17-13-0303-C(1) Type 1 Narrative & Plans – 1720-26 North Clybourn Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: Approximately 7,200 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new five-story residential building containing twenty-four (24) dwelling units. The proposed building will measure 55 ft. in height and will be supported by five (5) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101-D and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking space requirement from twelve (12) parking spaces to five (5) parking spaces, reduce the rear setback for the residential units from the required 30 ft. to 18 ft.-4 in., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 28,800 square feet (3.89 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 300 square feet per D.U. (24 residential units)

(C) The amount of off-street parking: 5 parking spaces

*Pursuant to Sec. 17-13-1101-D, the Applicant is seeking to reduce the number of off-street parking spaces from the required 12 parking spaces to 5 parking spaces.

(D) Setbacks:

a. Front Setback: zero
b. Side Setbacks:
East Side: 2 feet
West Side: 2 feet
c. *Rear Setback: 18 feet-4 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for the residential units from the required 30 ft. to 18 ft.-4 in.

(E) Building Height: 55 feet

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 491 linear feet of the Ashland and North CTA bus line corridors (routes 9 and 72, respectively) and within 870 ft. of the Clybourn/North CTA Red Line Rail station. The proposed residential building containing twenty-four (24) residential units will be supported by five (5) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (12 parking spaces) to 20.08% (5 parking spaces).

2. The Applicant's building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504 because the main residential entrance of the proposed building fronts along Noth Clybourn Avenue and the proposed front setback is zero. Furthermore, the entrance widths do not exceed 12 ft., the entrance depths do not exceed the entrance width, the entrances are not more than two-stories in height, and the proposed building elevations comply with the window transparency requirements.

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 Clybourn/North CTA red Line Rail Station, the Ashland CTA bus line corridor, and the North CTA bus line corridor. The Applicant believes the development will improve the subject area for residents and other commuters traveling in the subject area.

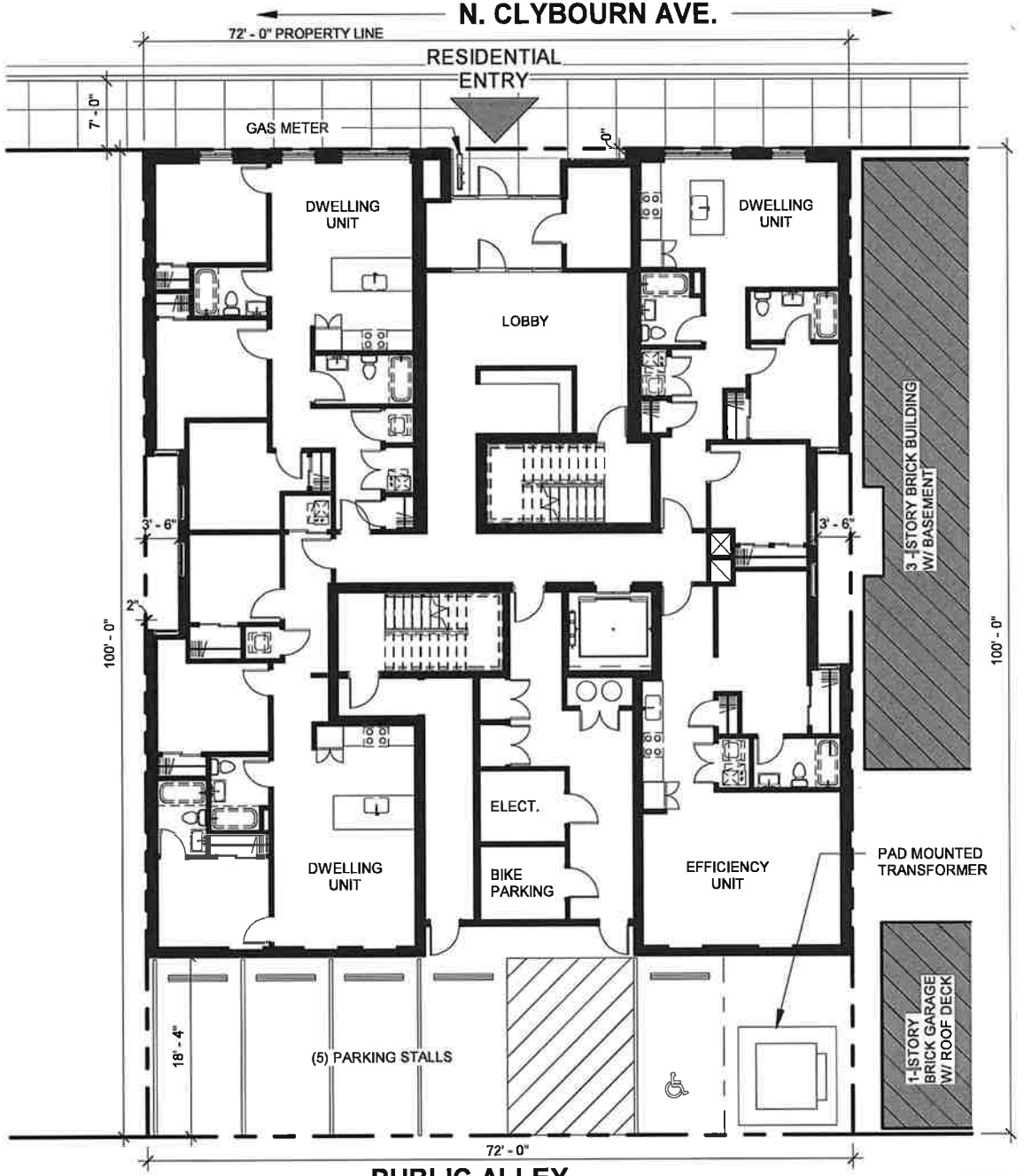
4. The proposed residential building will contain twenty-four (24) residential units. The proposed building will be supported by five (5) off-street parking spaces and twelve (12) onsite bicycle parking spaces. The Applicant is seeking administrative approval to permit the off-street parking ratio reduction (5 parking spaces proposed) for the residential units pursuant to the TOD Ordinance.

5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a two-story mixed-use building and a three-story residential building with a new five-story residential building along North Clybourn Avenue. The proposed residential units will provide additional residential housing inventory to meet market demand. Based on the subject property's proximity to mass transit, 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.

1724 N Clybourn 6.1.26

Zoning Matrix

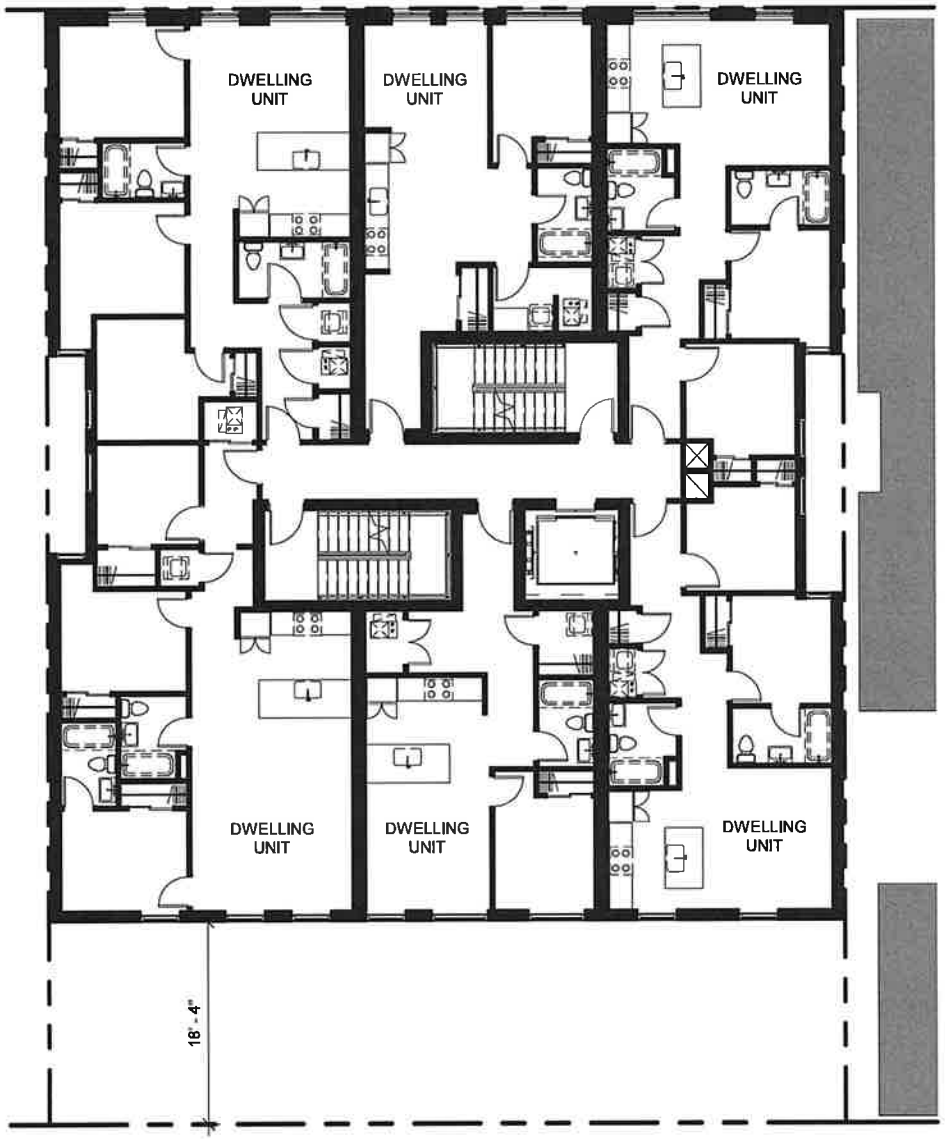
	Required/Allowed	Proposed
Zoning	**B1-2**	**B2-3**
Lot Area	7,200	7,200
F.A.R.	2.2	4.0
Allowed FAR SF	15,840	28,800
Proposed SF		28,800
Height	65'-0"	55'-0"
Setbacks		
Front	0'-0"	0'-0"
Sides	0'-0"	2" (both)
Rear	30'-0" @ Dwelling Units	18'-4"
Unit Total	8 Units	25
Dwelling Units	7	24
Efficiencies	20% Max (1)	4% (1)
ARO		5
ARO On-site		5
Total Type A		9
Vehicle Parking	59	5
Loading Berths		-
Bike Parking	59	12
Variations	1. Rear yard setback to dwelling unit 18'-4"	
	2. TSL Parking Reduction to 20% of Unit Count	



SITE PLAN / FIRST FLOOR PLAN

ECKENHOFF SAUNDERS

Applicant: 1730 Clybourn LLC
Address: 1720 - 1726 North Clybourn Avenue

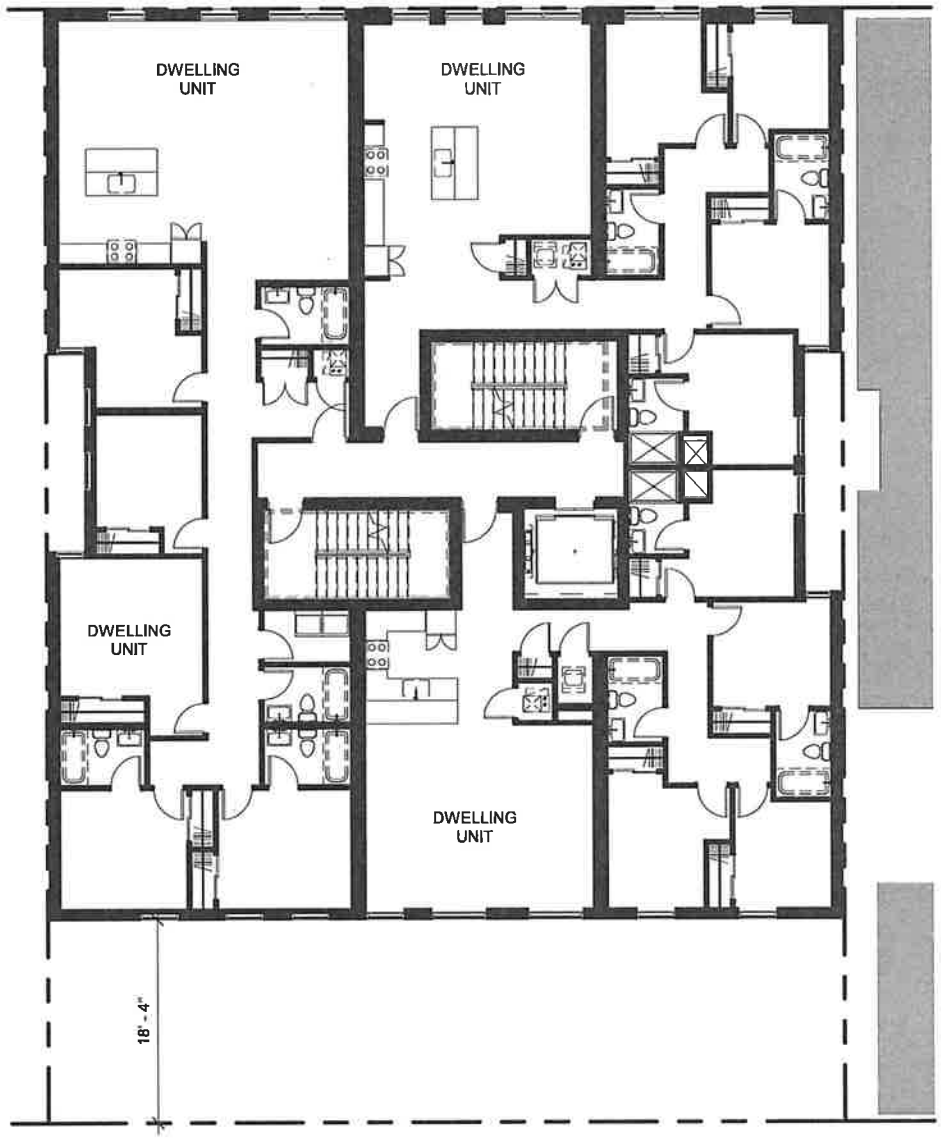


0' 16' 32'

LEVEL 2 FLOOR PLAN

ECKENHOFF SAUNDERS

Applicant: 1730 Clybourn LLC
Address: 1720 - 1726 North Clybourn Avenue

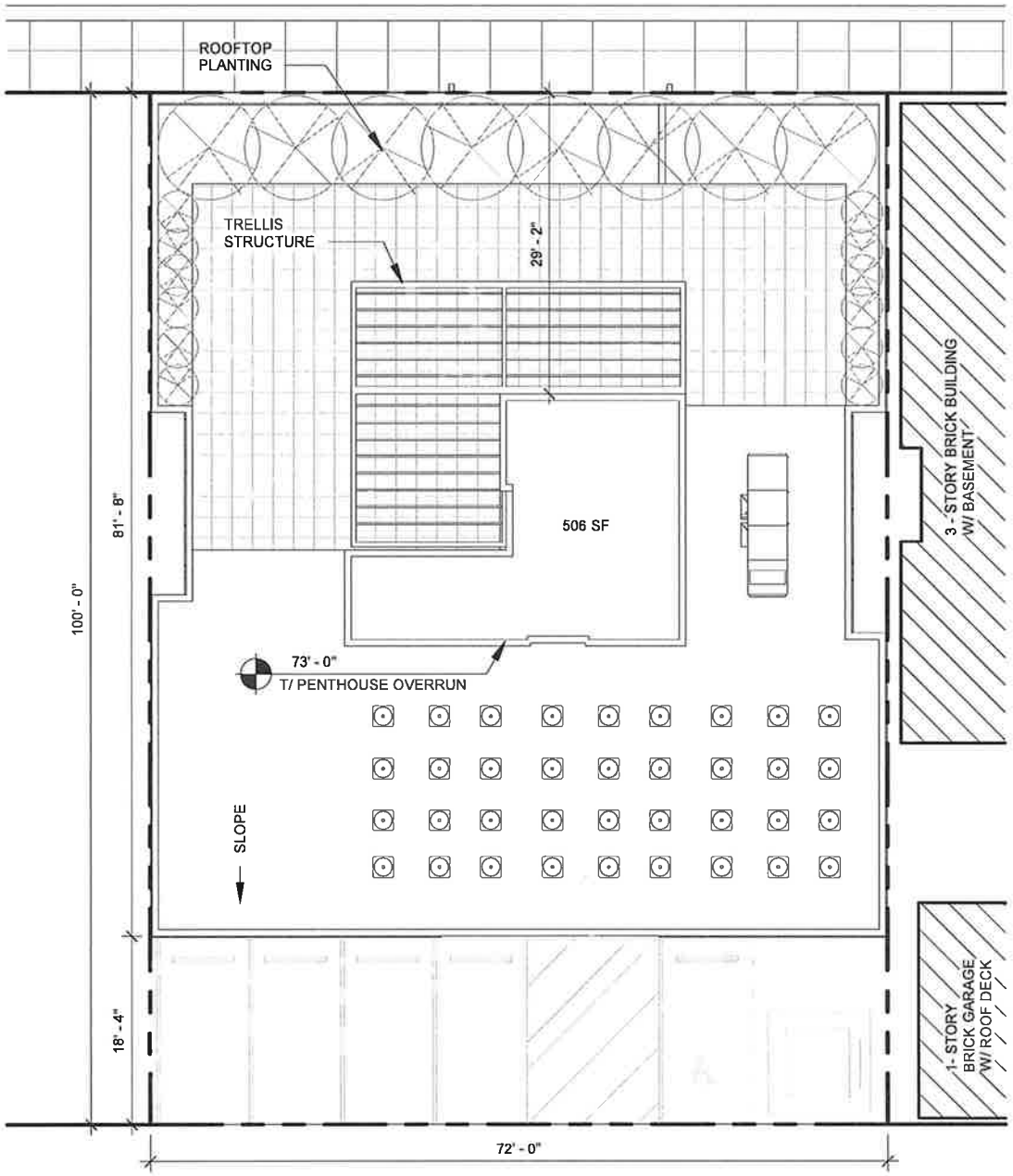


0' 16' 32'

LEVEL 5 FLOOR PLAN

ECKENHOFF SAUNDERS

Applicant: 1730 Clybourn LLC
Address: 1720 - 1726 North Clybourn Avenue

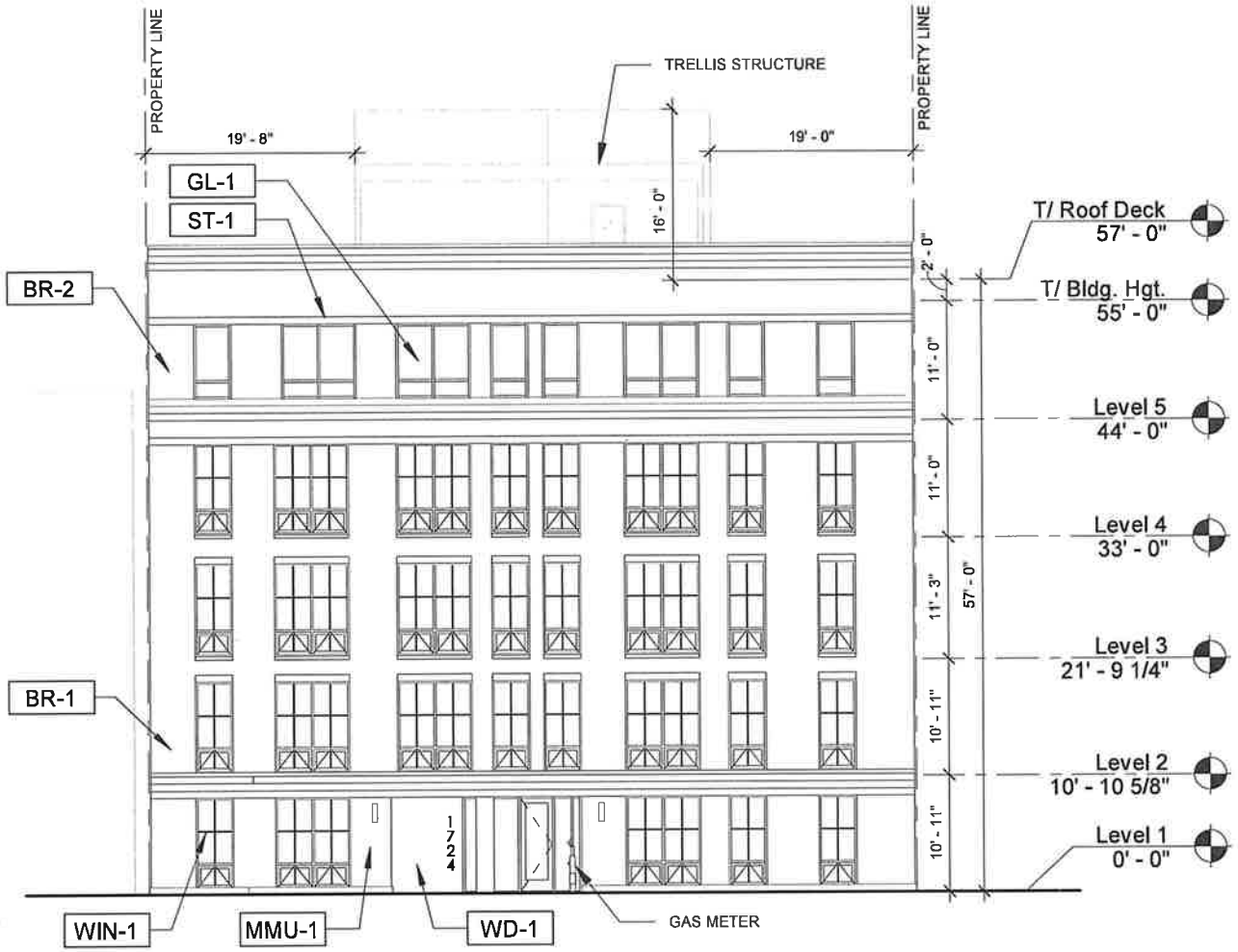


0' 16' 32'

ROOF PLAN

ECKENHOFF SAUNDERS

Applicant: 1730 Clybourn LLC
Address: 1720 - 1726 North Clybourn Avenue



BR-1	BRICK MASONRY COLOR - 1
BR-2	BRICK MASONRY COLOR - 2
GL-1	ALUMINUM & GLASS STOREFRONT
MMU-1	MODULAR MASONRY UNIT
ST-1	CAST STONE COPING
WD-1	WOOD CLADDING - 1
WIN-1	BLACK UNITIZED GLASS WINDOWS

0' 16' 32'

NORTH ELEVATION

ECKENHOFF SAUNDERS

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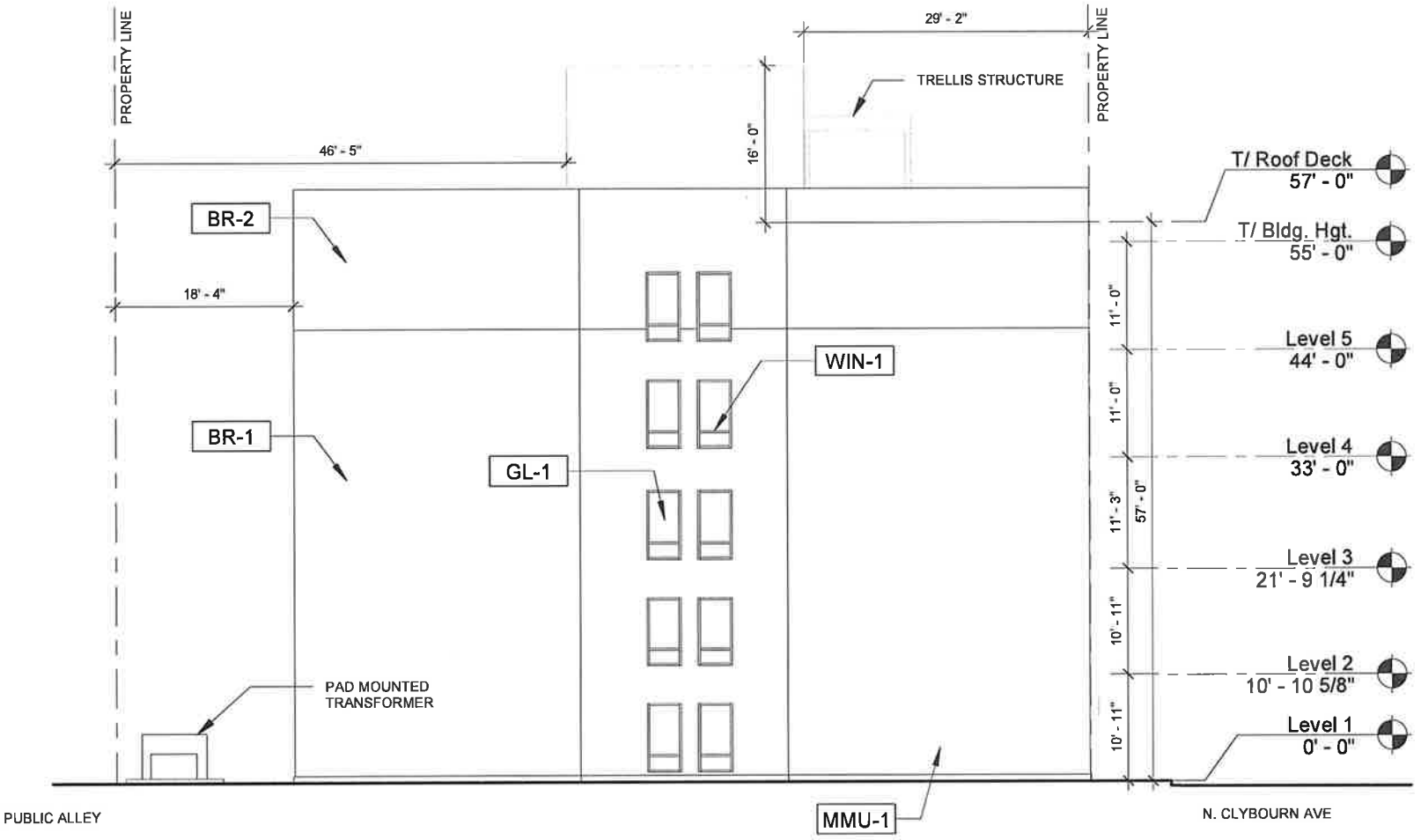
BR-1	BRICK MASONRY COLOR - 1
BR-2	BRICK MASONRY COLOR - 2
GL-1	ALUMINUM & GLASS STOREFRONT
MMU-1	MODULAR MASONRY UNIT
ST-1	CAST STONE COPING
WD-1	WOOD CLADDING - 1
WIN-1	BLACK UNITIZED GLASS WINDOWS

0' 16' 32'

SOUTH ELEVATION

ECKENHOFF SAUNDERS

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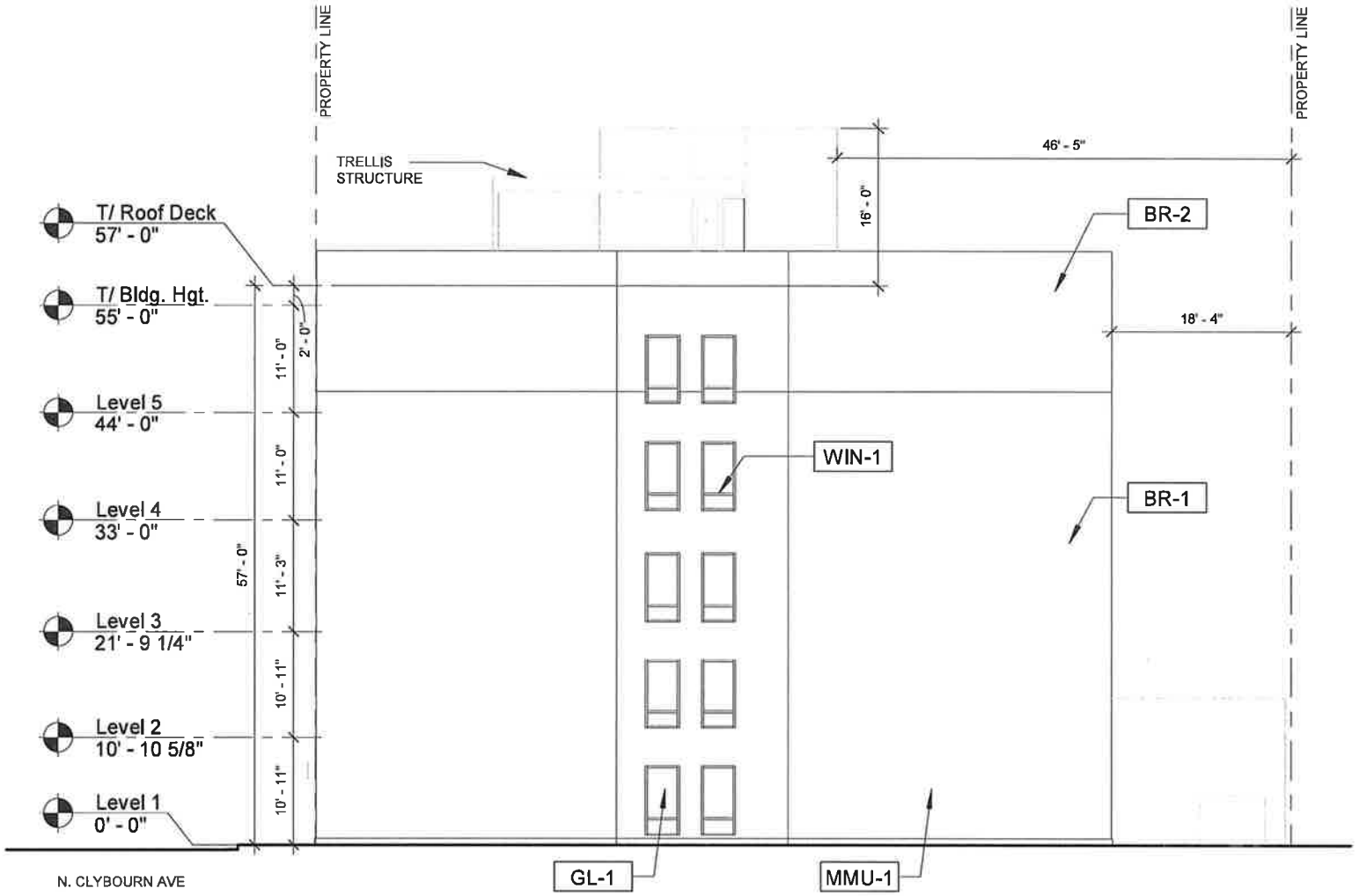
BR-1	BRICK MASONRY COLOR - 1
BR-2	BRICK MASONRY COLOR - 2
GL-1	ALUMINUM & GLASS STOREFRONT
MMU-1	MODULAR MASONRY UNIT
ST-1	CAST STONE COPING
WD-1	WOOD CLADDING - 1
WIN-1	BLACK UNITIZED GLASS WINDOWS

0' 16' 32'

EAST ELEVATION

ECKENHOFF SAUNDERS

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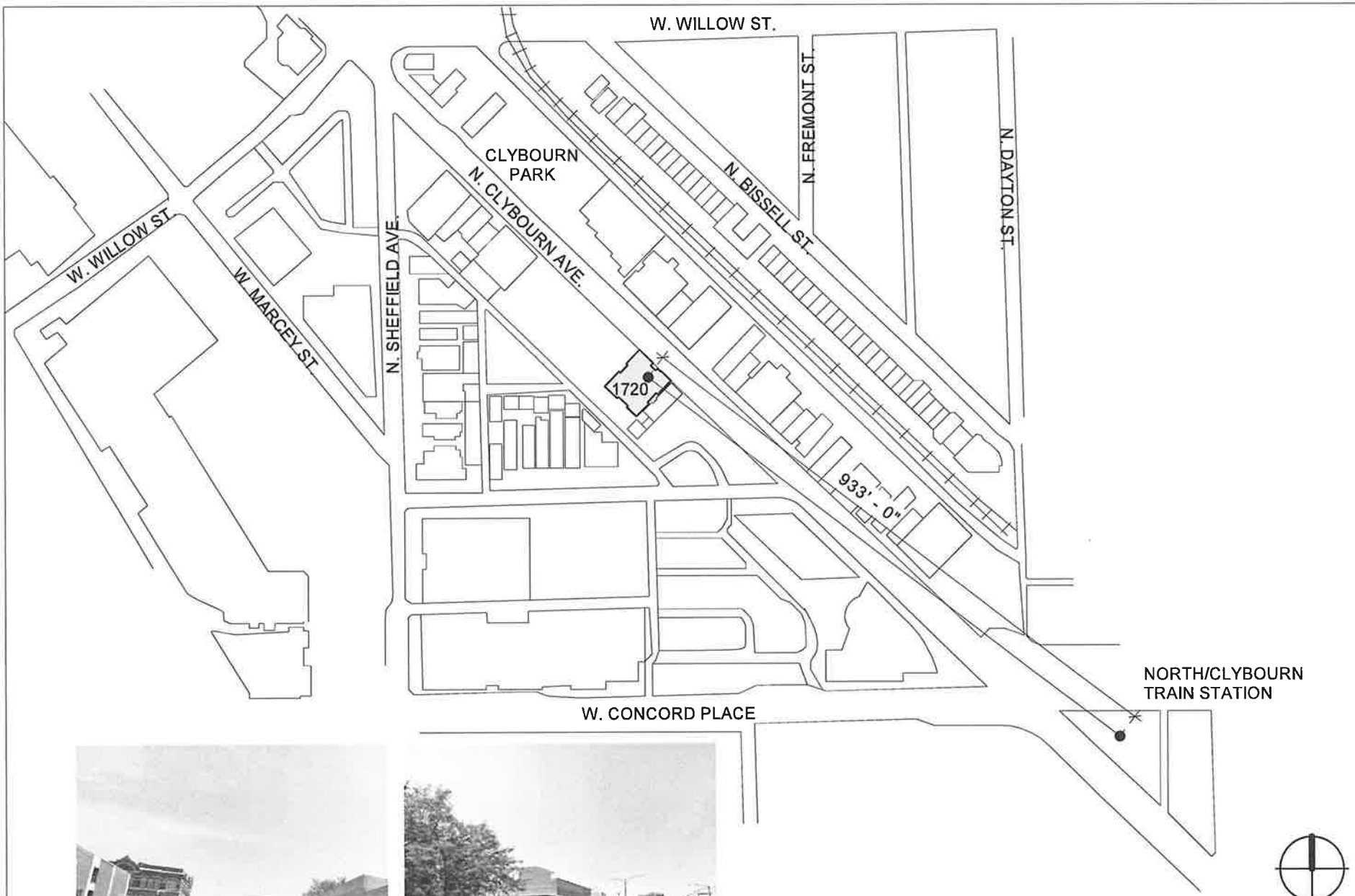
BR-1	BRICK MASONRY COLOR - 1
BR-2	BRICK MASONRY COLOR - 2
GL-1	ALUMINUM & GLASS STOREFRONT
MMU-1	MODULAR MASONRY UNIT
ST-1	CAST STONE COPING
WD-1	WOOD CLADDING - 1
WIN-1	BLACK UNITIZED GLASS WINDOWS

0' 16' 32'

WEST ELEVATION

ECKENHOFF SAUNDERS

Applicant: 1730 Clybourn LLC
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LOOKING NORTHWEST

LOOKING NORTHEAST

TRANSIT DISTANCE MAP

ECKENHOFF SAUNDERS

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