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17-13-0303-C(1) Type 1 Narrative & Plans – 1536-38 North Halsted Street, Chicago, IL

Proposed Zoning: C1-5 Neighborhood Commercial District

Lot Area: 4,025 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change in order to legalize two (2) preexisting dwelling units within the existing three-story mixed-use building at the subject property. The proposed building will continue to contain 3,651 sq. ft. of retail space at grade and a total of eight (8) dwelling units above. The height and footprint of the existing building will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the off-street parking ratio for a Transit Served Location to 0% (zero parking spaces for eight (8) residential units), reduce the rear setback for floors containing residential units from 30 ft. to 7 ft., and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 11,339 square feet (2.82 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 503.13 square feet per D.U. (8 residential units)

(C) The amount of off-street parking: 0 parking spaces

*The subject property is a designated Transit Served Location (North/Clybourn CTA Rail Station). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the required number of off-street parking spaces from 4 parking spaces (50%) to 0 parking spaces (0%).

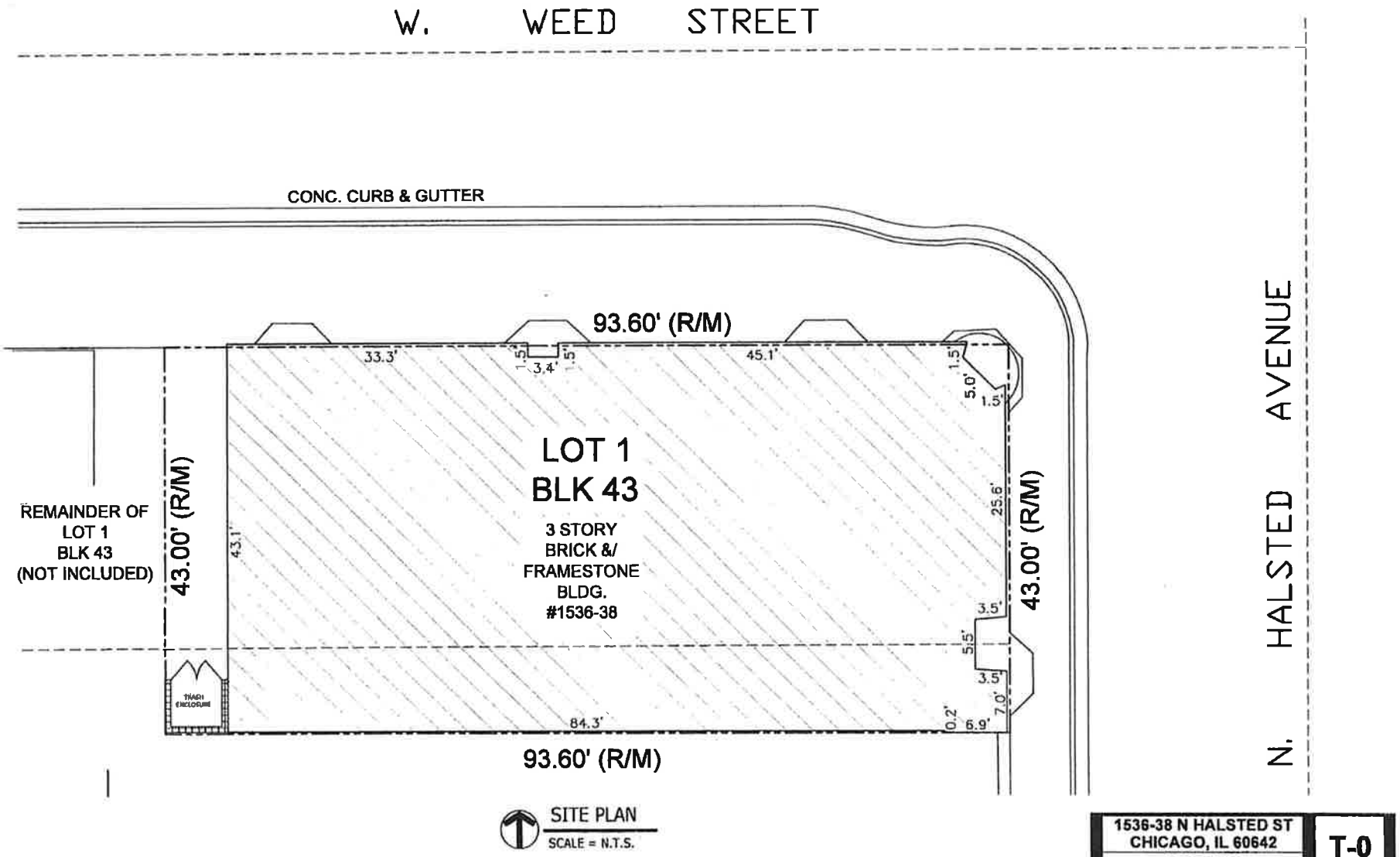
(D) Setbacks:

a.	Front Setback:	0.1 feet (existing)
b.	Side Setbacks:	
	North Side:	zero (existing)
	South Side:	0.1 feet (existing)
c.	*Rear Setback:	7 feet (existing)

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units to 7 ft.

(E) Building Height: 36 feet-9 inches (existing)

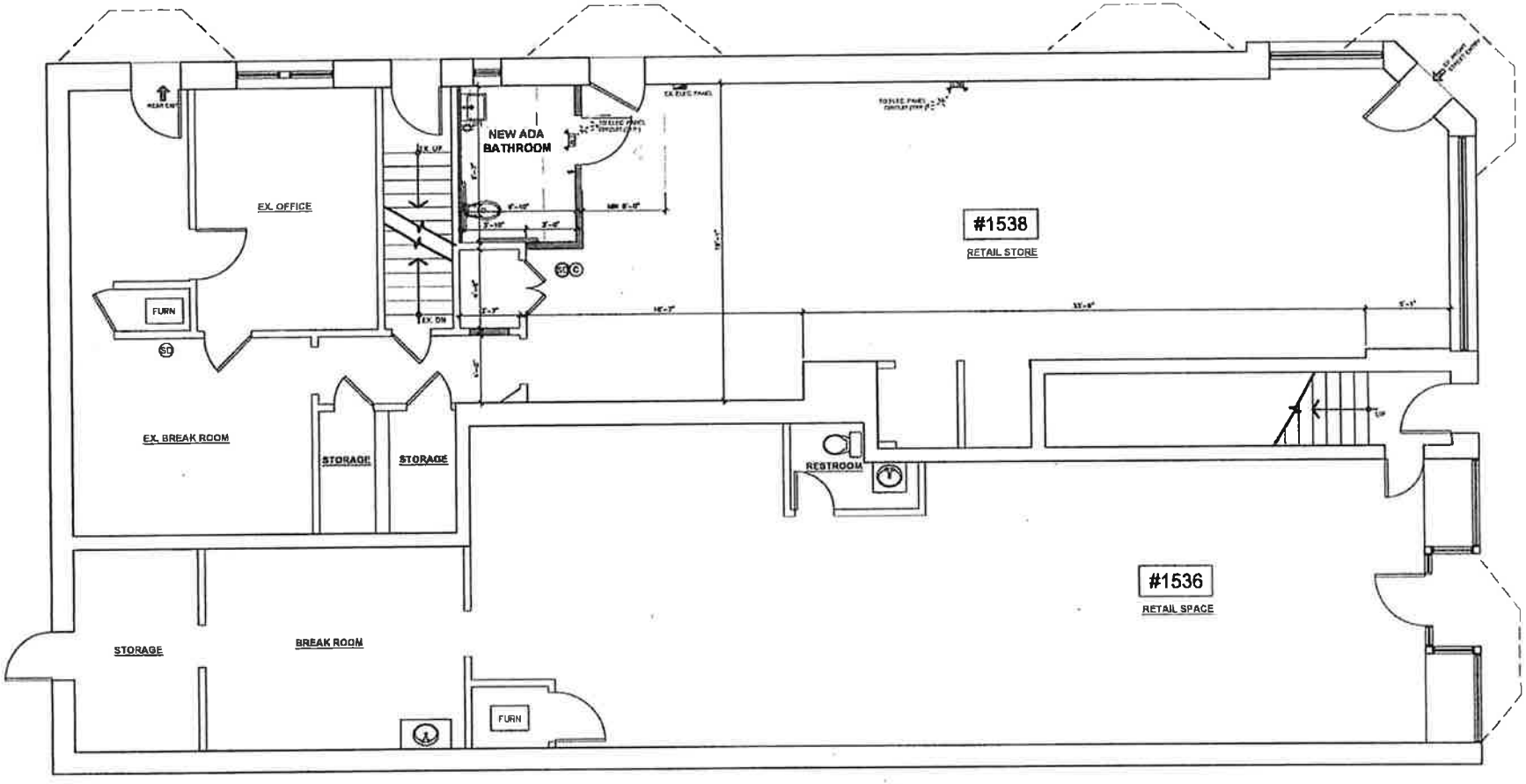
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SITE PLAN
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642 SITE PLAN	T-0

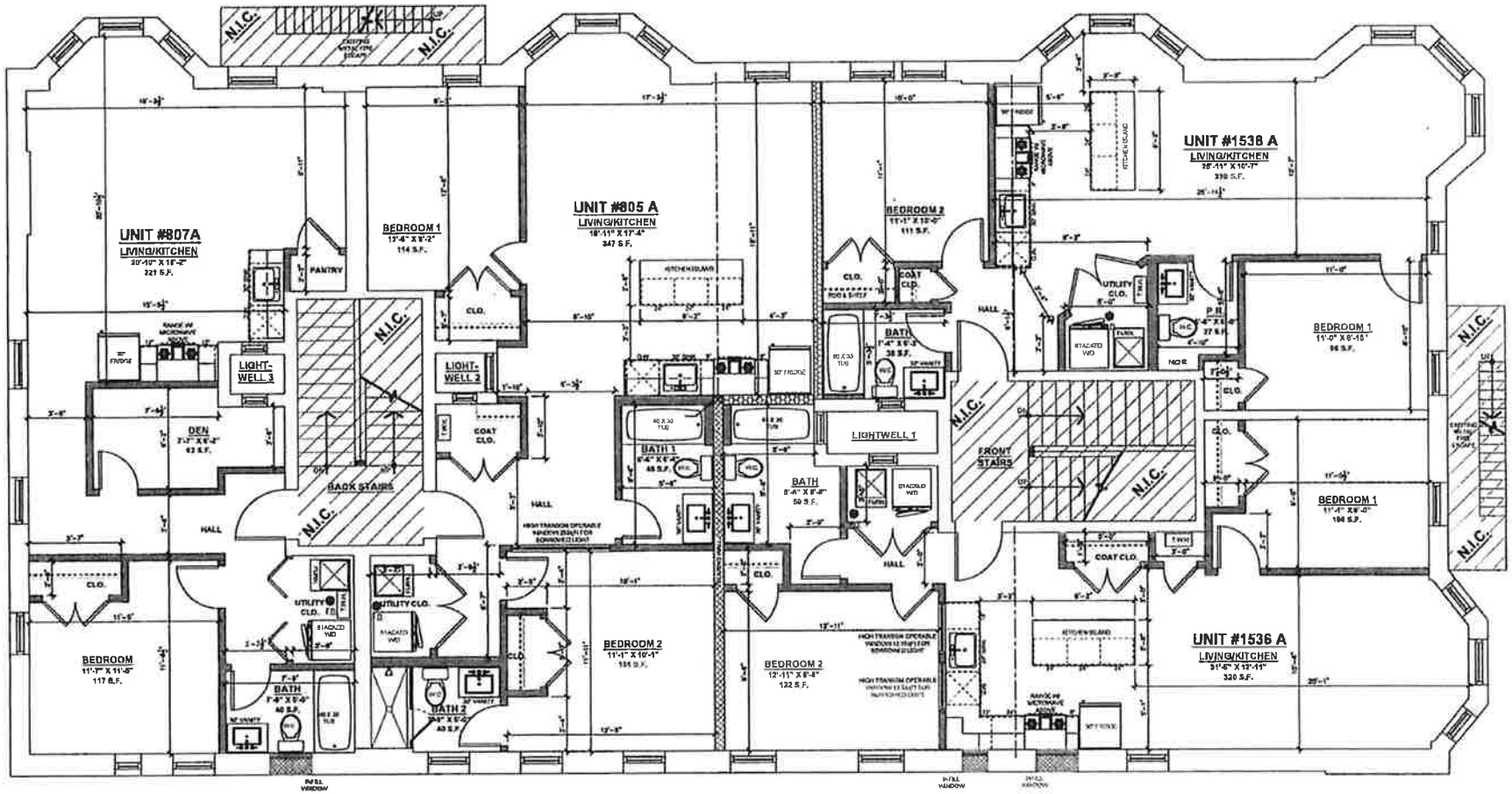
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ARCHITECTURAL 1ST FLOOR PLAN
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642 1ST FLOOR PLAN	A-1

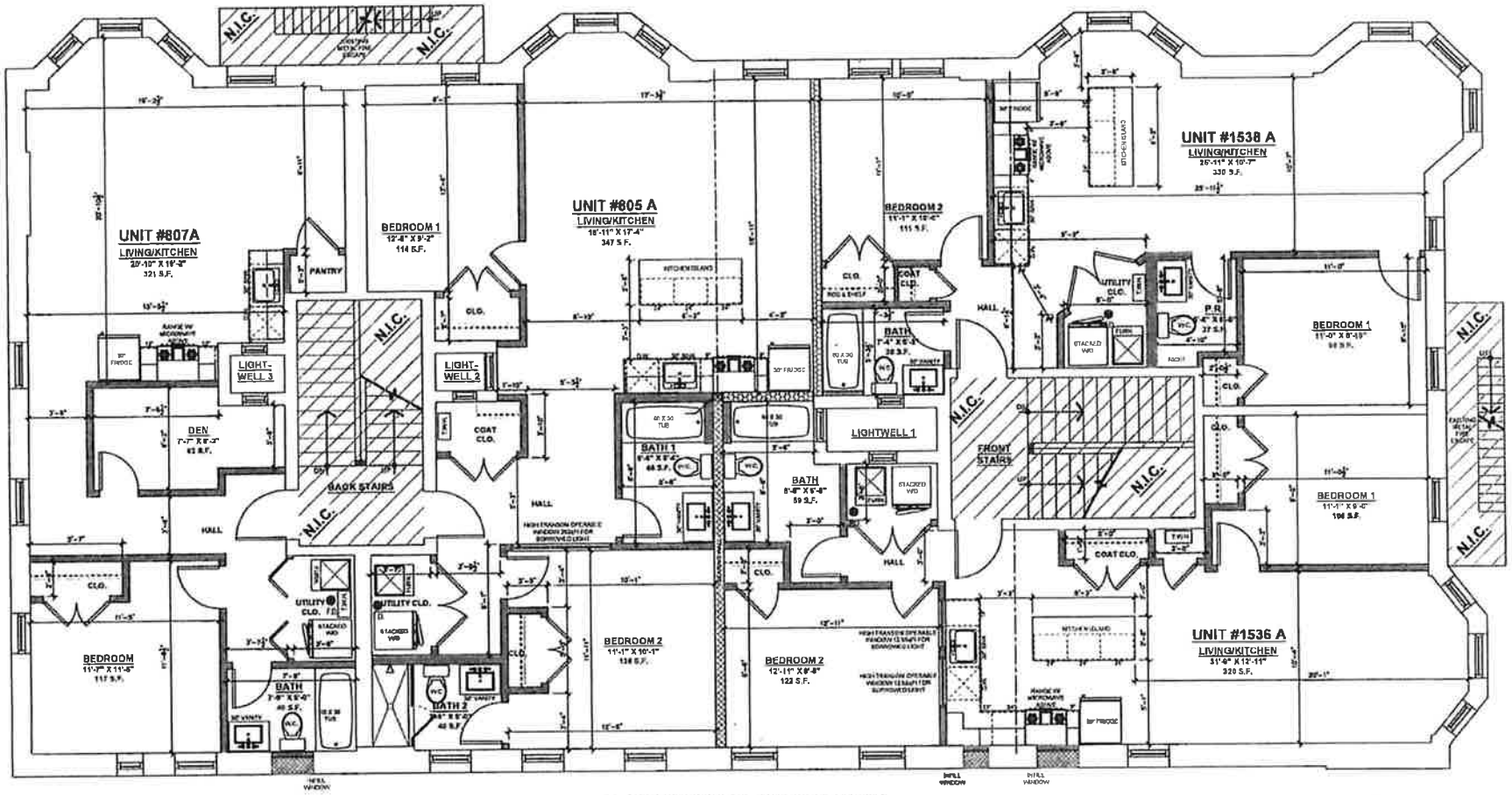
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ARCHITECTURAL 2ND FLOOR PLAN
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642	A-2
2ND FLOOR PLAN	

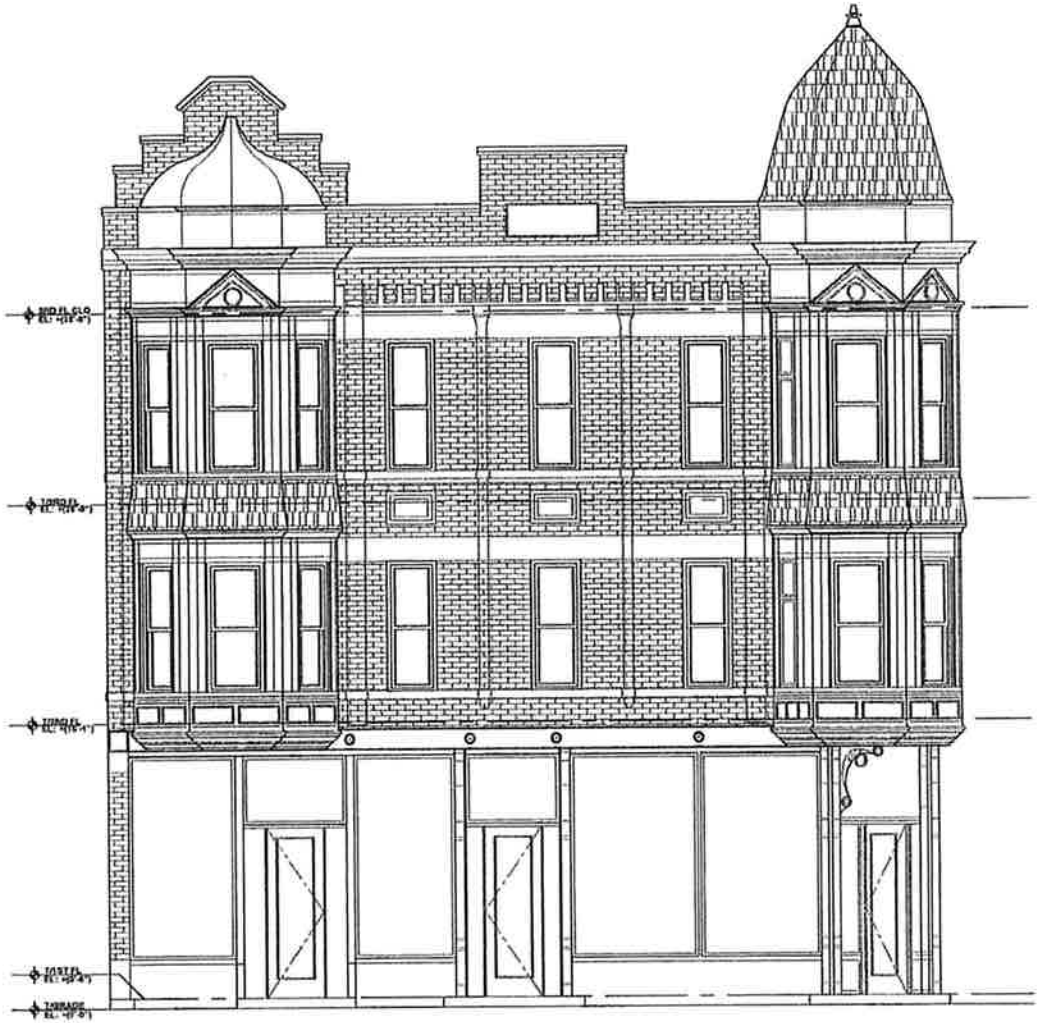
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ARCHITECTURAL 2ND FLOOR PLAN
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642 3RD FLOOR PLAN	A-3

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EAST ELEVATION
SCALE = N.T.S.

1636-38 N HALSTED ST CHICAGO, IL 60642 EAST ELEVATION	A-4

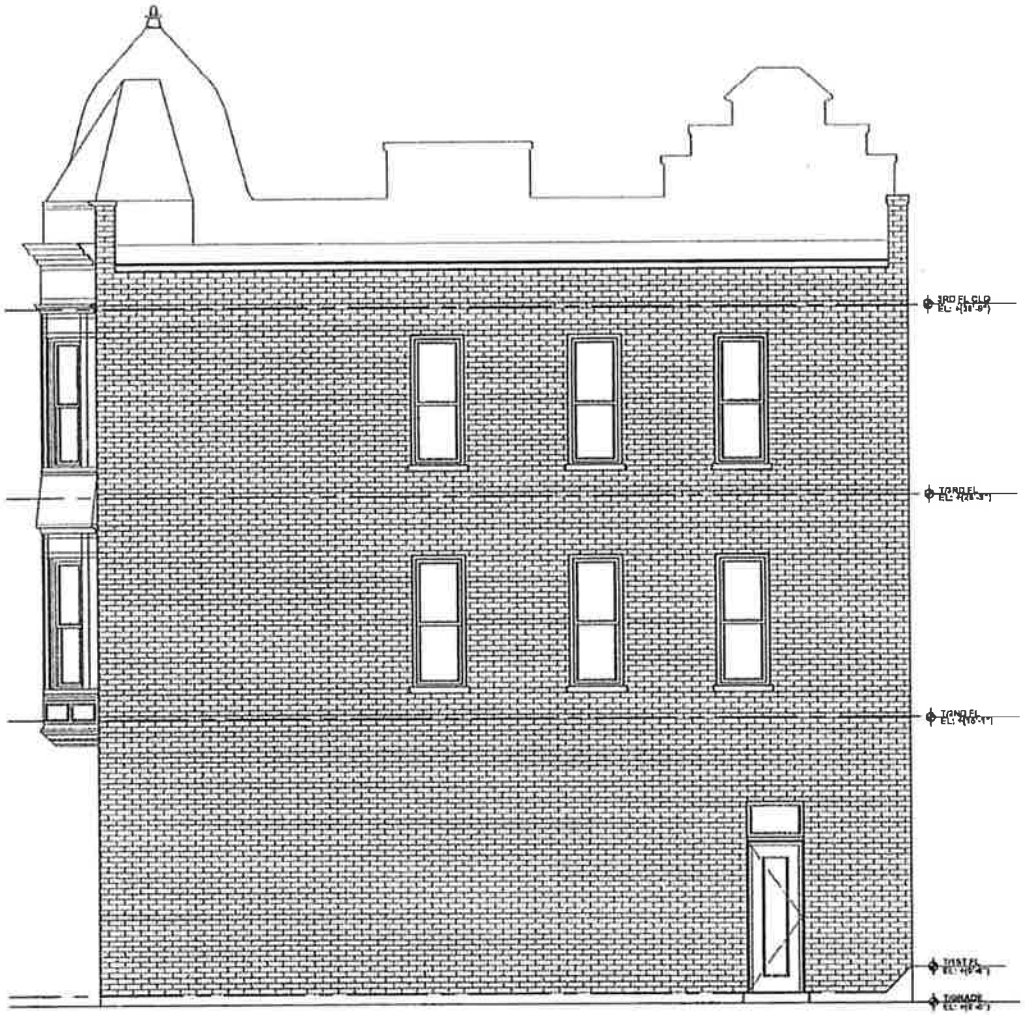
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NORTH ELEVATION
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642 NORTH ELEVATION	A-5

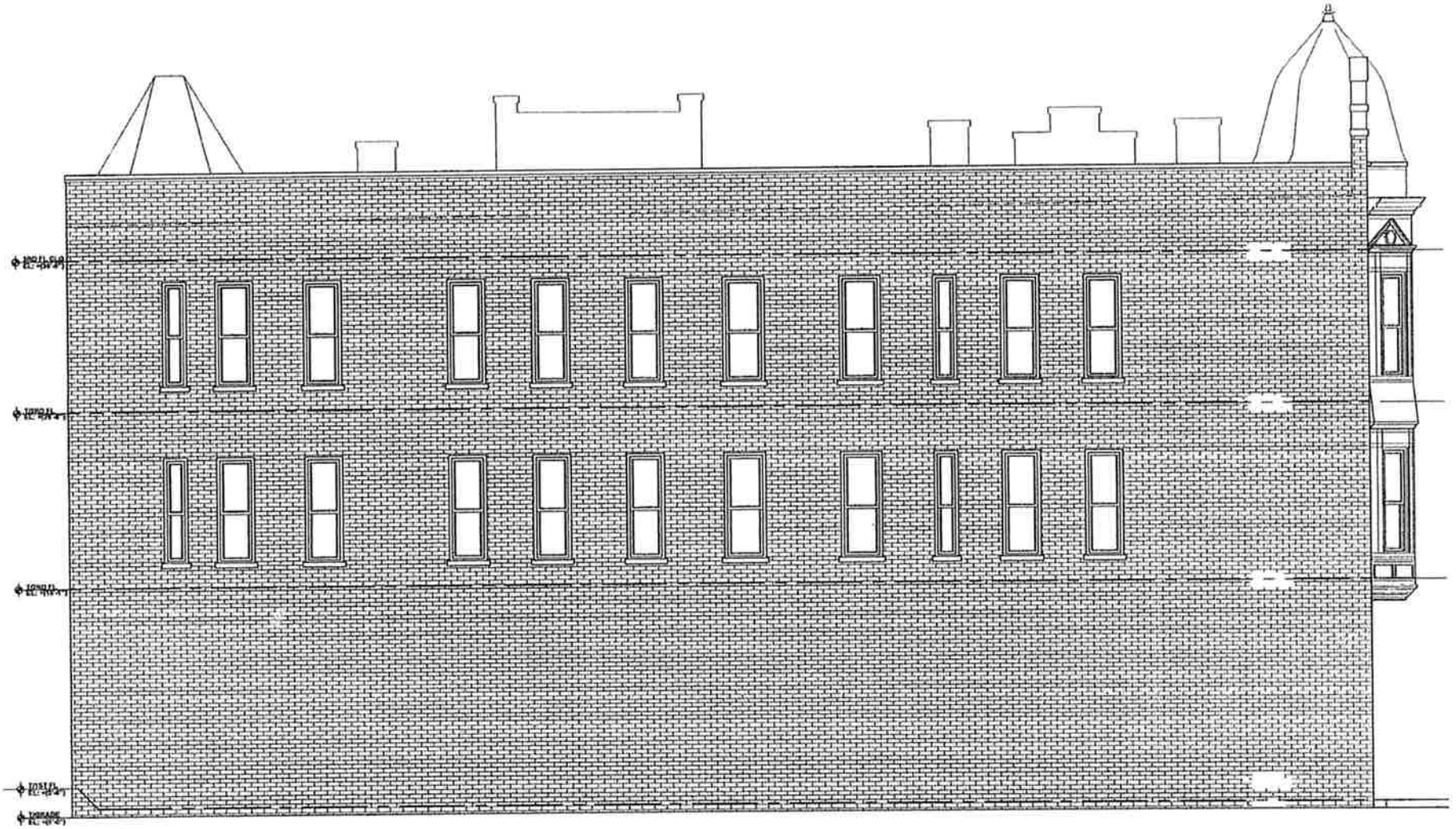
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WEST ELEVATION
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642 WEST ELEVATION	A-6

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SOUTH ELEVATION
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642 WEST ELEVATION	A-7