17-13-0303-C(1) Type 1 Narrative & Plans – 2531-2533 W. Augusta Blvd., Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 6,534.8 sq. ft.
2531 W. Augusta Blvd. – 3,417.05 square feet
2533 W. Augusta Blvd. – 3,117.75 square feet

Proposed Land Use: The Applicant intends to divide the single zoning lot into two (2) separate zoning lots so that the newly created lot at 2531 W. Augusta Blvd. can be developed with a new four-story, three (3) unit residential building. The proposed building will be masonry construction and measure 45 ft. in height. Three (3) garage parking spaces will be located at the rear of that lot. The height and footprint of the existing two-story six (6) unit residential building at 2533 W. Augusta Blvd. will remain without change. The detached garage and coach house at the rear will be taken down and replaced with three (3) off-street surface parking spaces. The subject property is a Transit Served Location. 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 increase the off-street parking requirement for a Transit Served Location from 50% (2 parking spaces) to 100% (3 parking spaces) for the proposed building at 2531 W. Augusta Blvd., and for the existing building at 2531 W. Augusta Blvd., reduce the off-street parking requirement to three (3) parking spaces, reduce the front setback to 10.87 ft., reduce the combined side setback total to 2.86 ft. (west side setback at 0.38 ft.; east side setback at 2.48 ft.), reduce the rear yard open space to 108 sq. ft., and is seeking all relief necessary, as allowed by the code, to permit the zoning lot division and new construction building per the attached plans.

(A) The Project's Floor Area Ratio:
a. 2531 W. Augusta Blvd.: 5,950 square feet (1.74 FAR)
b. 2533 W. Augusta Blvd.: 3,204 square feet (1.03 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
a. 2531 W. Augusta Blvd.: 1,139.02 square feet per D.U.
(3 residential units)
b. 2533 W. Augusta Blvd.: 519.625 square feet per D.U.
(6 residential units)

(C) *The amount of off-street parking:
a. 2531 W. Augusta Blvd.: 3 parking spaces
b. 2533 W. Augusta Blvd.: 3 parking spaces

*The subject property is a designated Transit Served Location (Western Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the

off-street parking requirement from 50% (two (2) parking spaces) to 100% (three (3) parking spaces) at 2531 W. Augusta Blvd., and reduce the off-street parking requirement at 2533 W. Augusta Blvd. to 50% (three (3) parking spaces).

(D) Setbacks:

a. 2531 West Augusta Boulevard:
   i. Front Setback: 15 feet (proposed)
   ii. Side Setbacks:
      West Side: 3 feet (proposed)
      East Side: 3 feet (proposed)
   iii. Rear Setback: 37.4 feet (proposed)

b. *2533 West Augusta Boulevard:
   i. Front Setback: 10.87 feet (existing to remain)
   ii. Side Setbacks:
      West Side: 0.38 feet (existing to remain)
      East Side: 2.48 feet (proposed)
   iii. Rear Setback: 43.8 (existing to remain)

*The Applicant is seeking to reduce the front setback at 2533 W. Augusta Blvd. to 10.87 ft., reduce the total combined side setback to 2.86 ft., with the west side setback to be 0.38 ft. and the east side setback to be 2.48 ft.

(E) Building Height:

a. 2531 West Augusta Boulevard: 45 feet (proposed)
b. 2533 West Augusta Boulevard: 27 feet (existing to remain)

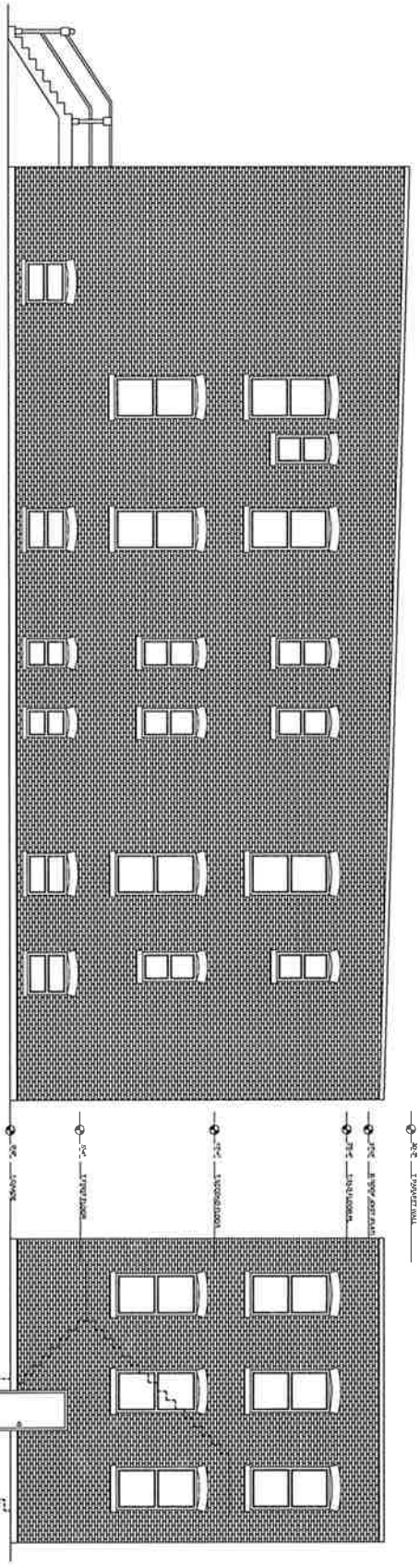
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DOB APPROVAL STAMPS

PROPOSED 3 D.U. BLDG.
AT 2531 W. AUGUSTA
BLVD.

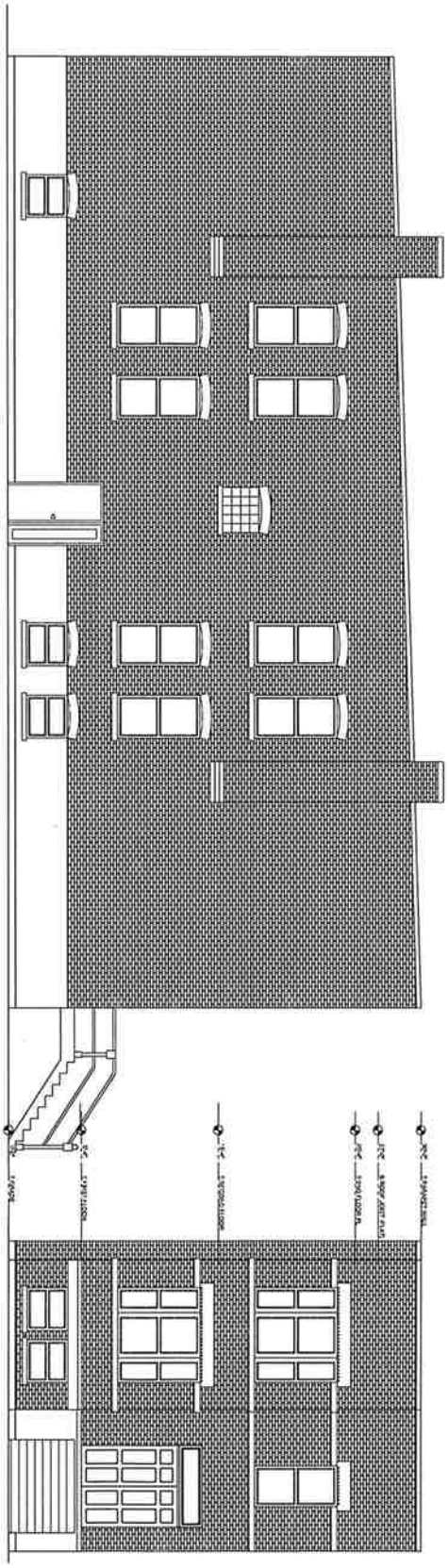
ZONING INFO:

EXISTING:		BUILDING SIZE (EXISTING)	
ZONING:	RS-3	BSMT:	0.0 SQ FT
LOT SIZE:	3117.75	1ST FLOOR:	1,602.0 SQ FT
FAR(EX.):	3204.00	2ND FLOOR:	1,602.0 SQ FT
D.U.	6		
PARKING	3	TOTAL:	3204.0 SQ FT
FRONT SETBACK:	10.87'		
REAR SETBACK :	43.80'		
SIDE SETBACK TL :	2.86'		
SIDE (WEST):	0.38'		
SIDE (EAST):	2.48'		
RYOS:	108.0 SF		
HT:	27'		



WEST ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION
1/4" = 1'-0"



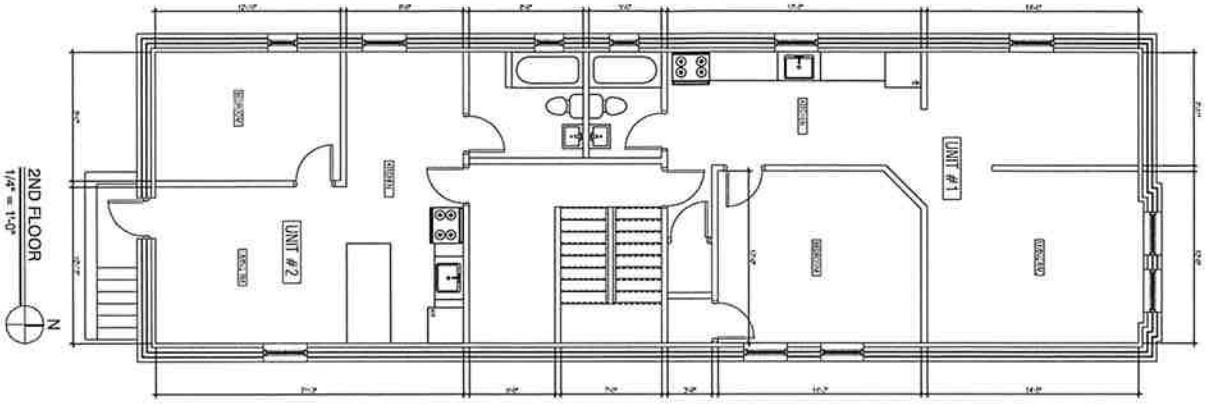
EAST ELEVATION
1/4" = 1'-0"

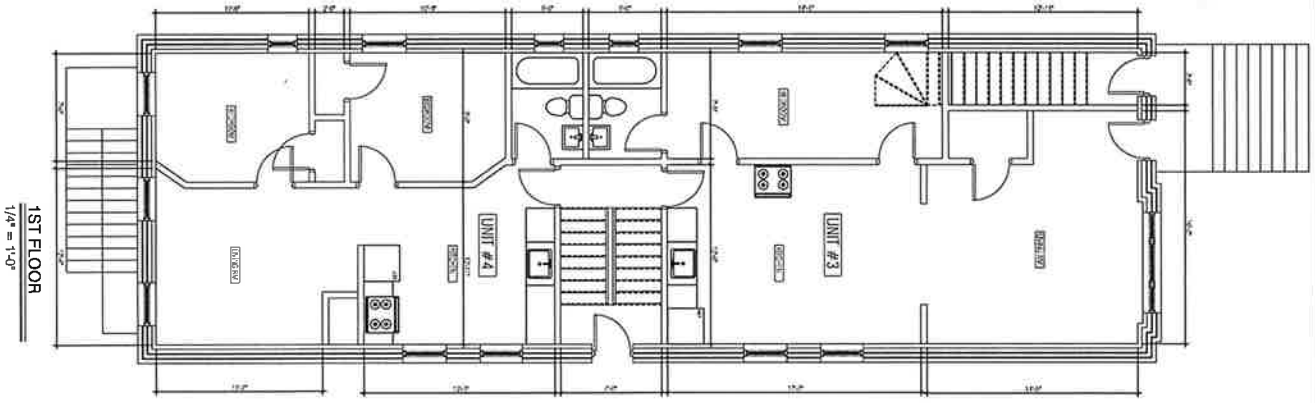
NORTH ELEVATION
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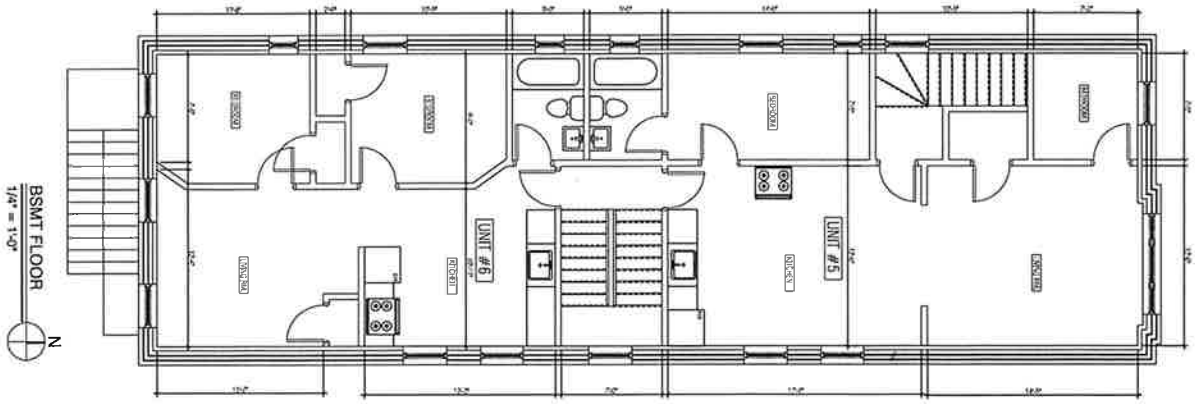
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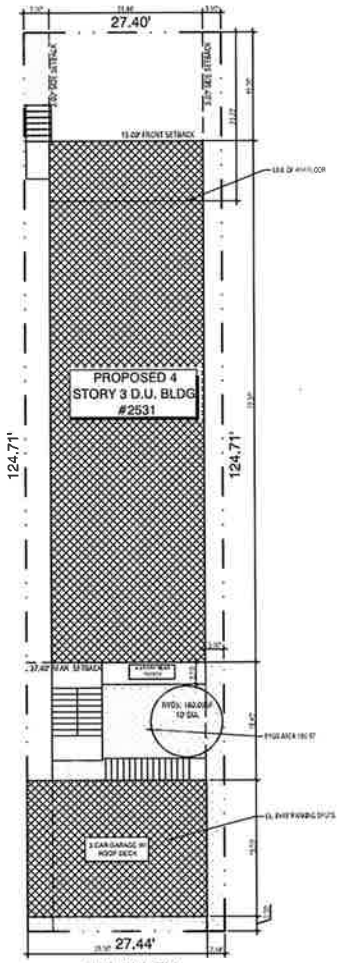


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W. AUGUSTA BLVD.



SITE PLAN
1/8"=1'-0"

ZONING INFO:

PROPOSED:

ZONING:	RM-5
LOT SIZE:	3422.00
FAR(2.0):	6844.00
REQUIRED:	
FRONT SETBACK:	15.00'
REAR SETBACK (.28):	37.40'
SIDE SETBACK TL (.2):	5.5'
SIDE (WEST):	3.0'
SIDE (EAST):	3.0'
RYOS:	180.0 SF
HT:	45'

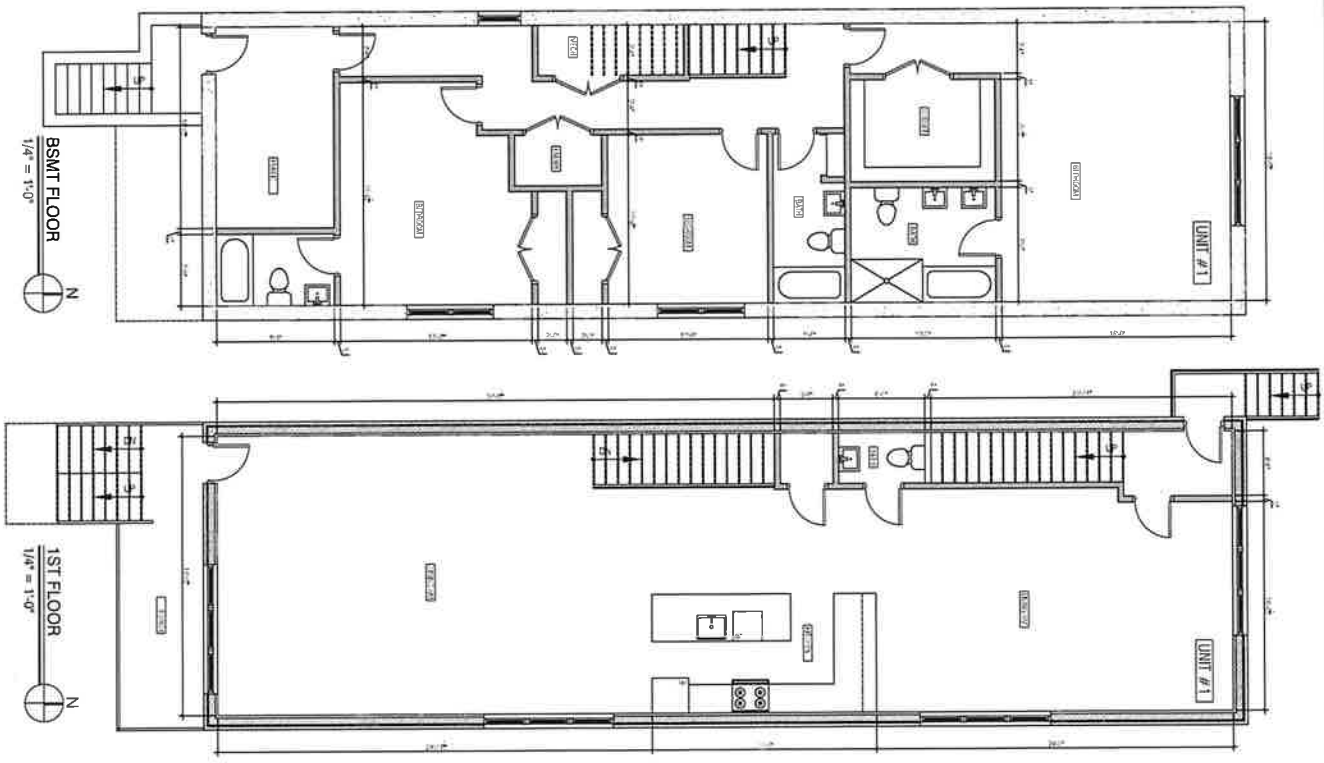
BUILDING SIZE (PROPOSED)

BSMT:	0.0 SQ FT
1ST FLOOR:	1,550.0 SQ FT
2ND FLOOR:	1,550.0 SQ FT
3RD FLOOR:	1,550.0 SQ FT
4TH FLOOR:	1,300.0 SQ FT
TOTAL:	5,950.0 SQ FT

DOB APPROVAL STAMPS

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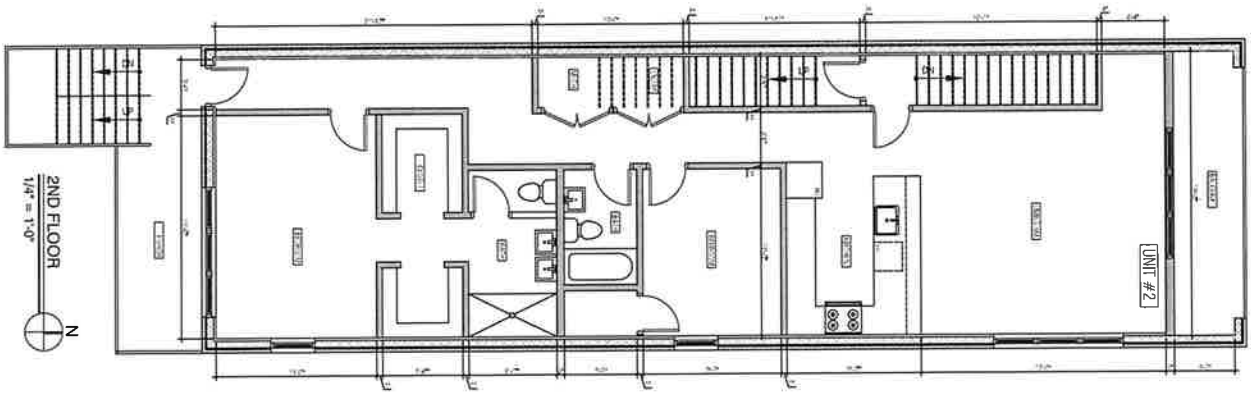
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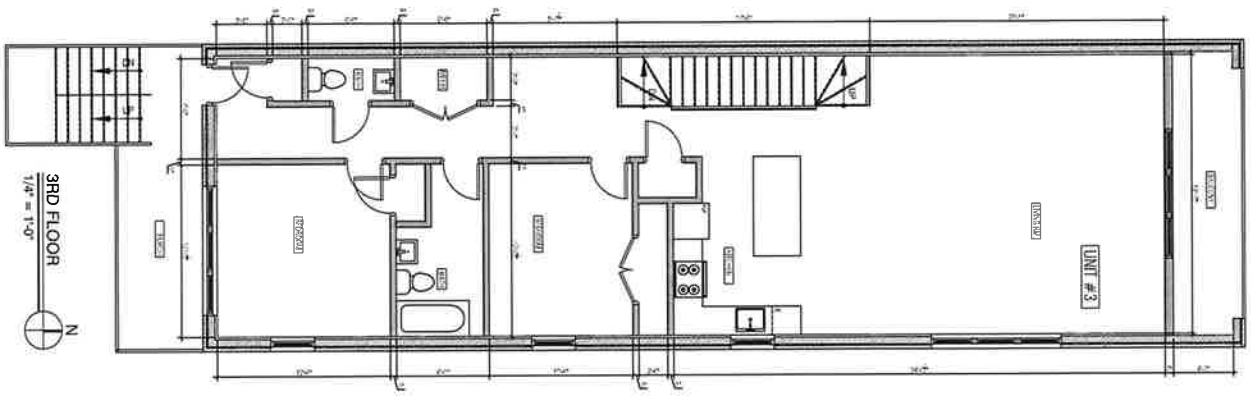
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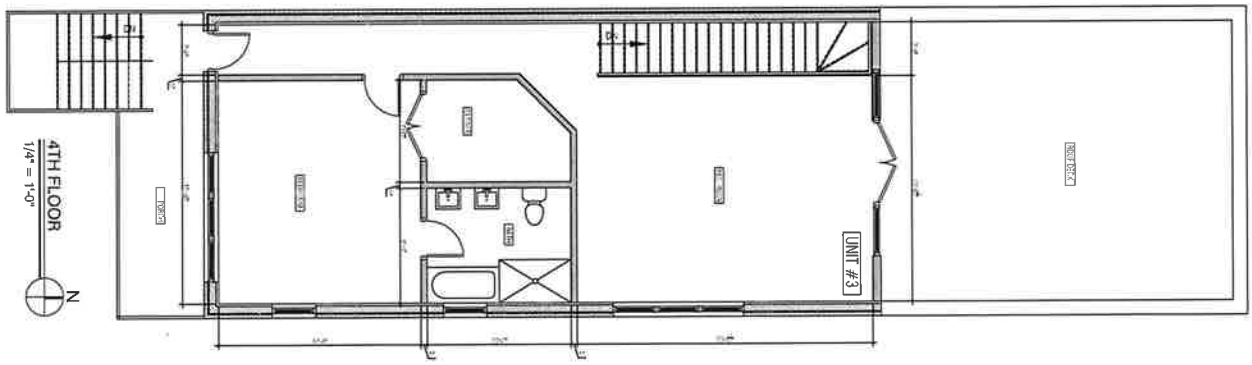


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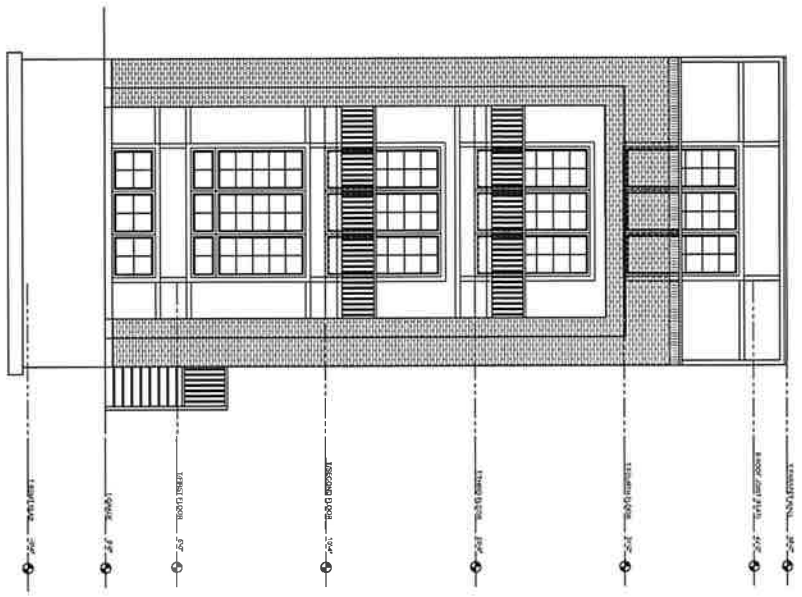




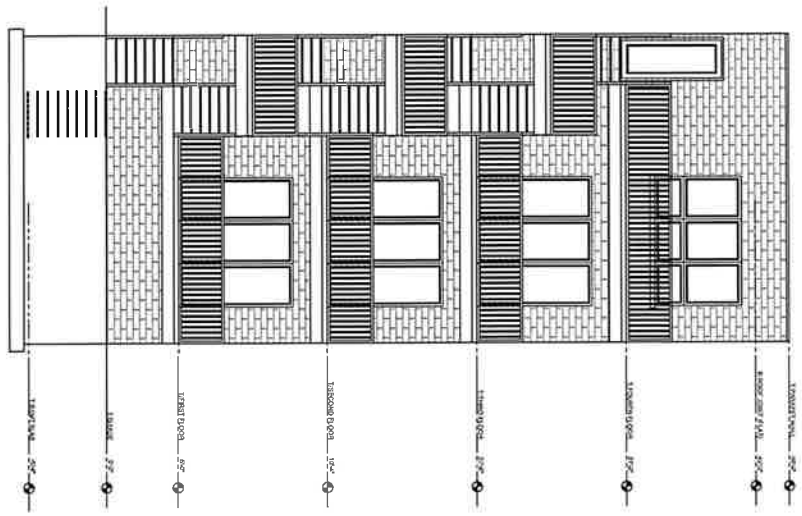
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NORTH ELEVATION
1/4" = 1'-0"

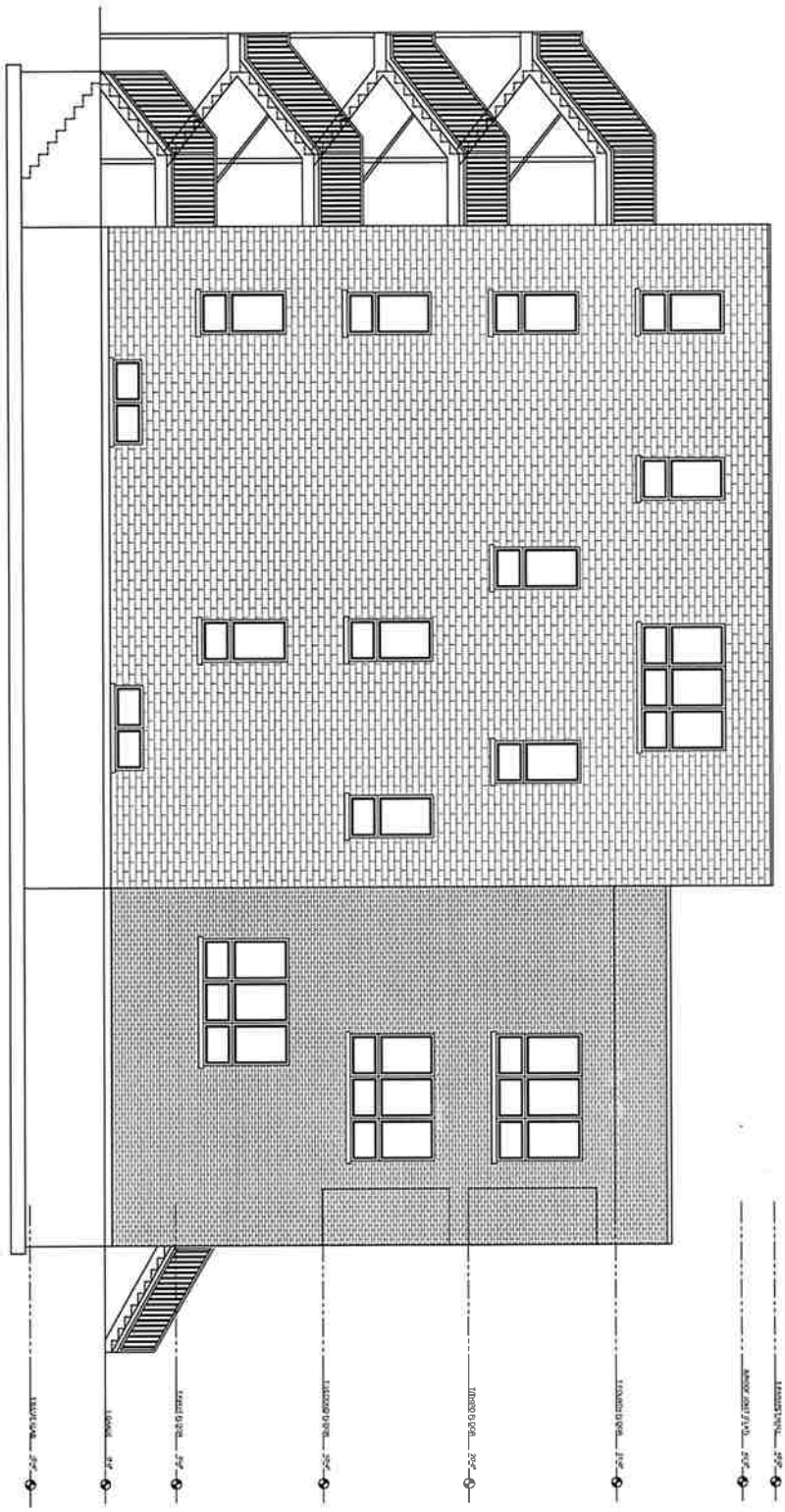


SOUTH ELEVATION
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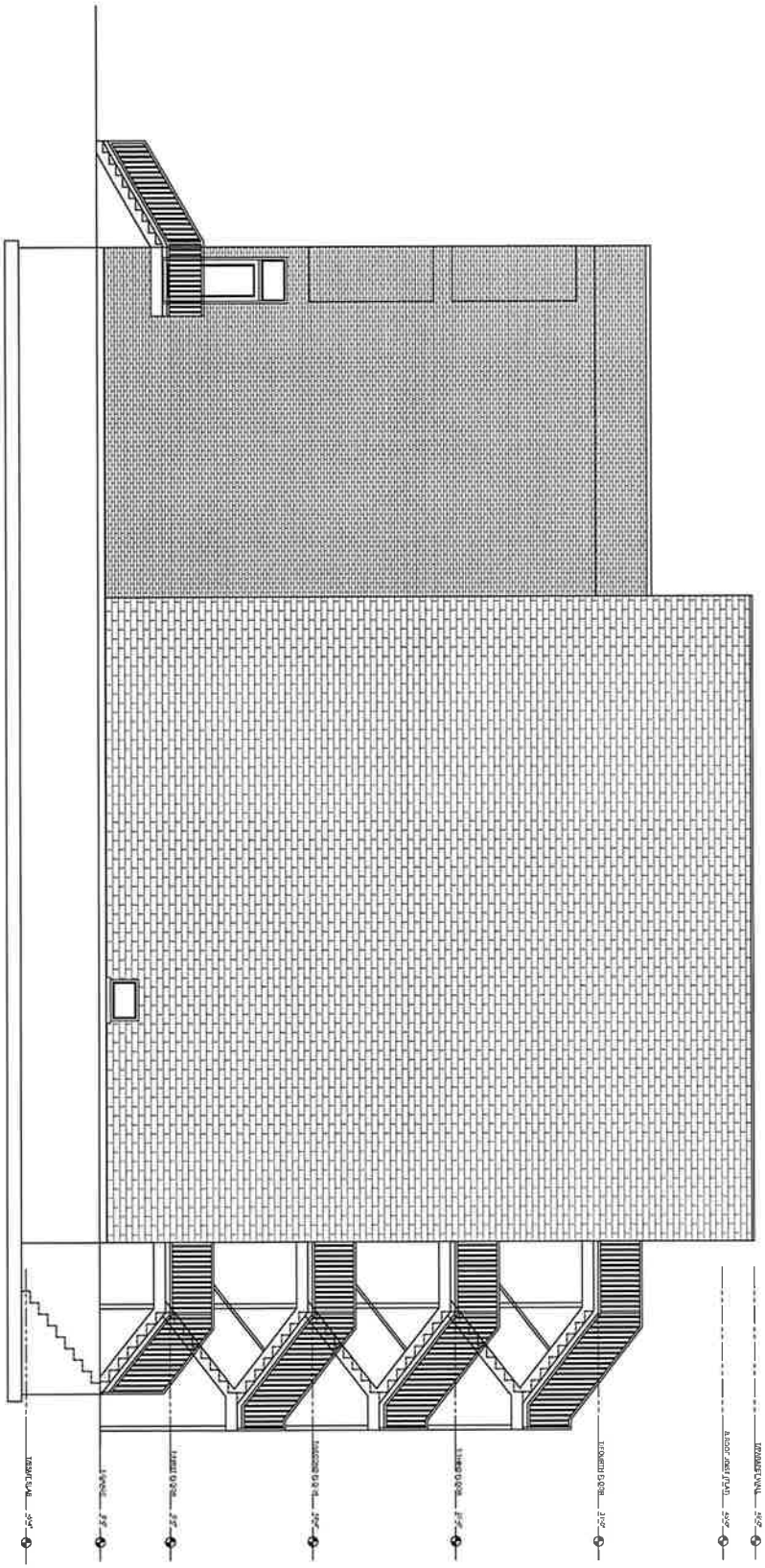


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