17-13-0303-C(1) Type 1 Narrative & Plans – 2426-2428 N. Clybourn, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 2426 N. Clybourn – 2,702 sq. ft. (irregular lot shape)
2428 N. Clybourn – 2,957 sq. ft. (irregular lot shape)

Proposed Land Use: The Applicant is proposing to sub-divide the single zoning lot into two (2) independent zoning lots. The three-story mixed-use building at 2426 N. Clybourn will remain without change. The newly created zoning lot at 2428 N. Clybourn will be developed with a new three-story masonry building measuring 37 ft.-2 inches in height and containing three (3) dwelling units. The Applicant is filing a mandatory Type 1 Zoning Amendment Application since the Applicant is changing the zoning from M1-2 Limited Manufacturing/Business Park District to RM5 Residential Multi-Unit District and pursuant to Section 17-13-0303-D, the Applicant is seeking an optional Administrative Adjustment and Variation. Specifically, seeking off-street parking relief by more than 50% pursuant to Secs. 17-13-1003-EE of the Chicago Zoning Ordinance. The Applicant is seeking to reduce the number of required off-street vehicle parking spaces for a Transit Served Location from two (2) parking spaces to zero at 2426 N. Clybourn, and from three (3) parking spaces to zero at 2428 N. Clybourn.

(A) The Project's Floor Area Ratio:
2426 N. Clybourn - 3,637.5 sq. ft. (1.35 FAR)
2428 N. Clybourn – 5,027.85 sq. ft. (1.7 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
2426 N. Clybourn – 1,351 sq. ft. (2 existing residential units to remain)
2428 N. Clybourn – 985.67 sq. ft. (3 proposed residential units)

(C) *The amount of off-street parking:
2426 N. Clybourn – 0 parking spaces
2428 N. Clybourn – 0 parking spaces

*The subject property is a designated Transit Served Location since the subject property is located within 150 ft. of a designated Bus Line Corridor, which is Fullerton Avenue CTA Bus Route pursuant to Section 17-17-0400-B. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the number of required off-street vehicle parking spaces for a Transit Served Location by 100% as pursuant to Section 17-10-0102-B from two (2) parking spaces to zero at 2426 N. Clybourn, and from three (3) parking spaces to zero at 2428 N. Clybourn.

(D) Setbacks:
2426 N. Clybourn
a. Front Setback: none (existing to remain)

b. Side Setbacks: none (existing to remain)
c. Rear Setback: 53.48 feet (existing to remain)

2428 N. Clybourn
a. Front Setback: 2.3 feet
b. Side Setbacks: North side – 2 feet / South side – 3 feet
c. Rear Setback: 34.9 feet

(E) Building Height:
2426 N. Clybourn: 34 ft. 9 inches (existing to remain)
2428 N. Clybourn: 37 ft. 2 inches

17-2-0301-C Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

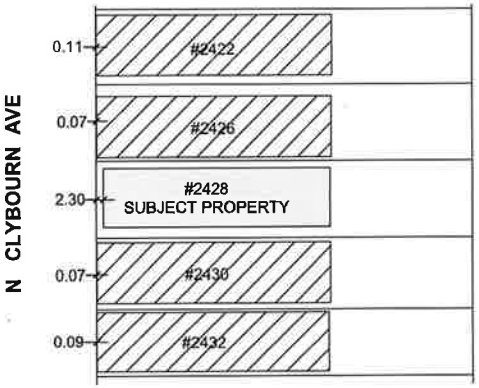
PROJECT DATA

EXISTING ZONING DISTRICT:	M1-2
PROPOSED ZONING: (DENSITY)	RT-4
PROPOSED MAX. HEIGHT (RT-4)	RT-4 38 FT
PROPOSED F.A.R. (RM-4.5):	1.7
LOT AREA:	2,957.56 SQFT
TOTAL FLOOR AREA:	5,027.85 SQFT
OCCUPANCY CLASSIFICATION:	R-5
BUILDING CONSTRUCTION TYPE:	3A

	REQUIRED - RM-4.5	PROPOSED
FRONT YARD SETBACK	0.09' MIN.	2.30'
REAR YARD SETBACK	[(113.20' + 123.40')/2] x 0.28 = 33.12'	33.12'
REAR YARD OPEN SPACE	192.24 SQFT	703.8 SQ FT
SIDE YARD SETBACK	5.00' COMBINED	5.00'
MAX. HEIGHT	38'	37'-2"

	EXISTING FLOOR AREA	PROPOSED FLOOR AREA
BASEMENT	———	1,451.52 SQFT (NOT INCLUDED)
1ST FLOOR	———	1,461.52 SQFT
2ND FLOOR	———	1,461.52 SQFT
3RD FLOOR	———	1,461.52 SQFT

	REQUIRED	EXISTING TOTAL
MAX. F.A.R.	5,027.85 SQ FT	4,384.56 SQ FT

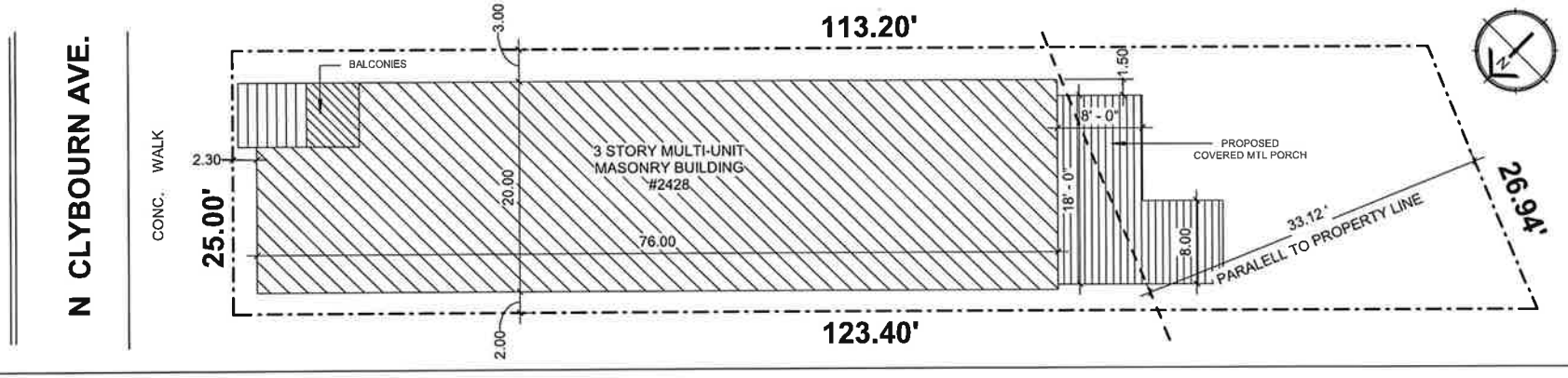


PROPOSED FRONT SETBACK CALCULATION

$$\frac{0.11' + 0.07' + 0.09' + (0.07' \text{ EXCLUDED})}{3} = 0.09' \text{ MIN.}$$

PROPOSED REAR SETBACK CALCULATION

[(113.20' + 123.40')/2] x 0.28 = **33.12'**



PRO-PLAN ARCHITECTS,PC
a r c h i t e c t
andy kacprzynski
714 krause ave streamwood 60107
tel/fax 630 550 4240

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

Project:

RROPOSED 3 STORY, MASONRY BUILDING AT
2428 N CLYBOURN AVE.
CHICAGO, IL

Sheet Title:

SITE PLAN

Date	Description

Scale As indicated

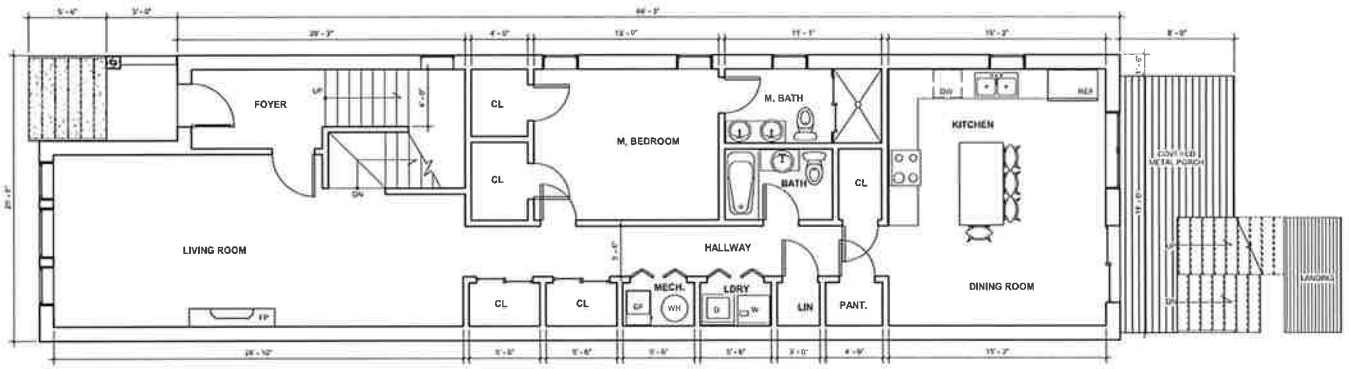
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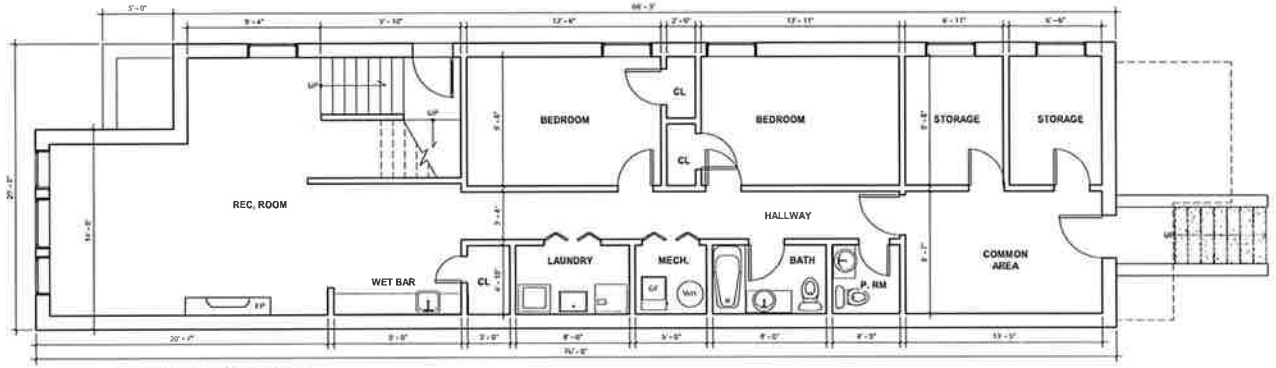
Checked by

Approved by

A1



② PROPOSED UPPER LEVEL - UNIT #1
1/4" = 1'-0"



① PROPOSED LOWER LEVEL - UNIT #1
1/4" = 1'-0"

ISSUE DATES

DATE	DESCRIPTION

PRESPLAN ARCHITECTS INC
8 W 412 Route 83, Suite 1
Bensenville, IL 60106
630.595.1625 / 630.766.1005
telifax 630 224 7082

RROPOSED 3 STORY MASONRY BUILDING
AT
2428 N CLYBOURN AVE.
CHICAGO, IL

JOB NO 29 01

DRAWN BY MARK BALBIRONI

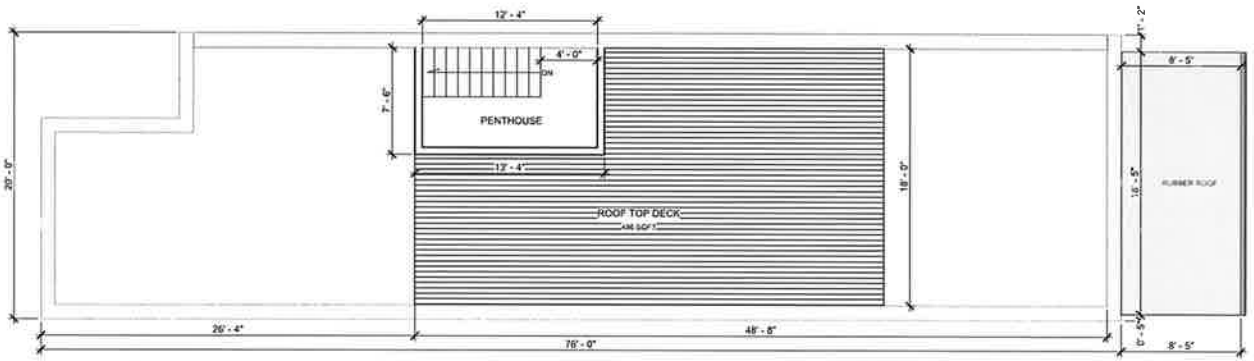
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FLOOR PLANS

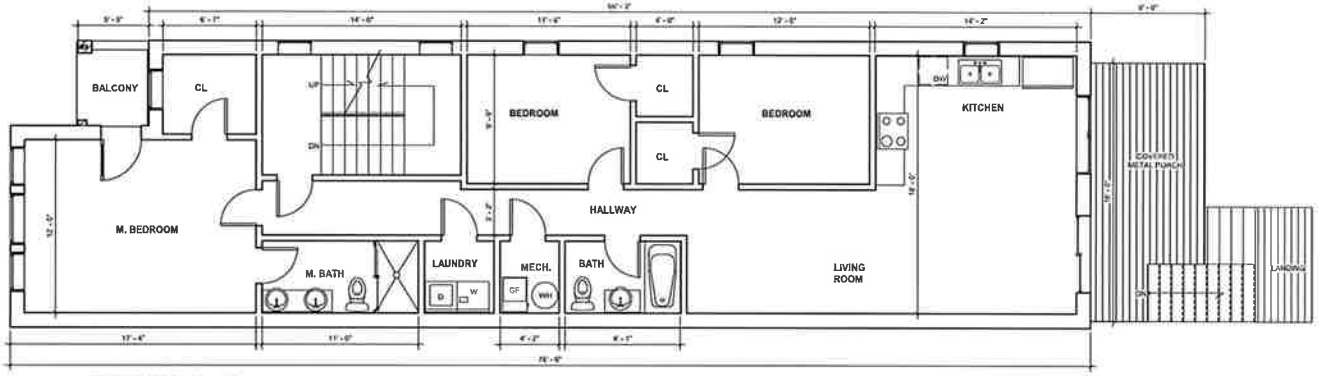
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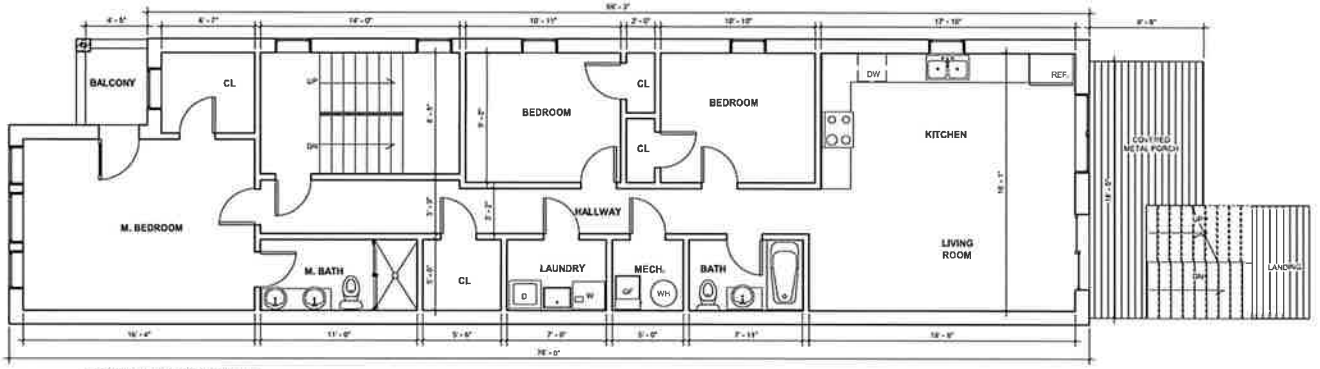
STATE OF ILLINOIS
ANDRZEJ
PIOTROWSKI
001.021680
LICENSED ARCHITECT



③ PROPOSED ROOF DECK PLAN
1/4" = 1'-0"



② PROPOSED 3RD FLOOR - UNIT #3
1/4" = 1'-0"



① PROPOSED 2ND FLOOR UNIT #2
1/4" = 1'-0"

ISSUE DATES

DATE	DESCRIPTION

INSPLAN ARCHITECTS PC
Arif Hafiz
Architect
151 West Hawthorne Suite 1000
Chicago, Illinois 60610
tel/fax 630 224 7082

RPROPOSED 3 STORYMASONRY BUILDING
AT
2428 N CLYBOURN AVE.
CHICAGO, IL

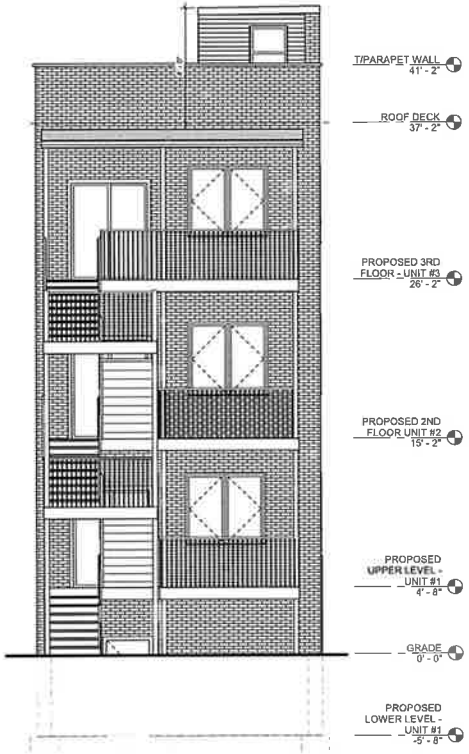
JOB NO: 2365
DRAWN BY: MARK BAJSKI
CHECKED BY: A.K.

FLOOR PLANS

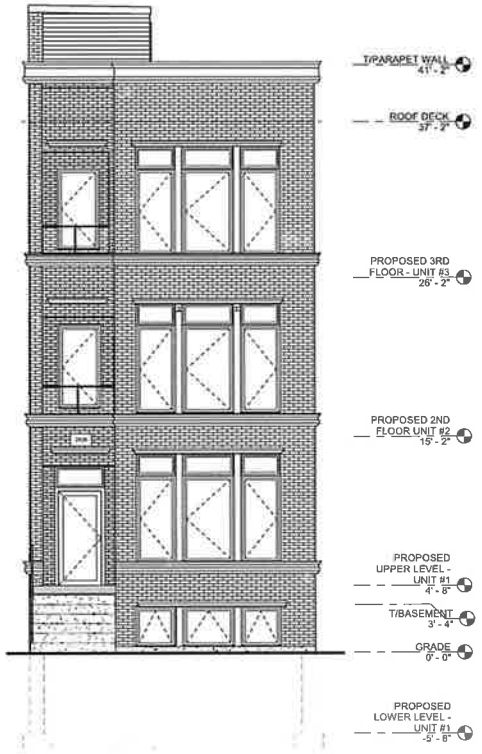
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STATE OF ILLINOIS
ANDRZEJ KACPRZYSKI
001.021680
LICENSED ARCHITECT

Scale: As indicated



2 NORTH-EAST ELEVATON
1/4" = 1'-0"



1 SOUTH-WEST ELEVATON
1/4" = 1'-0"

ISSUE DATES	
DATE	DESCRIPTION

PROPLAN ARCHITECTS, PC
tel/fax 630 224 7092

RROPOSED 3 STORY MASONRY BUILDING
AT
2428 N CLYBOURN AVE.
CHICAGO, IL

JOB NO	DRAWN BY	CHECKED BY
2365	MARK BAJORSKI	A.K.

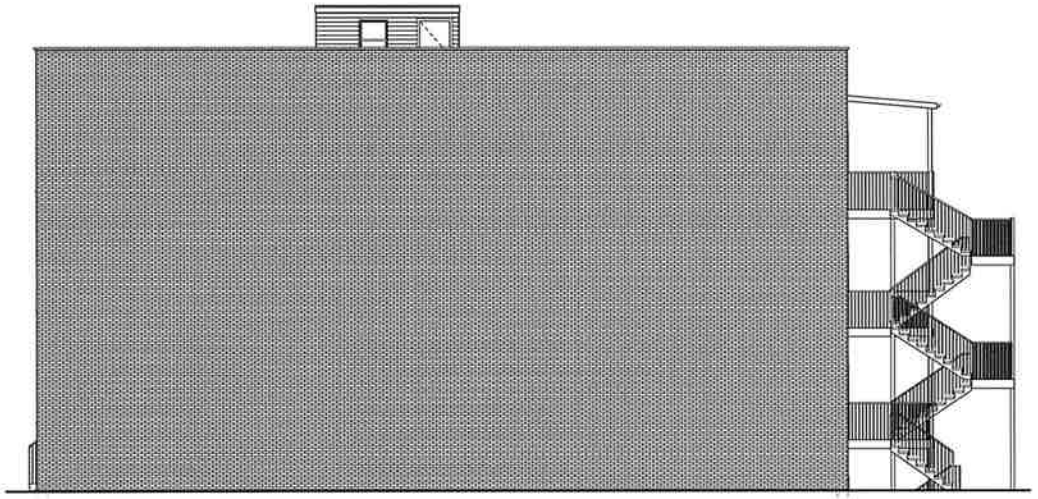
ELEVATIONS

SHEET NO
A4

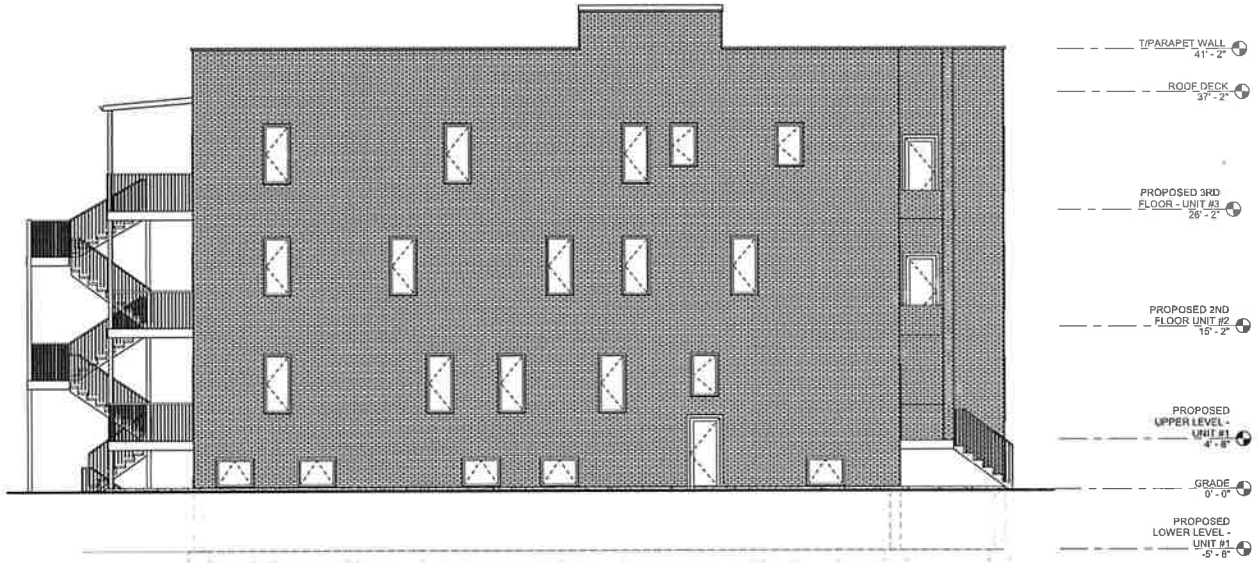
STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

Scale: 1/4" = 1'-0"

10 0 5 10



② SOUTH-EAST ELEVATION
3/16" = 1'-0"



① NORTH-WAST ELEVATION
3/16" = 1'-0"

ISSUE DATES

DATE	DESCRIPTION

PROTOPLAN ARCHITECTS, INC.

PROPOSED 3 STORY MASONRY BUILDING
AT
2428 N CLYBOURN AVE.
CHICAGO, IL

JOB NO	2085	A.K.
DRAWN BY	MARK BAJERSKI	CHECKED BY

ELEVATIONS

SHEET NO.
A5

Scale: 3/16" = 1'-0"

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT