NARRATIVE AND PLANS
TYPE I Rezoning Attachment
3026 North Clybourn Street
From C1-2 to a B2-2

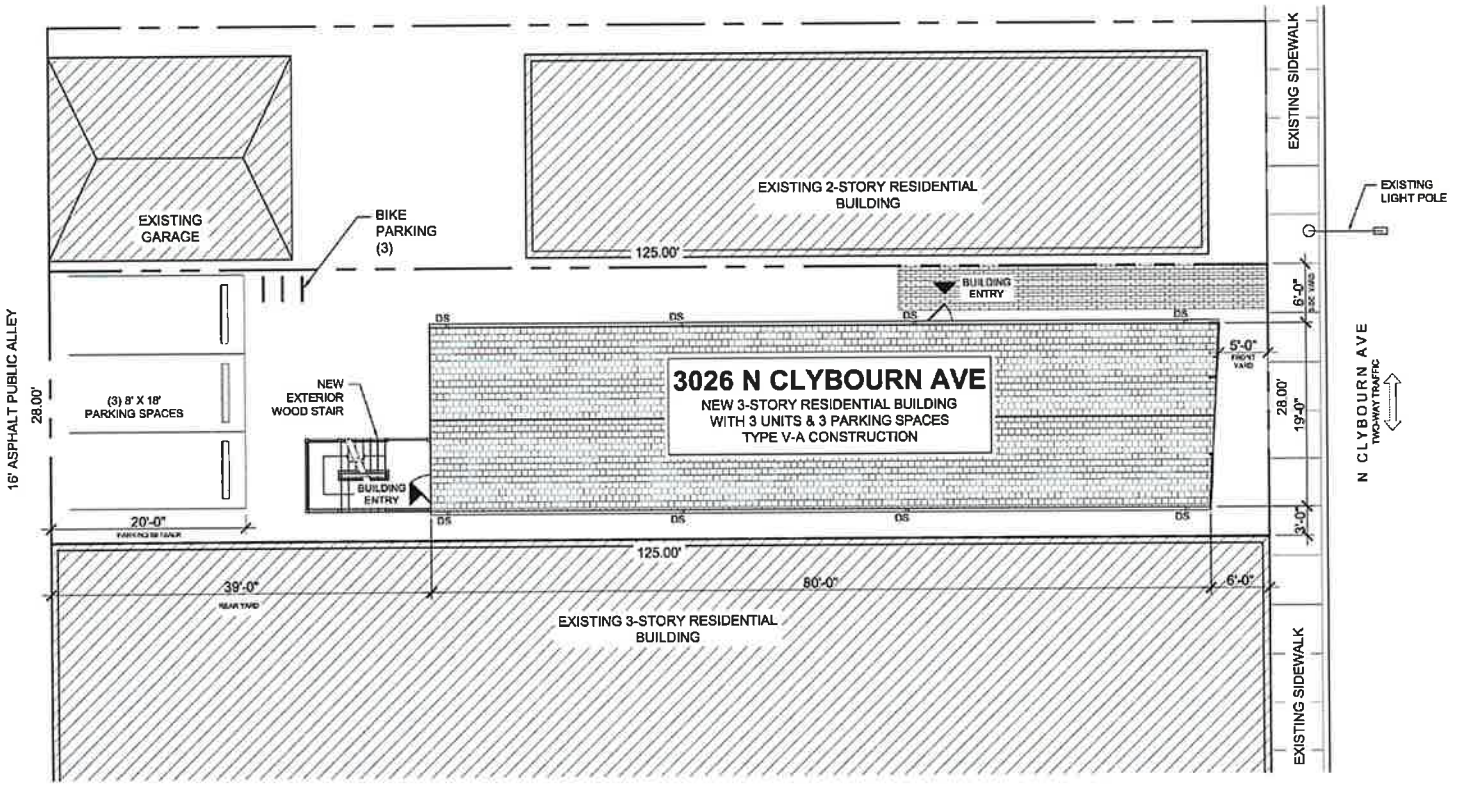
The Property
The subject property is improved with a two-and-a-half-story detached residence with two dwelling units, a basement, and a detached rear-yard garage. The subject property is located on a block improved with buildings of various heights that contain residential, commercial, and mixed uses—which consist of ground floor commercial space with residential uses above. The subject property is in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is located within 1,320 feet from the Western Avenue CTA Bus Line Corridor Roadway Segment (49, X49, 49B).

The Project
The Applicant seeks to rezone the property to construct a three-story, three-unit residential building with three automobile parking spaces. The height of the building will be thirty-eight feet. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from a C1-2 Neighborhood Commercial District to a B2-2 Neighborhood Mixed-Use District. The Applicant is also filing a Type 1 rezoning application under 17-13-0303-D to seek an administrative adjustment to increase the number of automobile parking spaces from the maximum required two spaces, as mandated by 17-10-0102-B, to three spaces under 17-13-1003-EE(2).

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

Lot Area:		3,500 square feet
Floor Area:		6,300 square feet
Maximum FAR:		1.8
Residential Dwelling Units:		3
MLA Density:		1,166.67 square feet
Height:		38 feet
Automobile Parking:		3*
Bicycle Parking:		3
Setbacks:	Front (North Clybourn):	5.0 feet
	South Side:	3.0 feet
	North Side:	6.0 feet
	Rear (Alley):	39.0 feet

*As indicated above, the Applicant seeks an optional administrative adjustment under sections 17-13-0303-D to increase the number of required automobile parking spaces for a Transit Served Location from two to three under 17-13-1003-EE(2)



SITE PLAN - ROOF PLAN

1/16" = 1'-0"

0 4' 8' 16' 32'

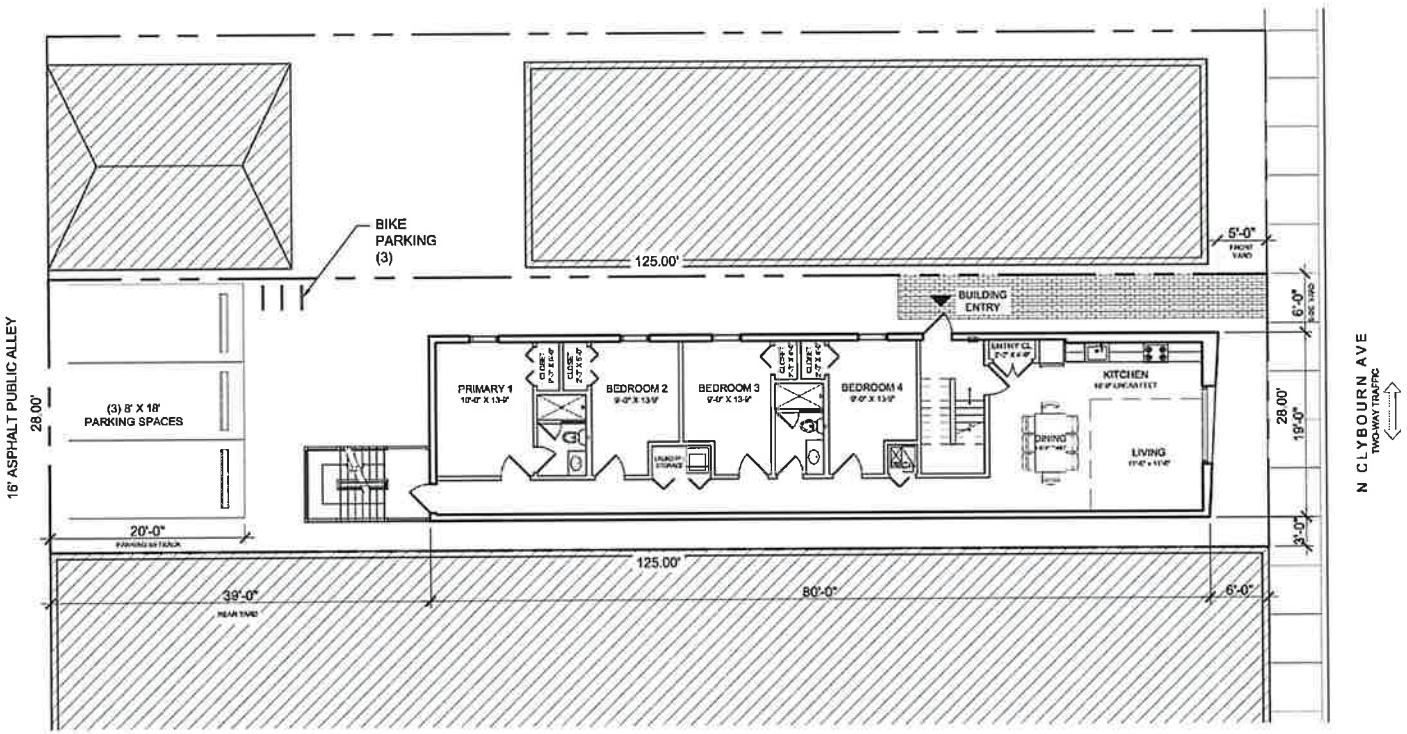
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CHICAGO, ILLINOIS 60618

MARCH 28, 2025

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SITE PLAN - GROUND FLOOR PLAN

1/16" = 1'-0"

0 4' 8' 16' 32'

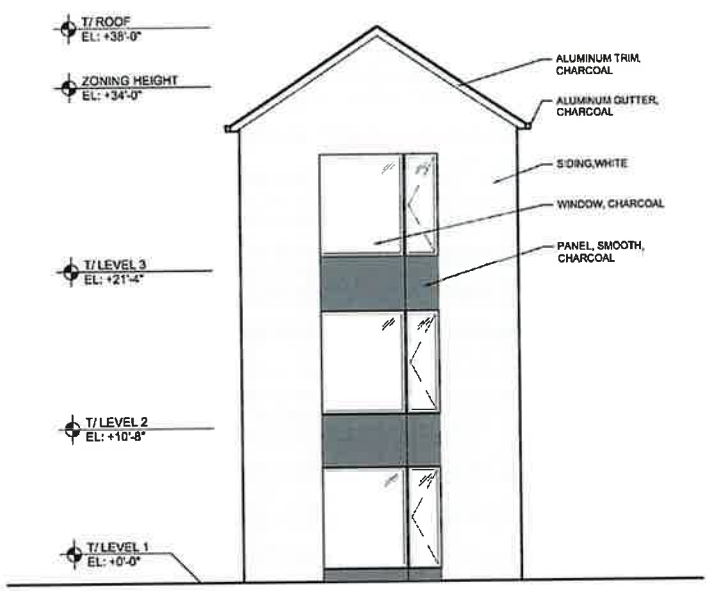
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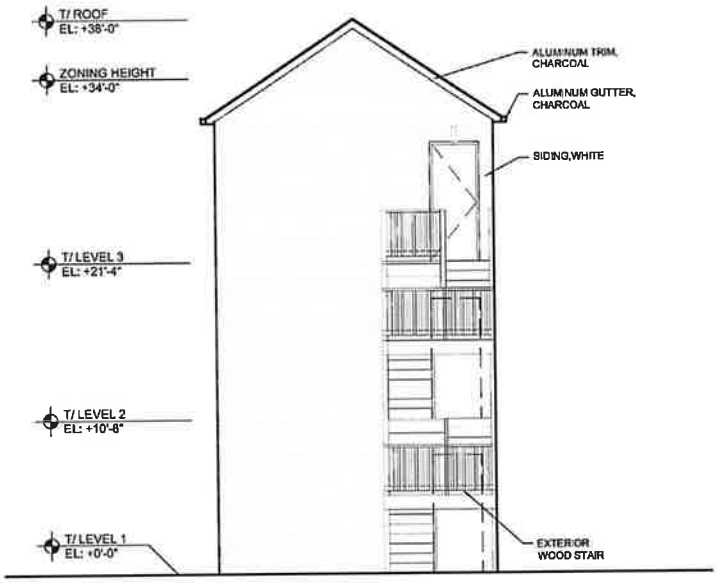
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EAST ELEVATION



WEST ELEVATION

ELEVATIONS

3/32" = 1'-0"

0 4' 8' 16'

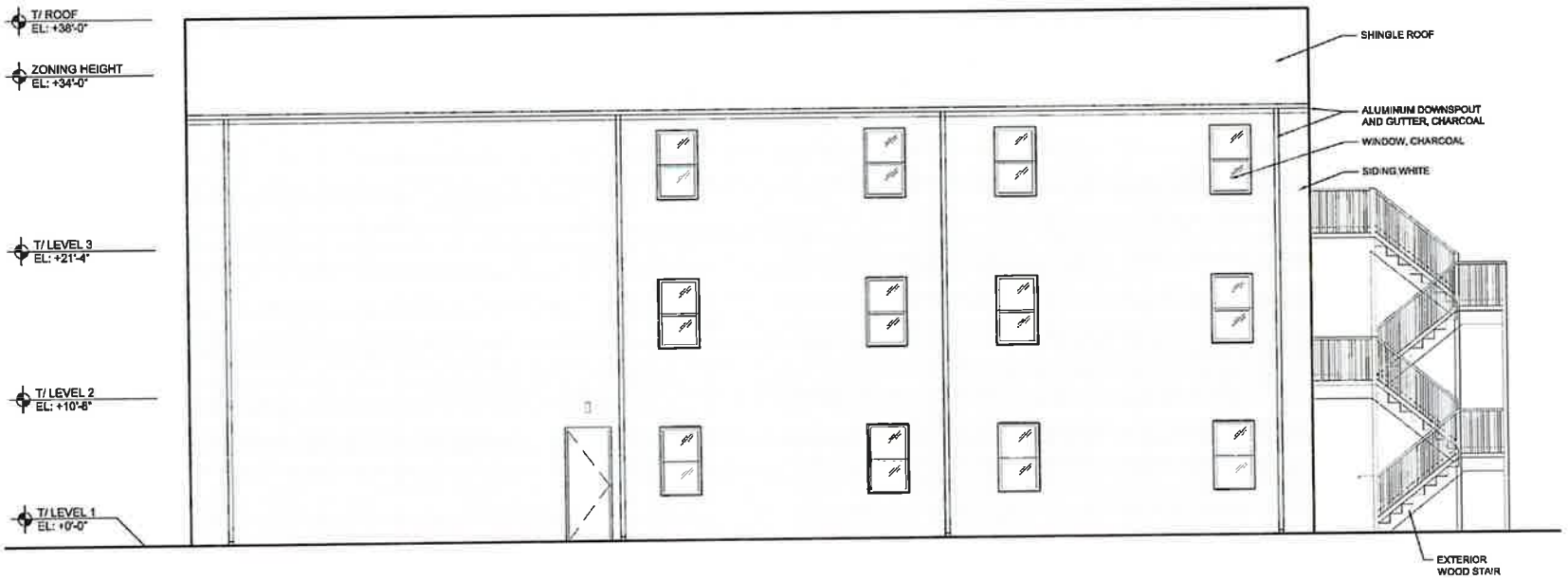
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NORTH ELEVATION

3/32" = 1'-0"

0 4' 8' 16'

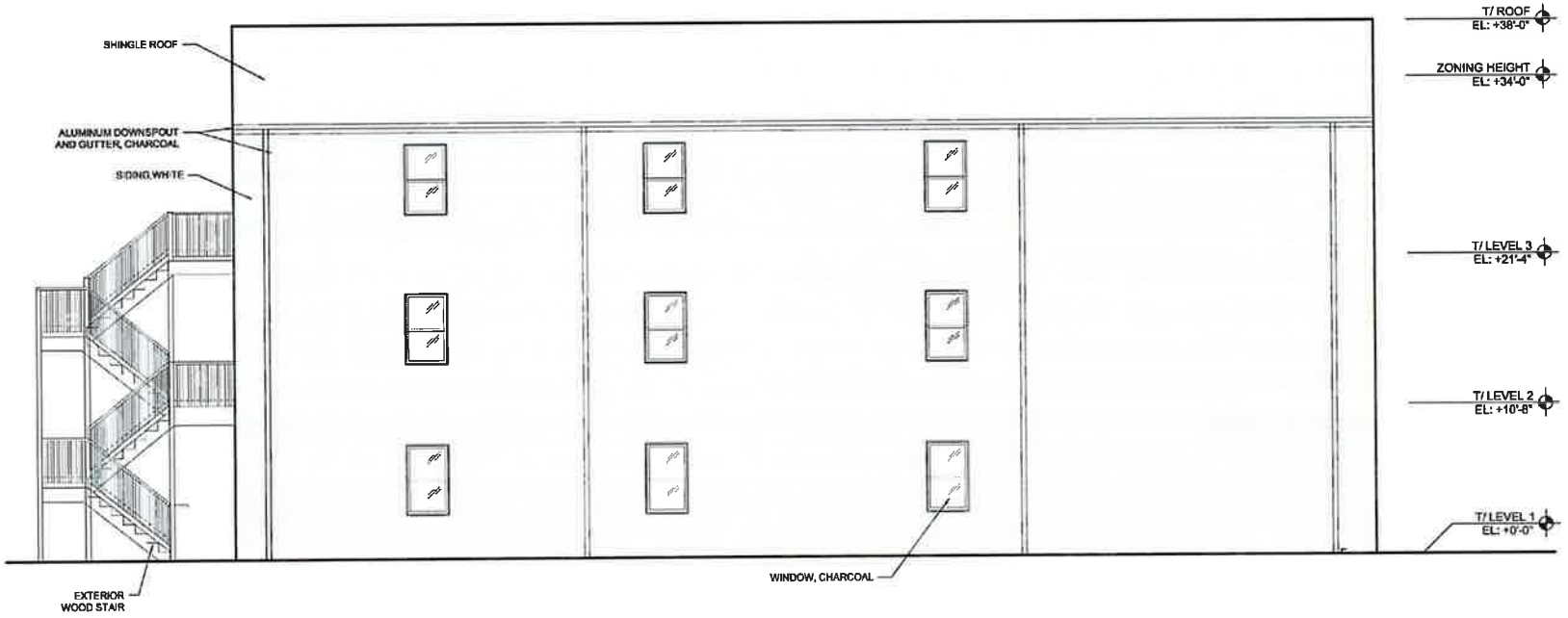
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SOUTH ELEVATION

3/32" = 1'-0"

0 4' 8' 16'

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