Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 1247 North Clybourn Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: Approximately 2,760 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story, six (6) unit residential building. The proposed building will measure 34 ft.-8 in. in height and will be supported by three (3) off-street parking spaces at the rear. The subject property is a Transit Served Location based on its proximity to the Division CTA Bus Line corridor. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio for a Transit Served Location from one hundred percent (100%) to fifty percent (50%) (three (3) total parking spaces to serve six (6) residential units), reduce the rear setback to 23 ft. for floor containing residential units, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 6,531 square feet (2.37 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 460 square feet
(6 residential units proposed)

(C) *The amount of off-street parking: 3 parking spaces

*The subject property is a designated Transit Served Location (Division CTA Bus Line corridor). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the required number of off-street parking spaces from six (6) parking spaces (100%) to three (3) parking spaces (50%).

(D) Setbacks:

a. Front Setback: 0 feet
b. Side Setbacks:
East Side: 0 feet
West Side: 0 feet
c. *Rear Setback: 23 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units to 23 feet.

(E) Building Height: 34 feet-8 inches

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Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 383 linear feet of the Division CTA Bus Line Corridor roadway segment. The proposed six (6) dwelling unit residential will be supported by three (3) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit a reduction in the number of required off-street parking spaces, from the required six (6) parking spaces to three (3) parking spaces.

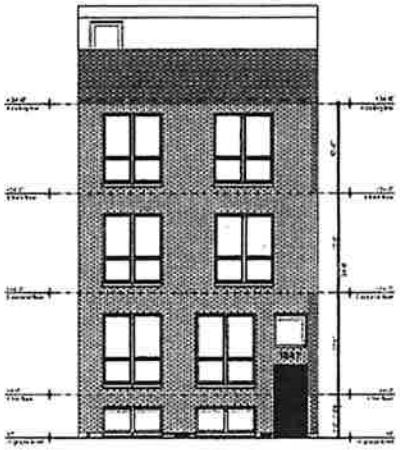
2. The design of the proposed building complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of zero from the subject lot's front property line along North Clybourn Avenue to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along North Clybourn Avenue.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location near the Division bus route. The Applicant believes the project will help improve the multi-unit residential and mixed-use building streetscape along North Clybourn Avenue for residents and other commuters traveling in the subject area.

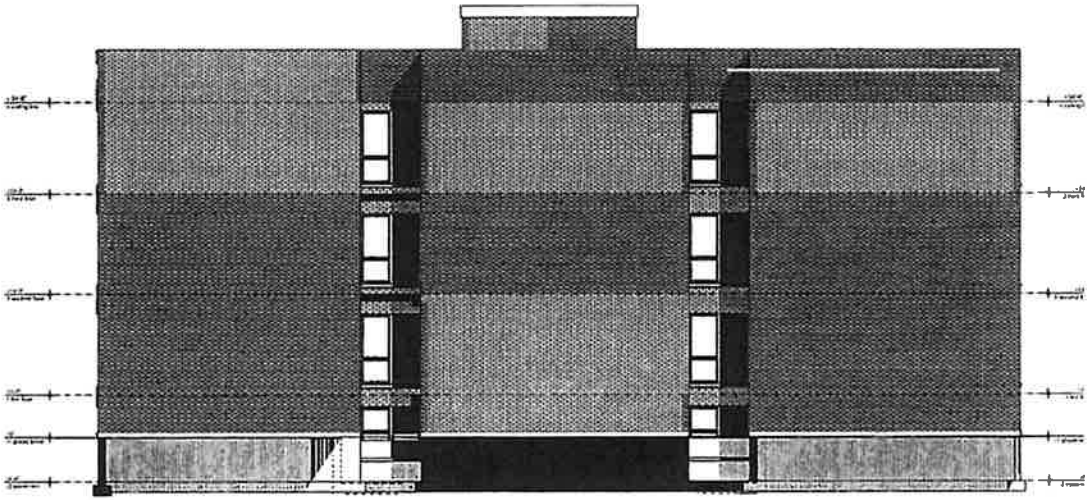
4. The proposed residential building will contain six (6) dwelling units which will be supported by three (3) off-street parking spaces. The Applicant is seeking administrative approval to permit the parking reduction pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will develop a currently vacant lot located along North Clybourn Avenue with a new multi-unit residential building. Based on the subject property's proximity to a designated bus route (Division CTA Bus Line), and its offer of three (3) off-street vehicle parking spaces, the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

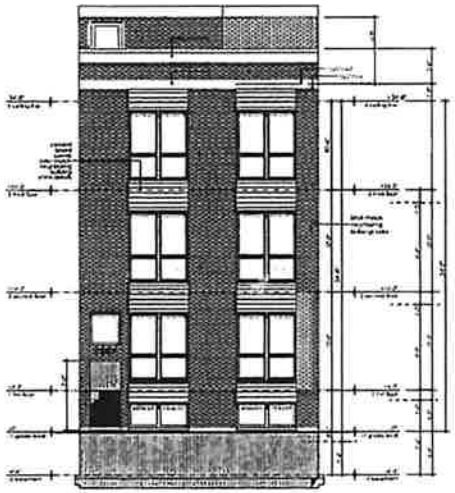
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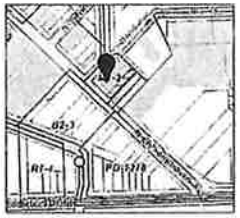
Rear Elevation



Right Elevation



Front Elevation



Map Location

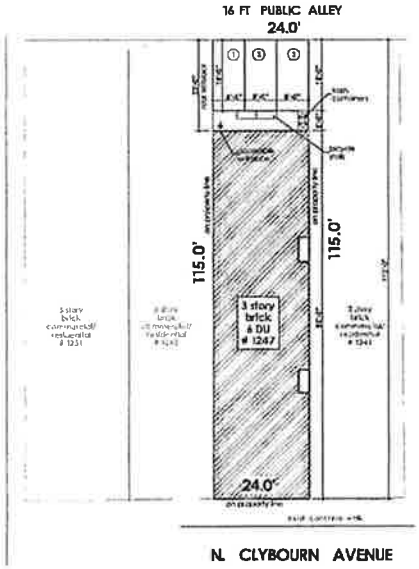
Zoning & Building data:

* Lot area	2760 sf
* Lot area per dwelling	460 sf.
* FAR x3	8280 sf.
* Building height	34'-8"
* Basement: not count	2177 sf.
* First floor	2177 sf.
* Second floor	2177 sf.
* Third floor	2177 sf.
* Total	6531 sf.

Type of construction: B A
Occupancy group R-2



Proposed street view

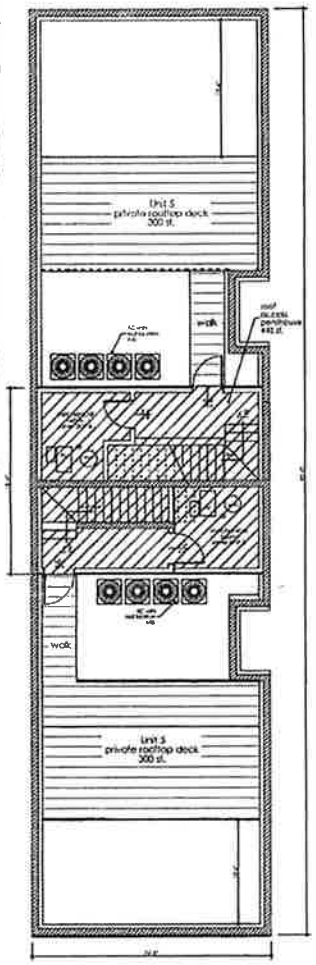


Architectural Site Plan

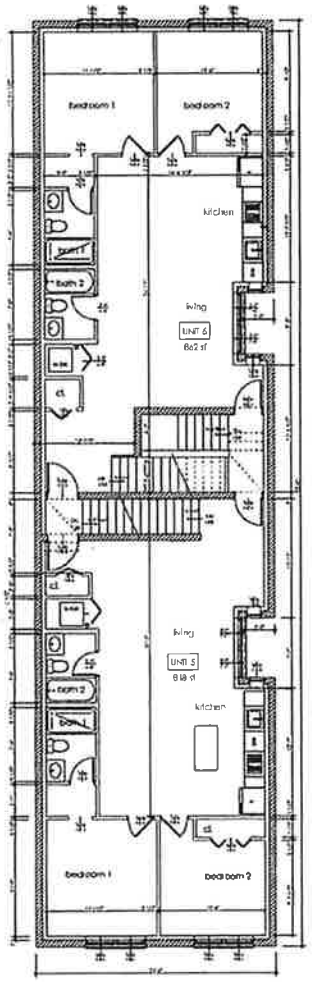
3 STORY 6 DWELLING UNIT BUILDING

A-1

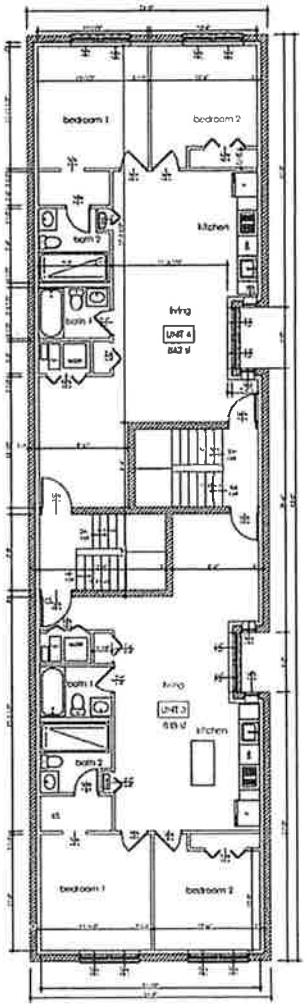
Final Submission



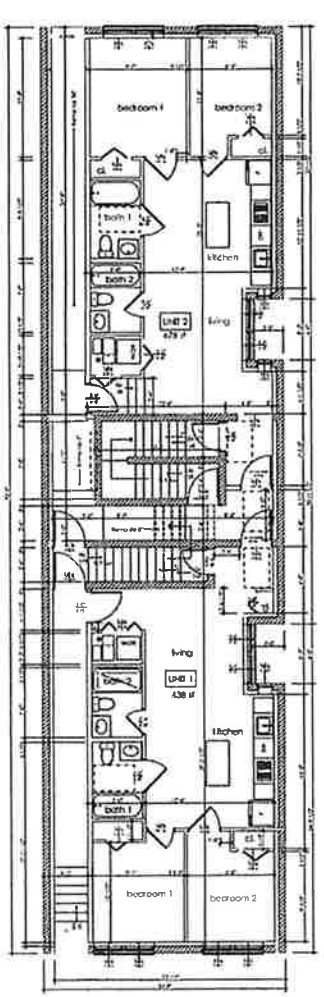
N Roof plan



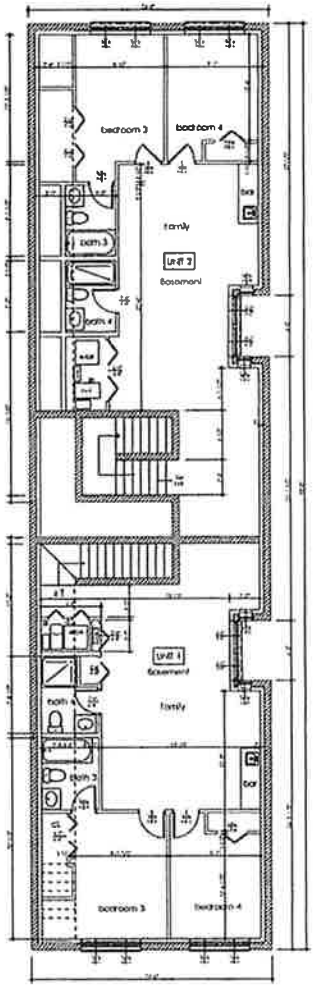
N Third floor plan



N Second floor plan



N First floor plan



N Basement



3 STORY 6 DWELLING
UNIT BUILDING

1247 OLYMPIAN AVENUE
CHICAGO, ILLINOIS

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