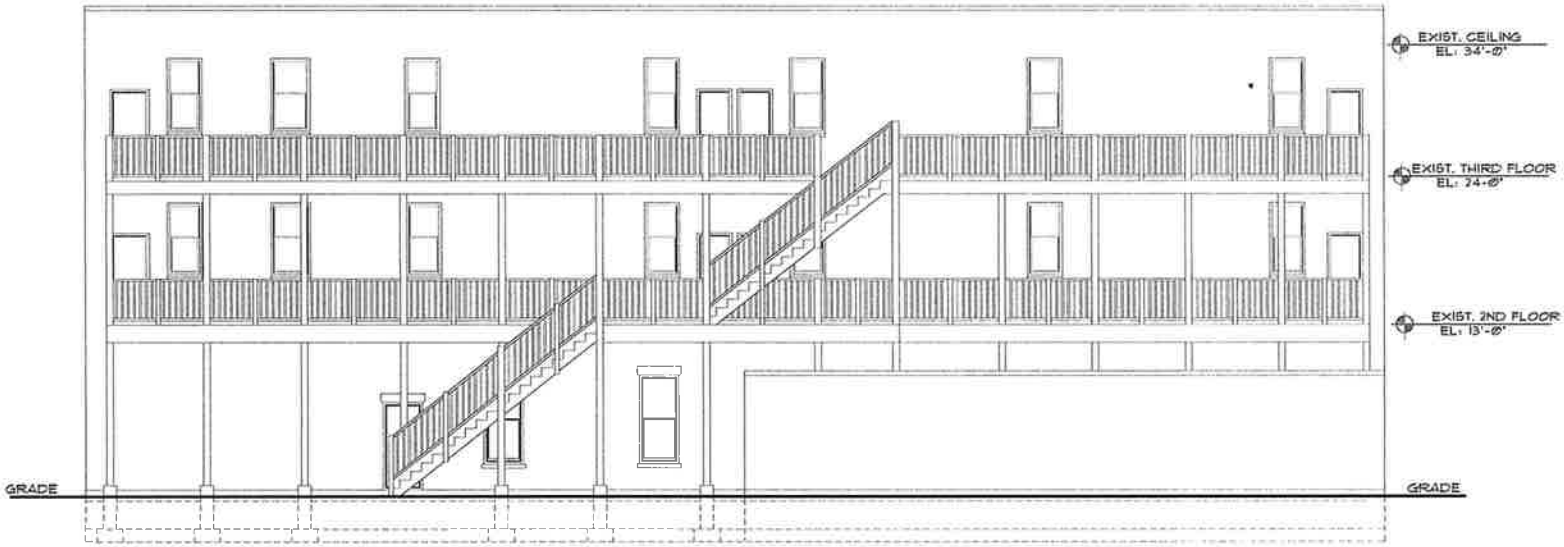
Mario G. Cruz
ARCHITECT

EXP. 11-30-2024

1236 W. HUBBARD ST.
CHICAGO ILLINOIS

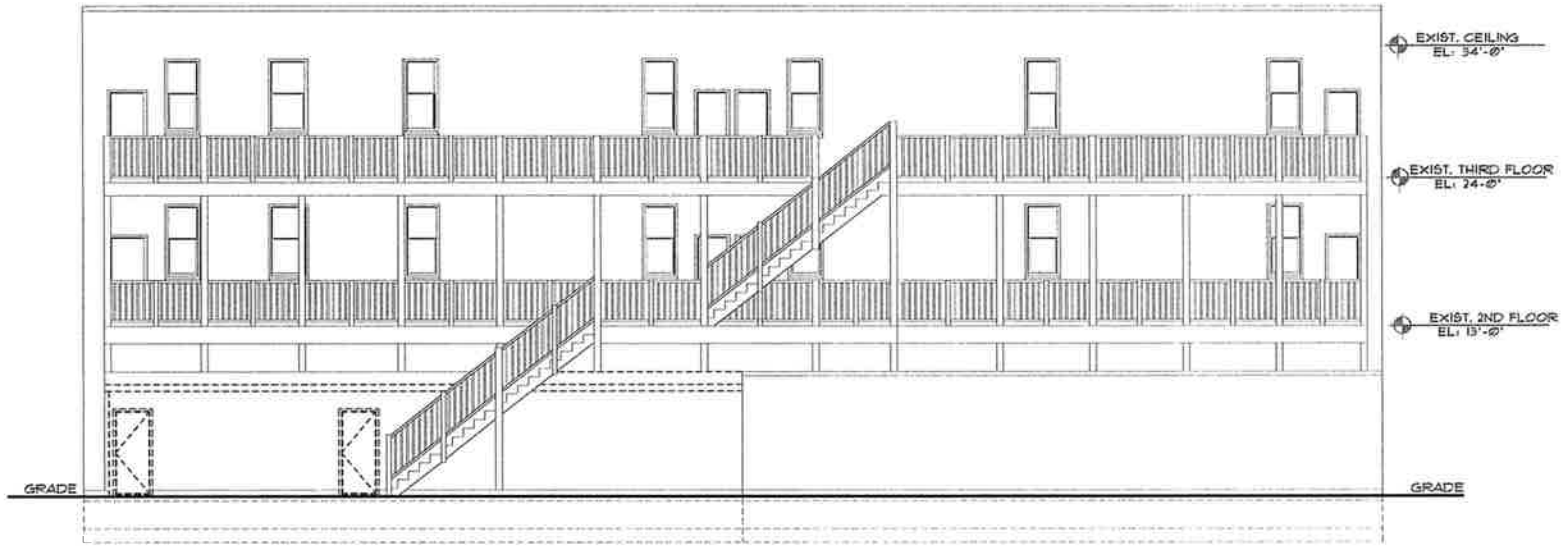
Demolition & Proposed West Elevation

A-201



EAST PROPOSED ELEVATION

1/8" = 1'-0"



EAST DEMOLITION ELEVATION

1/8" = 1'-0"

Mario G. Cruz
ARCHITECT

EXP. 11-30-2024

No.	Description	Date
	PERMIT	07/29/2024

1236 W. HUBBARD ST.

CHICAGO ILLINOIS

Demolition & Proposed East Elevation

A-202