17-13-0303-C(1) Type 1 Narrative & Plans – 1247 North Clybourn Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: Approximately 2,760 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story, six (6) unit residential building. The proposed building will measure 34 ft.-8 in. in height and will be supported by three (3) off-street parking spaces at the rear. The subject property is a Transit Served Location based on its proximity to the Division CTA Bus Line corridor. 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 reduce the off-street parking ratio for a Transit Served Location from one hundred percent (100%) to fifty percent (50%) (three (3) total parking spaces to serve six (6) residential units), reduce the rear setback to 23 ft. for floor containing residential units, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 6,531 square feet (2.37 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 460 square feet
(6 residential units proposed)

(C) *The amount of off-street parking: 3 parking spaces

*The subject property is a designated Transit Served Location (Division CTA Bus Line corridor). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the required number of off-street parking spaces from six (6) parking spaces (100%) to three (3) parking spaces (50%).

(D) Setbacks:

a. Front Setback: 0 feet
b. Side Setbacks:
East Side: 0 feet
West Side: 0 feet
c. *Rear Setback: 23 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units to 23 feet.

(E) Building Height: 34 feet-8 inches

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

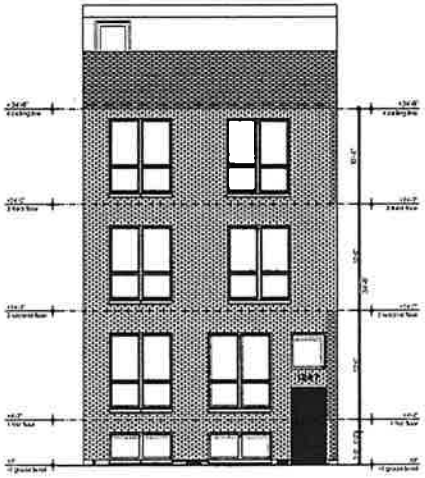
1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 383 linear feet of the Division CTA Bus Line Corridor roadway segment. The proposed six (6) dwelling unit residential will be supported by three (3) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit a reduction in the number of required off-street parking spaces, from the required six (6) parking spaces to three (3) parking spaces.

2. The design of the proposed building complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of zero from the subject lot's front property line along North Clybourn Avenue to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along North Clybourn Avenue.

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 Division bus route. The Applicant believes the project will help improve the multi-unit residential and mixed-use building streetscape along North Clybourn Avenue for residents and other commuters traveling in the subject area.

4. The proposed residential building will contain six (6) dwelling units which will be supported by three (3) off-street parking spaces. The Applicant is seeking administrative approval to permit the parking reduction pursuant to the eTOD Ordinance.

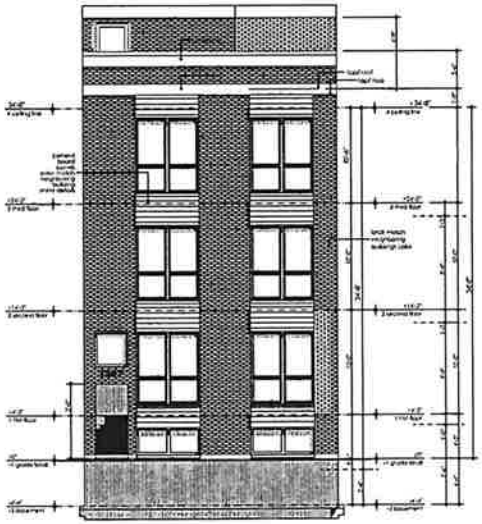
5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will develop a currently vacant lot located along North Clybourn Avenue with a new multi-unit residential building. Based on the subject property's proximity to a designated bus route (Division CTA Bus Line), and its offer of three (3) off-street vehicle parking spaces, 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.



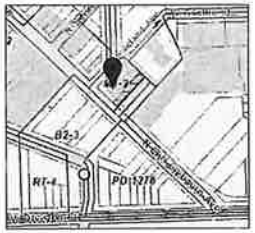
Rear Elevation



Right Elevation



Front Elevation



Project location

Zoning & Building data:

* Lot area	2760 sf.
* Lot area per dwelling	460 sf.
* FAR x3	8280 sf.
* Building height	34'-8"
* Basement: not count.	2177 sf.
* First floor:	2177 sf.
* Second floor:	2177 sf.
* Third floor:	2177 sf.
* Total:	6531 sf.

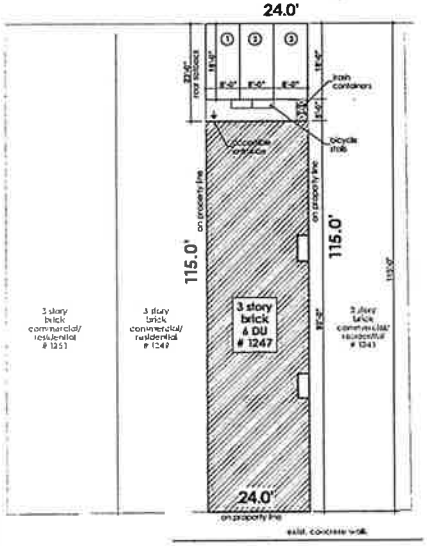
Type of construction: III A
Occupancy group: R-2



Proposed street view

W. GOETHE STREET

16 FT PUBLIC ALLEY
24.0'



N. CLYBOURN AVENUE

Architectural Site Plan

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LEADER ARCHITECTS
accredited high school
1701 S. Halsted St.
Chicago, IL 60608
Phone: 312.421.1234
Fax: 312.421.1235
leaderarchitects@gmail.com

Drawings certified that these drawings were prepared in conformance with the requirements of the Chicago Building Code

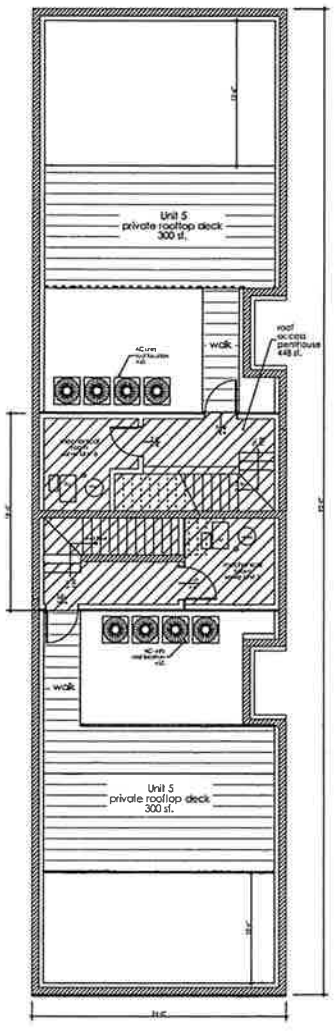
ALAN LESSIK ARCHITECT
STATE OF ILLINOIS
REGISTERED

3 STORY 6 DWELLING UNIT BUILDING

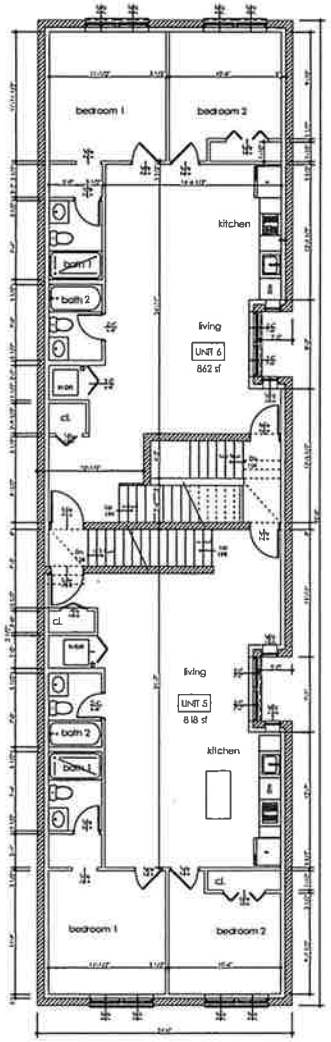
1247 CLYBOURN AVENUE
CHICAGO, ILLINOIS

Project #
Date:
Drawn by:
Checked by:
Revision 1
Revision 2
Revision 3

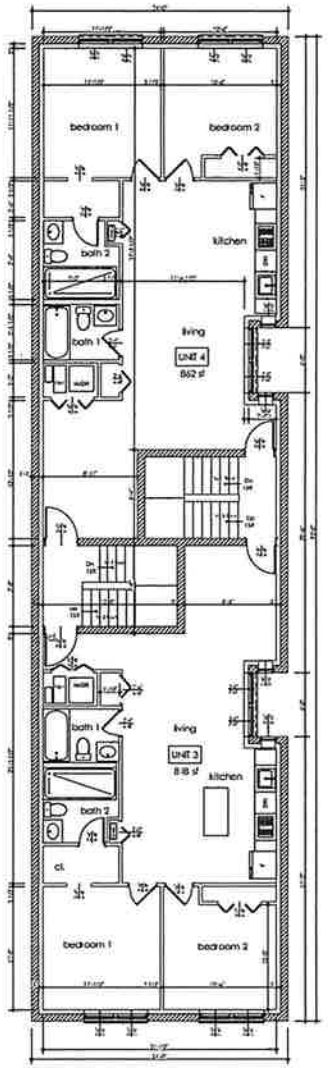
Sheet #
A-1
Scale: as noted



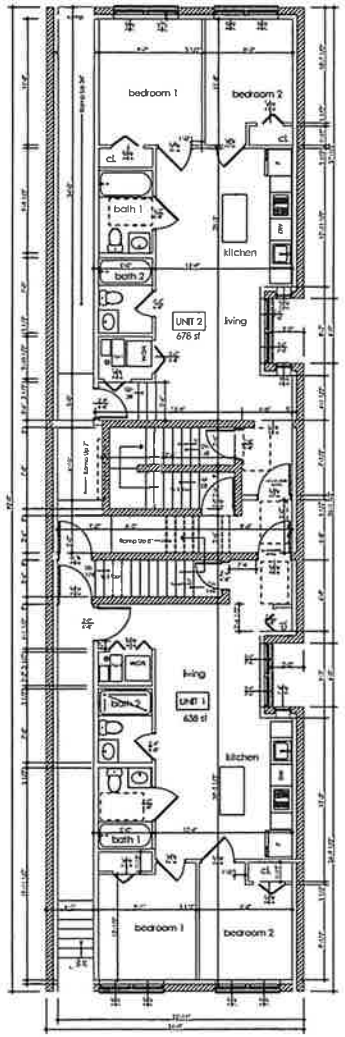
N Roof plan
SCALE: 3/16" = 1'-0"



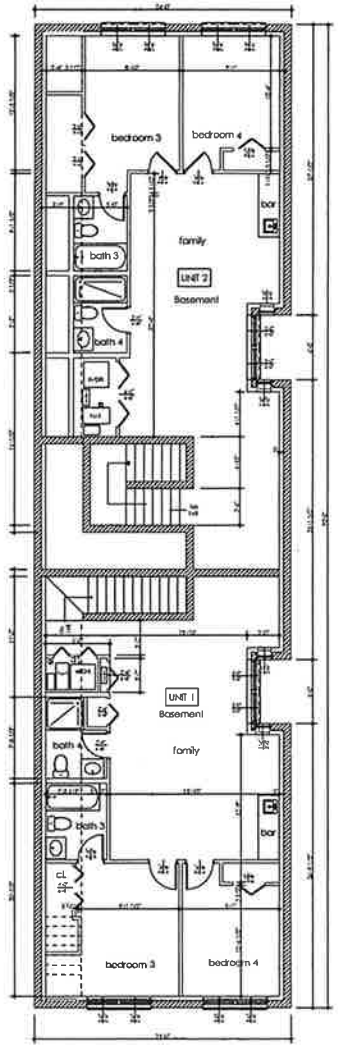
N Third floor plan
SCALE: 3/16" = 1'-0"



N Second floor plan
SCALE: 3/16" = 1'-0"



N First floor plan
SCALE: 3/16" = 1'-0"



N Basement
SCALE: 3/16" = 1'-0"

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eco design Ltd
LEADER ARCHITECTS
1701 n first avenue
Maywood, IL 60153
708-715-6005
Leader.architect@gmail.com
License: 184.007318

I hereby certify that these drawings were prepared under my reasonable control and to the best of my knowledge fully comply with Chicago Building Code

Architects seal

ALAN LESEN ARCHITECT
STATE OF ILLINOIS
Expires: 11.30.2016

3 STORY 6 DWELLING UNIT BUILDING

12417 CLYBOURN AVENUE
CHICAGO, *** ILLINOIS

Project #	2014
Date:	8.28.2015
Drawn by:	AL
Checked:	LA
Revision 1:	-
Revision 2:	-
Revision 3:	-

Sheet #
A-2
Scale: as shown

Zoning Code Matrix

ISSUE	REQUIRED	ACTUAL	REMARKS
Lot area		2760 sf.	
District		B2-3	
Allowed uses		residential multi-unit	
Commercial space maximum size			
Commercial space floor-to-floor height			
Commercial space minimum size			
Minimum lot area for dwelling units 6 units		400 sf. x 6 = 2400	
Setback, front		0'-0" lot line	
Setback, rear, dwelling unit floors		23'-0"	
Setback, rear, other floors			
Setback, sides		0'-0" lot line	
Building height		34'-8"	floor area each story - 2177 sf.
Average dwelling unit size		758 sf.	
Floor area ratio 3.0		8280 sf.	total floor area - 6531 sf.
Off-street parking, residential units		3 stalls	
Off-street parking, commercial units			
Bicycle parking, residential units		2	
Bicycle parking, commercial units			