Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 1000 North Francisco Avenue, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 3,187.3 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new three-story residential building containing six (6) dwelling units. The proposed building will measure 37 ft.-9 inches in height. The subject property is a Transit Served Location and will be supported by three (3) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is seeking optional Variation approval to reduce the front setback to 4 ft., reduce the rear setback to 18 ft., reduce the combined side setback to 4 ft.-10 inches, and any other relief necessary, as allowed by the Code, for the Type 1 Plan Set.

(A) The Project's Floor Area Ratio: 5,287.09 square feet (1.66 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 531.13 square feet per D.U. (6 residential units)

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

*The subject property is a designated Transit Served Location (Division Street Bus Route).

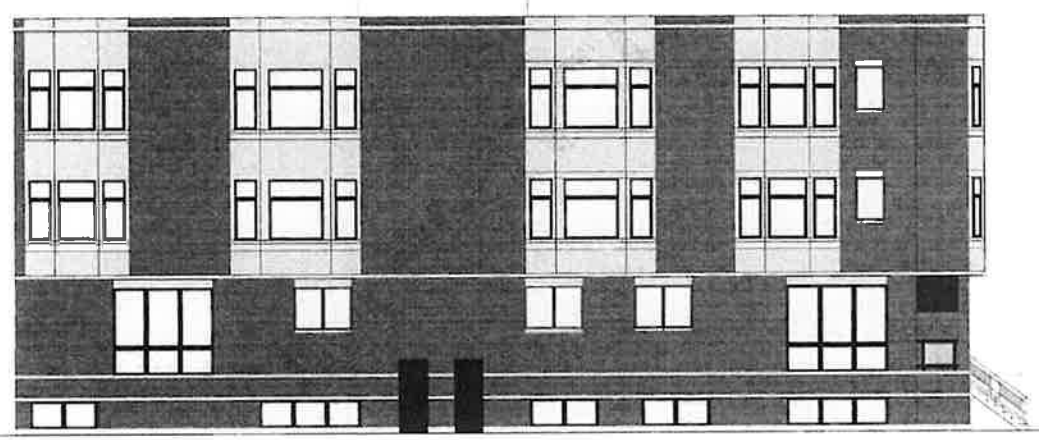
(D) Setbacks:

a. *Front Setback: 4 ft. (proposed)
b. Side Setbacks:
South Side: 3 ft. (proposed)
North Side: 1 ft.-10 inches (proposed)
c. *Rear Setback: 18 ft. (proposed)

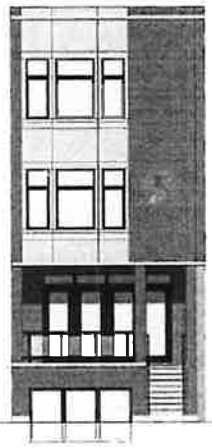
*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback to 6ft. and reduce the rear setback to 18 ft.

(E) Building Height: 37 ft.-9 inches

Final for Publication



SOUTH ELEVATION



EAST ELEVATION

W. AUGUSTA BLVD.

N. FRANCISCO AVE.

6 UNIT/3 STORY
BLDG. W/PARKING
#1000

SITE PLAN

ZONING DATA

© HANNA ARCHITECTS, INC. 2024

HANNA ARCHITECTS

1000 NORTH FRANCISCO

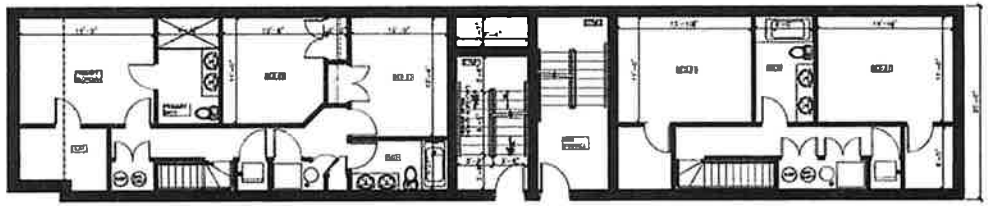
6 UNIT/3 STORY BUILDING WITH ROOF DECK

CHICAGO, ILLINOIS

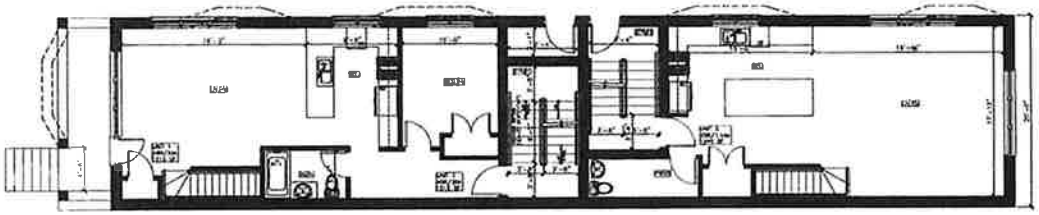
SHEET TITLE

SITE PLAN & ELEVATION

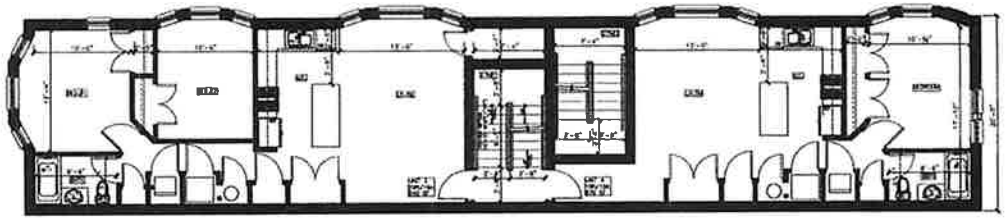
Final for Publication



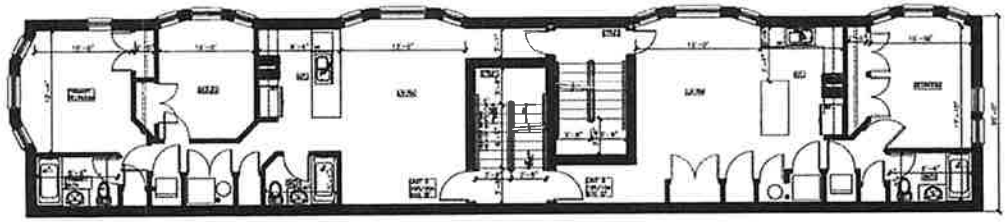
BASEMENT FLOOR PLAN UNIT 1 – 4BR/3BA – 1515 SF UNIT 2 – 2BR/1.5BA – 1344 SF



FIRST FLOOR PLAN UNIT 1 – 4BR/3BA – 1515 SF UNIT 2 – 2BR/1.5BA – 1344 SF



SECOND FLOOR PLAN UNIT 3 – 2BR/1BA – 840 SF UNIT 4 – 1BR/1BA – 670 SF



THIRD FLOOR PLAN UNIT 5 – 2BR/2BA – 840 SF UNIT 6 – 1BR/1BA – 670 SF

© HANNA ARCHITECTS, INC. 2024

HANNA ARCHITECTS, INC.

(312) 750-1900

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1921

PROFESSIONAL DESIGN FIRM
ARCHITECTS CORPORATION
LICENSE NUMBER 184 - 001487

PROJECT NAME & ADDRESS
1000 NORTH
FRANCISCO

6 UNIT/3 STORY
BUILDING WITH
ROOF DECK

CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS

FILENAME

SHEET NUMBER

Final for Publicatic

R&R SurveyorS,LTD.

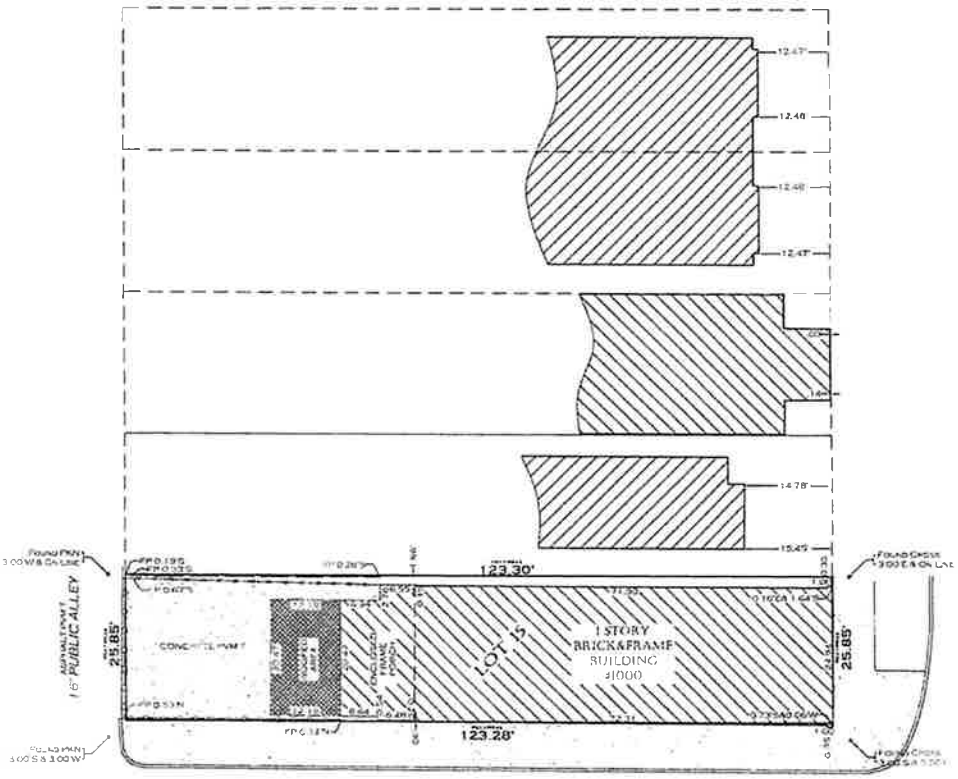
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 ACCURATEA@ATT.NET

SCALE: 1" = 20'

PLAT OF SURVEY

LOT 15 IN BLOCK 11 IN CARTER'S RESUBDIVISION OF BLOCKS 1, 3, 4, 5, 7, TO 11, 13 TO 15 AND LOTS 2, 4, AND 5 IN BLOCK 17 IN CARTER'S SUBDIVISION OF BLOCKS 1 TO 4 AND 7 OF CLIFFORD'S ADDITION TO CHICAGO A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST, (EXCEPT EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST¼ OF THE SOUTHWEST ¼) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1000 N. FRANCISCO AVE., CHICAGO, ILLINOIS



WEST AUGUSTA BLVD.

N. FRANCISCO AVENUE

NOTE
•DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FARENHEIT
•THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
•DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
•COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
•REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# 25-1619

DATE 3/17/2023

ORDERED BY: VAM DEVELOPMENT, INC.

ROY G. LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

STATE OF ILLINOIS)ss
COUNTY OF MCHENRY)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED, ILLINOIS

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, ILLINOIS LAND SURVEYOR NO. 35-002290