Final for Publication

AMENDED TO BE A TYPE-1
NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1614 South Carpenter Street
From RT-4 to a B2-1

The Property
The property is located in an ETOD location to the METRA Halsted Station and is approximately 1,860 feet from said station. The property is improved with a two-story residential building with two residential units and no parking. The building height is 29'-2". The property is located in an RT-4 zoning district which does not allow the subject property to be de-converted into a single family residence.

The Project
Chicago Pilsen, LLC (the "Applicant") seeks to rezone the property to allow a deconversion of the building into a single-family residence. The Applicant will also add a two-story rear addition. The building height will remain. A detached two-car garage at the rear of the property is also proposed.

To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to a B2-1 Neighborhood Mixed-Use District.

The Applicant also is filing a Type 1 rezoning application to seek optional variations under section 17-13-0303-D to reduce the following setbacks for the existing portion of the budling per 17-13-1101-B as follows: 1) reduce the front yard setback from 14.76 feet to 0.80 feet (existing); 2) reduce the north side yard setback from 2.0 feet to 0.45 feet (existing); 3) reduce the south yard setback from 2.0 feet to 0.20 feet (existing); and 4) reduce the combined side yard setback from 4.8 feet to 0.65 feet (existing); and to seek optional Administrative Adjustment parking relief under section 17-13-1003-EE per section 17-10-0102-B to increase parking spaces 100% from 1 required space to 2 spaces so the single family home may have a two car garage.

Section 17-3-0504-C does not apply to the project as the proposed land use is designated as residential and not commercial.

17-3-0308 Specific Criteria for Transit-Served Locations. In B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance or exit must satisfy all of the following specific criteria:

1. The project complies with the applicable standards of Section 17-10-0102-B: **Answer: The property is located in an ETOD location and is being rezoned to a B district which would apply for parking relief under this section.**
2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a *pedestrian street* and except paragraph C if the land use is designated in a non-commercial use group, pertaining to *pedestrian streets* and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a pedestrian retail street: **Answer: the property is within 5 feet of the font property line. In addition, as the proposed project is residential and not commercial paragraph C does not apply.**
3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission: **Answer: the property is a single family home located in an ETOD location and because of its location in the proposed district and its distance to an ETOD station, the Applicant has an option to either decrease or increase parking.**
4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE: **Answer: the applicant is seeking an increase in parking from 1 to 2 spaces for the proposed single family home.**

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5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

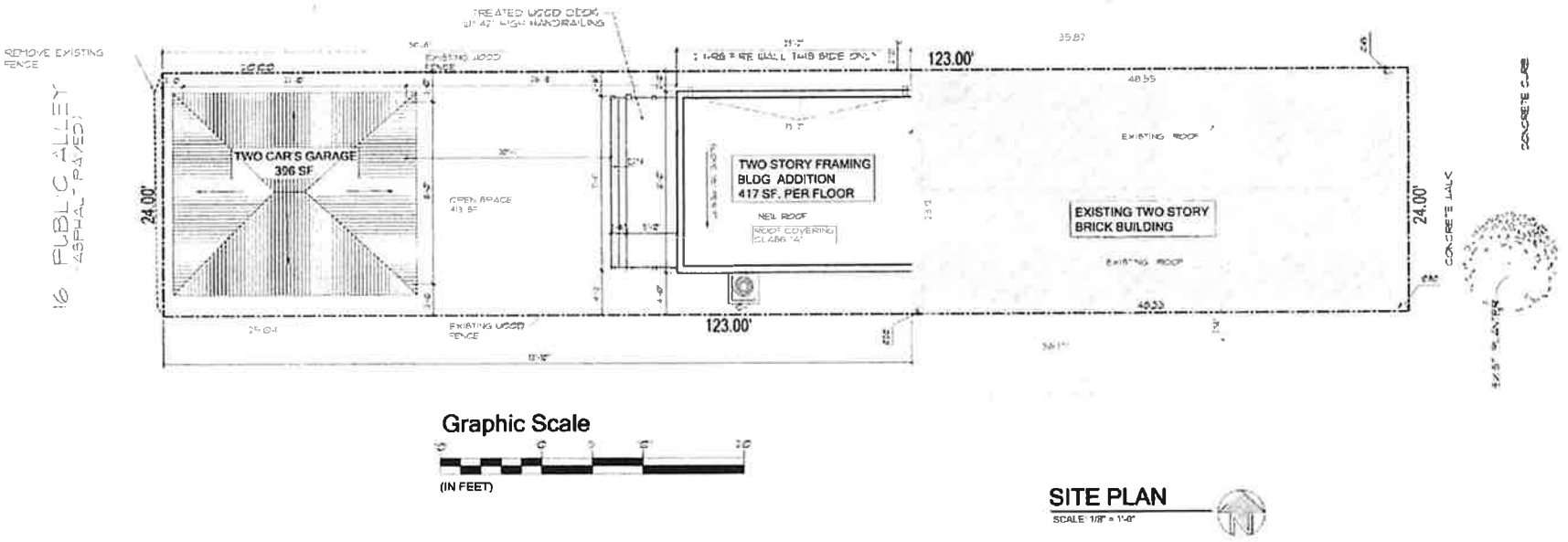
The following are the relevant zoning parameters for the proposed project:

Lot Area:		2,952 square feet
Floor Area:		3,542 square feet
Maximum FAR:		1.20
Residential Dwelling Units:		Single Family Home
Height:		29'-2"
Automobile Parking:		2*
Setbacks:	Front/East (Carpenter Street):	0.80* (existing)
	North Side:	0.45 feet* (existing)
	South Side:	0.20 feet* (existing)
	Rear/West (Alley):	50 feet 8 inches

A set of plans is attached.
*As indicated above, the Applicant seeks optional variations under section 17-13-0303-D to reduce setbacks as listed above and optional administrative adjustment to increase parking from 1 to 2 spaces as the property is located ETOD to the METRA Halsted station.

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1614 S. CARPENTER STREET. CHICAGO, IL



Graphic Scale

(IN FEET)

SITE PLAN

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

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EXISTING TWO STORY BRICK BUILDING
DE-CONVERSION FROM TWO DWELLING UNITS TO
A SINGLE FAMILY HOUSE. WORK INCLUDES A REAR
TWO STORY FRAMING ADDITION, REAR WOOD
DECK, AND A TWO CAR FRAMING GARAGE.

1614 S. CARPENTER STREET. CHICAGO, IL

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D-1

(1) FIRST FLOOR DEMOLITION PLAN

(2) SECOND FLOOR DEMOLITION PLAN

Graphic Scale
(IN FEET)

LEGEND

DEVOLUTION LEGEND

(A) WALL SECTION

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A-3

(A) EAST ELEVATION
SCALE: 1/4"=1'-0"

(B) NORTH ELEVATION ELEVATION
SCALE: 1/4"=1'-0"

(C) SOUTH ELEVATION ELEVATION

(D) WEST ELEVATION
SCALE: 1/4"=1'-0"

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FOUNDATION PLAN

FLOOR PLAN

FRAMING PLAN

Ⓐ SECTION

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

EXISTING TWO STORY BRICK BUILDING
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