17-13-0303-C(1) Type 1 Narrative & Plans – 1331 West Flournoy Street, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: Approximately 2,500 sq. ft.

Proposed Land Use: The Applicant-Owner is seeking to bring the existing five (5) dwelling unit building located at the subject property into full compliance with the Chicago Zoning Ordinance. The building's 23 ft.-14 in. height and footprint will remain without change. The five (5) unit building is located in a Transit Served Location ("TSL") and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-K, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio from 60% (3 parking spaces) to zero, reduce the rear yard open space to zero, reduce the front setback, east side setback, west side setback, and rear setback to zero, 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: 4,834 square feet (1.93 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 500 square feet per D.U.
(5 dwelling units total)

(C) The amount of off-street parking: zero

*The subject property is a designated Transit Served Location based on its proximity to the Harrison CTA bus line (route 7). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking ratio from 60% (3 parking spaces) to zero.

(D) Setbacks:

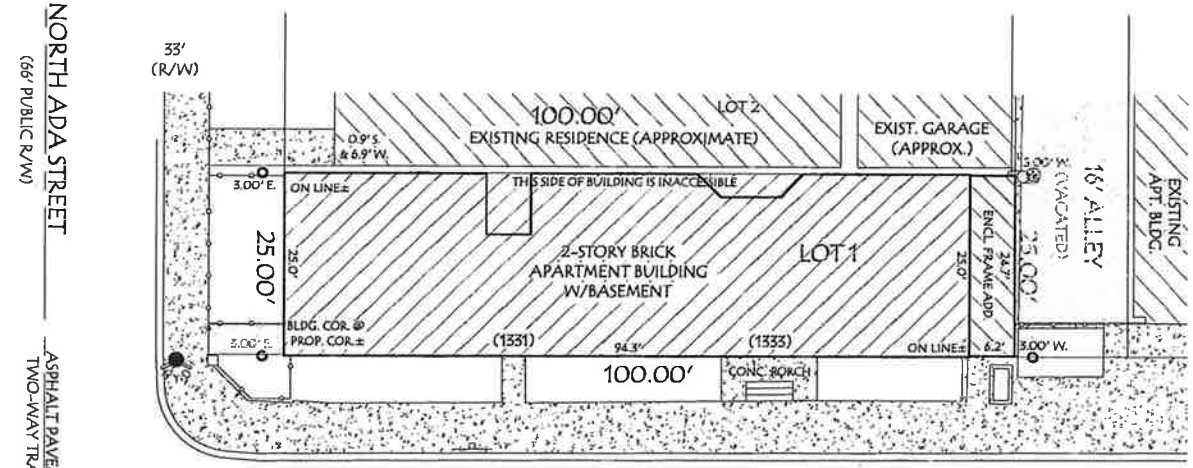
a. *Front Setback: zero (existing to remain)
b. *Side Setbacks:
East Side: zero (existing to remain)
West Side: zero (existing to remain)
c. *Rear Setback: zero (existing to remain)

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback, east side setback, west side setback, and rear setback to zero.

(E) Building Height: 23 feet-4 inches (existing to remain)

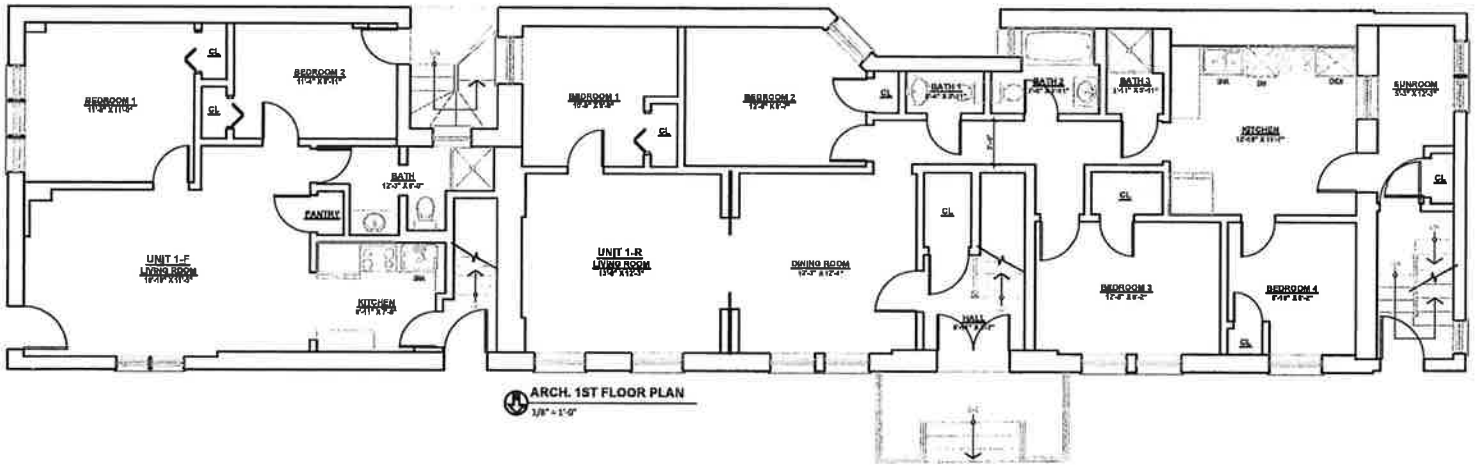
Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Comments
Chicago Zoning Ordinance Requirements						
Z.01	Zoning District / Planned Development No.	zoning map		RM-5		
Z.02	Existing Zoning Use(s)	17-17-0100		RESIDENTIAL		
Z.03	Proposed Zoning Use(s)	17-17-0100		RESIDENTIAL		
Z.04	Chicago Landmark Designation	recorded deed restriction			☒	
Z.05	Lakefront Protection District	zoning map, Ch. 16-4			☒	
Z.06	Zoning Overlay District	zoning map, Ch. 17-7			☒	
Z.07	Pedestrian Street	zoning map, 17-3-0500			☒	
Z.08	Lot Area	17-17-0302	1,650 SF	2,500 SF	☐	
Z.09	Floor Area Ratio (FAR)	varies by district	3.0	1.93	☐	
Z.10	Total Floor Area	17-17-0305, varies by district	5,000 SF	00 SF BSMT NOT COUNTED 2,411 SF 1ST FL 2,423 SF 2ND FL 4,834 SF TOTAL	☐	
Z.11	Building Height	17-17-0311, varies by district	45'	27'-4"	☐	EXISTING NO CHANGE
Z.12	Front Setback	17-17-0306, varies by district	15' OR 12% OF LOT 12'= 12'	0.00'	☐	EXISTING NO CHANGE
Z.13	Combined Side Setbacks	17-17-0308, varies by district	20% LOT WIDTH=5' NO SIDE LESS THAN 2' 0%=2' WHICHEVER IS GREATER	SIDE W. BUILDING 0.9' SIDE E. BUILDING 0.0' TOTAL 0.90'	☐	
Z.14	Rear Setback	17-17-0307, varies by district	30% OF LOT DEPTH OR 50' 30% OF 100 ELEV = 30' 5,324 LOT AREA x 1.22 SF	0.00'	☐	
Z.15	Rear Yard / On-site Open Space	17-2-0307, 17-4-0410		00 SF	☐	
Z.16	Number of Dwelling Units	varies by district	6.25	5	☐	
	Number of Efficiency Units (include above)	varies by district			☒	
Z.17	Number of Off-street Parking Spaces	17-10-0200	-	-	☐	
	EVSE-ready Parking Spaces (include above)	17-10-1011 (eff. 11/1/20)			☒	
Z.18	Number of Off-street Loading Spaces	17-10-1100			☒	
Z.19	Landscape Ordinance Compliance	Ch. 17-11			☒	
Z.20	Townhouse Development Standards	17-2-0500			☒	
Z.21	Planned Development Standards	Ch. 17-8			☒	
Z.22	Open Space Impact Fee Worksheet	Ch. 16-18			☒	
Z.23	Affordable Requirements Ordinance (ARO) Form	Ch. 2-44			☒	
Z.24	Plat of Survey	17-13-1302-B			X	
B.03.01	Proposed Occupancy Classification(s)	14B-3-302.1	—	R-2		
B.03.02	Existing Occupancy Classification(s)	14B-3-302.8, Ch. 14B-3	—	R-2	☐	
B.04.01	Special Occupancy Conditions	Ch. 14B-4			☒	

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Location / Sheet No.
B.05.01	Grade Plane	14B-5-503.2			☐	
B.05.02	Building Height in Feet Above Grade Plane	14B-3-203.3, 14B-5-504.3	55'	27'-4"	☐	
B.05.03	Number of Stories Above Grade Plane	14B-3-202, 14B-5-504.4	4	3	☐	
B.05.04	Mezzanine / Equipment Platform	14B-5-505			☒	
B.05.05	Building Area	14B-3-203.4, 14B-5-506	30,000 SF	4,834 SF	☐	
B.05.06	Number of Basements Excluded from Area	14B-5-506.1.3	1	1	☐	
B.05.07	Frontage Increase	14B-5-506.3			☒	
B.05.08	Mixed Occupancy Strategy	14B-5-508			☒	
B.05.09	Accessory Occupancies	14B-5-508.2			☒	
B.05.10	Incidental Uses	14B-5-509			☒	
B.06.01	Construction Classification	14B-6-602		TYPE III-A	☐	
	Rating – Primary Structural Frame	Table 14B-6-601, 14B-7-704	1 HR	0 HR	☐	
	Rating – Exterior Bearing Walls	Tables 14B-6-601, 14B-6-602	2 HR	2 HR	☐	
	Rating – Interior Bearing Walls	Table 14B-6-601	1 HR	0 HR	☐	
	Rating – Exterior Nonbearing Walls	Table 14B-6-602	1 HR	1 HR	☐	
	Rating – Floor Construction	Table 14B-6-601	1 HR	1 HR	☐	
	Rating – Roof Construction	Table 14B-6-601	1 HR	1 HR	☐	
B.06.02	Combustible Material, Type I-IV Construction	14B-6-603, 14B-6-604			☒	
B.06.03	Basement Construction	14B-6-605		TYPE III-A	☐	
B.07.01	Exterior Wall Rating	Tables 14B-6-601, 14B-6-602		2 HR	☒	
B.07.02	Exterior Wall Projections	14B-7-706.2			☒	
B.07.03	Exterior Wall Openings	14B-7-706.8			☐	
B.07.04	Exterior Wall Parapets	14B-7-705.11			☒	
B.07.05	Fire Wall Rating	14B-7-706.4			☒	
B.07.06	Fire Wall Openings	14B-7-706.8, 14B-7-710.1			☒	
B.07.07	Wall/Floor Rating – Occupancy Separation	14B-7-707.3.9, 14B-7-711.2.4.1			☒	
B.07.08	Wall/Floor Rating – Fire Area Separation	14B-7-707.3.10, 14B-7-711.2.4.2			☒	
B.07.09	Wall/Floor Rating – Control Area	14B-6-414.2.4, 14B-7-707.3.8			☒	
B.07.10	Wall/Floor Rating – Incidental Uses	14B-7-707.3.7, 14B-7-711.2.4.5			☒	
B.07.11	Wall/Floor– Unit Separation	14B-6-420, 14B-7-711.2.4.3			☒	
B.07.12	Wall/Floor – Corridor	14B-7-708, 14B-10-1020.1			☒	
B.07.13	Smoke Barrier	14B-7-709			☒	
B.07.14	Vertical Openings	14B-7-712			☒	
B.07.15	Shaft Enclosure – Rating	14B-7-713.4			☒	
B.07.16	Shaft Enclosure – Continuity	14B-7-713.5			☒	



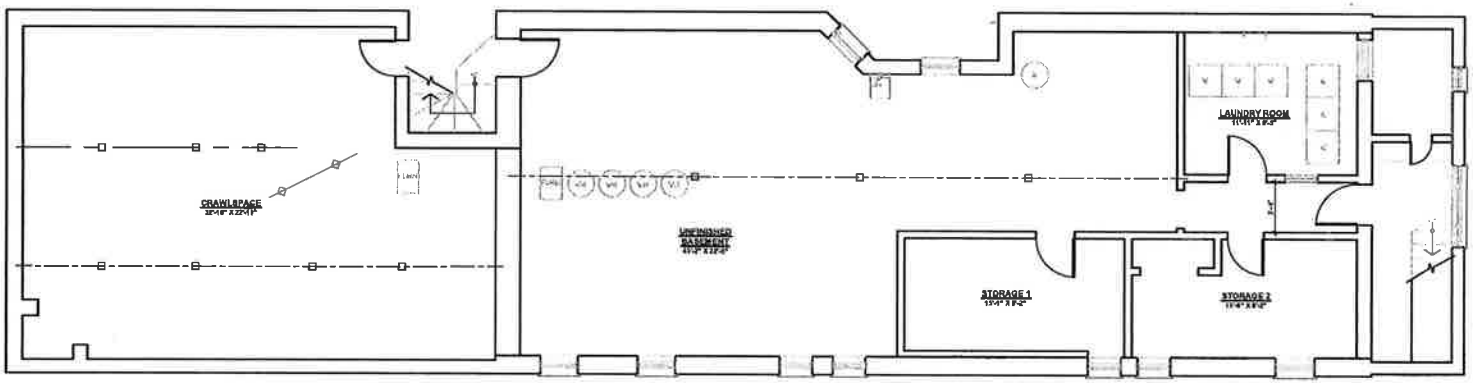
SITE PLAN
1/16" = 1'-0"

1333 W FLOURNOY ST CHICAGO, IL 60607	A-1



ARCH. 1ST FLOOR PLAN

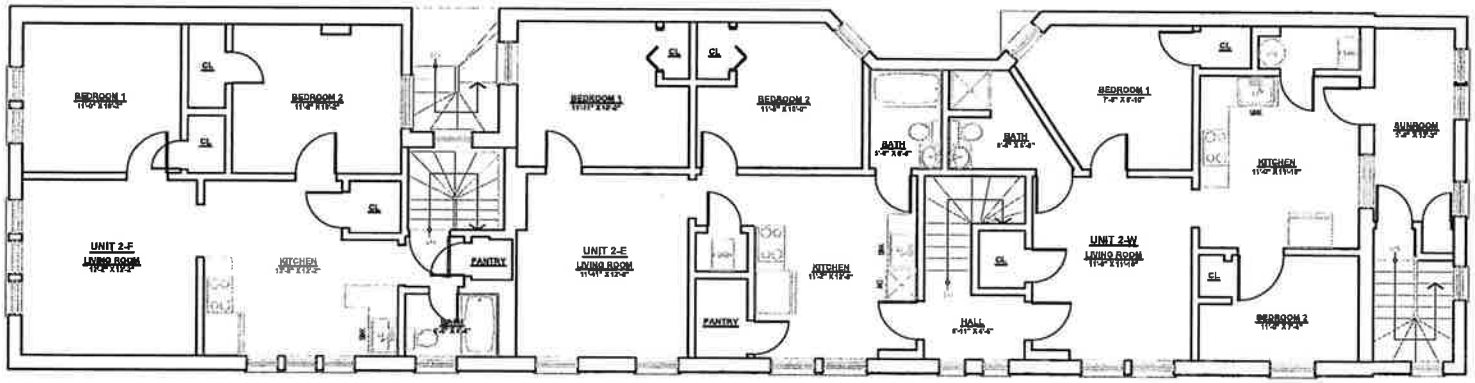
1/8" = 1'-0"



ARCH. BASEMENT PLAN

1/8" = 1'-0"

1333 W FLOURNOY ST CHICAGO, IL 60607	A-2



ARCH. 2ND FLOOR PLAN

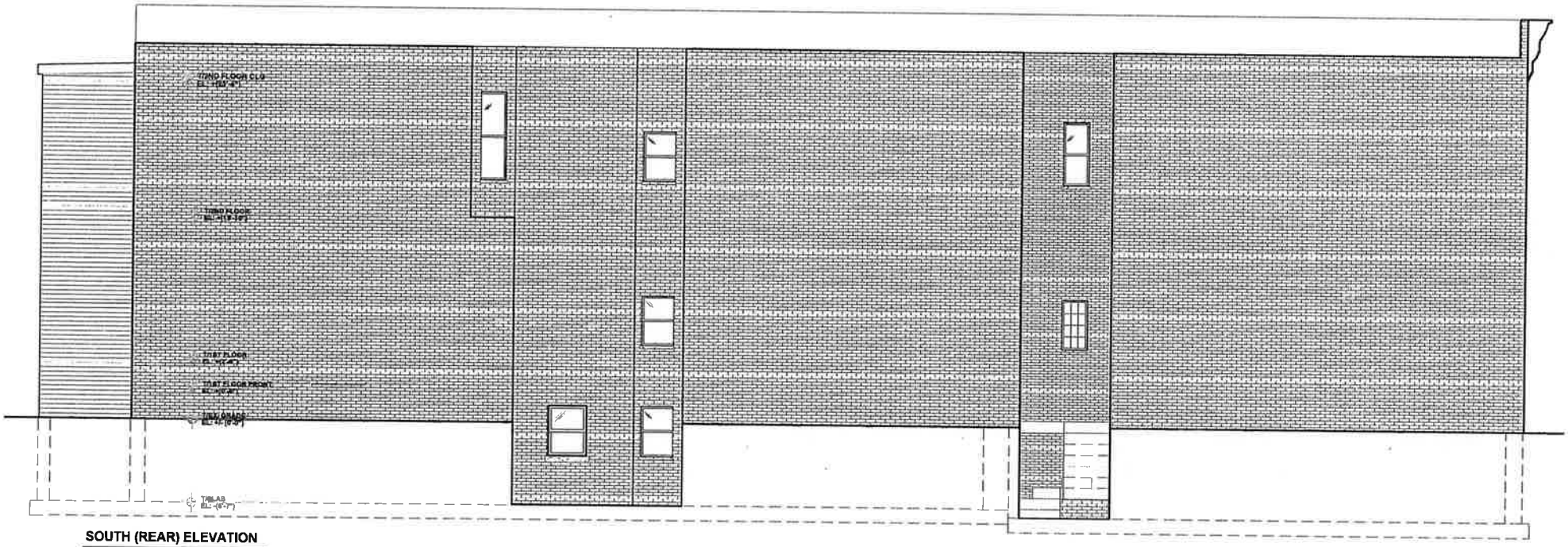
1/8" = 1'-0"

1333 W FLOURNOY ST CHICAGO, IL 60607	A-3



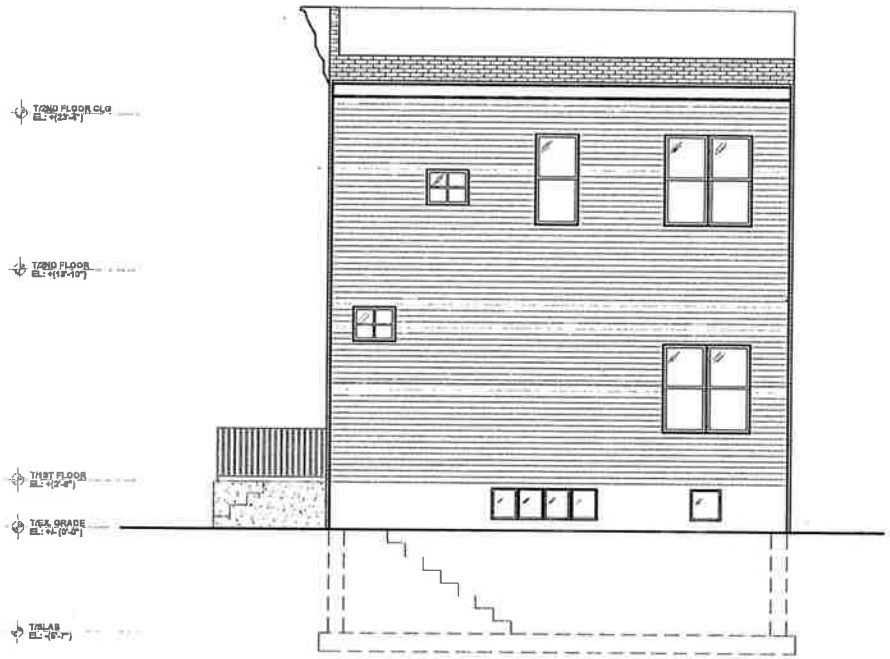
NORTH (FRONT) ELEVATION

1333 W FLOURNOY ST CHICAGO, IL 60607	A-4



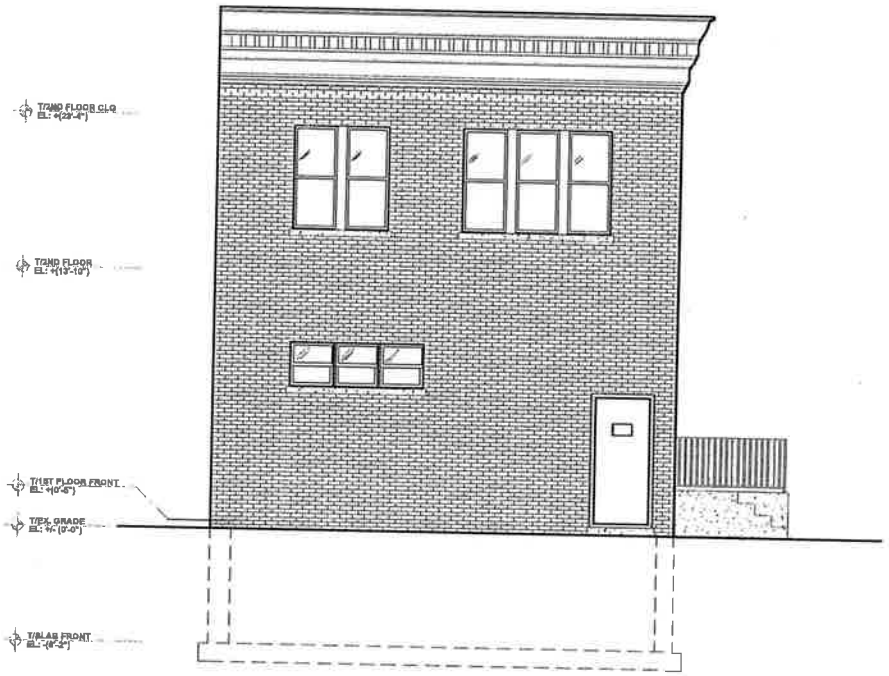
SOUTH (REAR) ELEVATION

1333 W FLOURNOY ST CHICAGO, IL 60607	A-5



WEST (SIDE) ELEVATION

1333 W FLOURNOY ST CHICAGO, IL 60607	A-6



EAST (SIDE) ELEVATION

1333 W FLOURNOY ST CHICAGO, IL 60607	A-7