Final for Publication

File #22620T1

**SUBSTITUTE NARRATIVE AND PLANS ATTACHMENT**
TYPE I Rezoning from RT-4 to RM-6
1236 West Hubbard Street

**The Project**

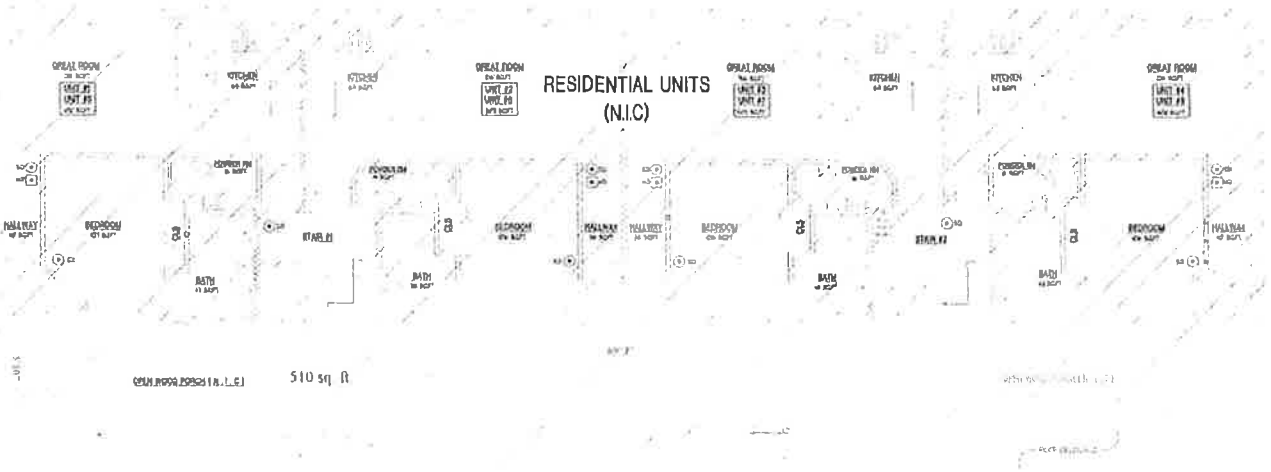
The property is improved with a three-story building containing a vacant ground floor and four units on each of the upper floors (total of 8 units) and no parking. The Applicant seeks to rezone the property to allow the existing vacant ground floor to be converted to three residential dwelling units for a total of 11 residential dwelling units. No parking will be added. The building's height is and will remain at 34.00 feet.

The property is located on the northeast corner of West Hubbard Street and North Elizabeth Street. The south side of Hubbard Street contains an elevated railroad right-of-way. The north side of Hubbard Street is generally improved with residential buildings ranging in height from one to three stories, with commercial buildings located at the northwest corner of Hubbard and Elizabeth, and at the northwest corner of Hubbard and Elizabeth. Elizabeth Street north of Hubbard is improved with a series of buildings ranging in height from one to four stories and used for commercial or residential purposes. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from the property's current RT-4 to an RM-6 B1-5 district under a Mandatory Type I Map Amendment. The area has a mix of zoning classifications, including RT-4, M1-2, M2-2, B2-3, B3-3 and C1-3. It is improved with some buildings of similar size, scale, and density to the subject building . The property is a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is located 2,505 feet from the Ashland CTA Green and Pink Line Station entrance at Lake Street and Justine Street. Accordingly, Applicant seeks as part of the Type 1 rezoning per Section 17-13-0303-D to reduce the required parking for the added units from 3 spaces to zero under Section 17-13-1003-EE. As the existing building is built to the lot lines, the Applicant also seeks a to relocate the required 396 sq. ft. of open space to existing above-grade decks on the property that total 1,120 sq. feet under Section 17-13-1003-W and reduce the require bicycle parking from three to zero under Section 17-13-1003-GG.

The following are the relevant zoning parameters for the proposed project:

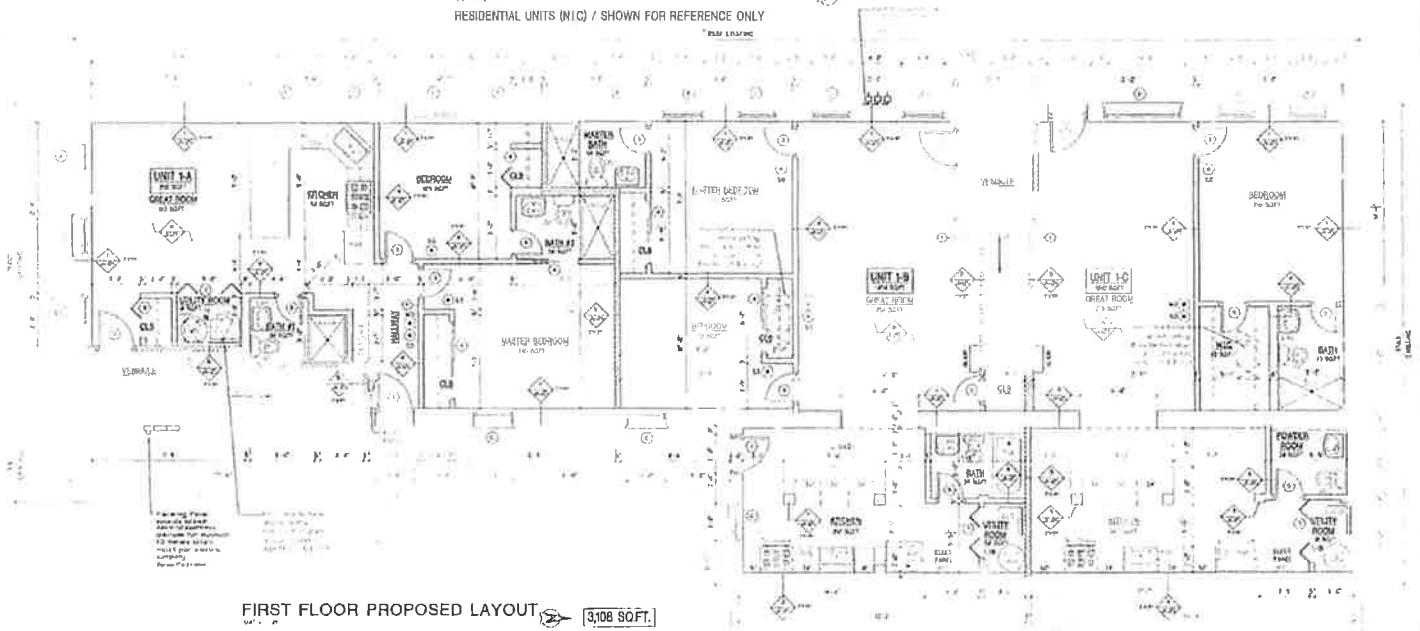
| | | |
|---|---|---|
| Lot Area: | 3,729.0 square feet | |
| Floor Area: | 8,114.0 square feet | |
| Maximum FAR: | 2.17 | |
| Residential Dwelling Units: | 11 | |
| MLA Density: | 339 sq. ft. | |
| Height: | 34.00 feet | |
| Bicycle Parking: | None | |
| Automobile Parking: | None | |
| Setbacks: | Front (Hubbard Street): | None |
| | East Side: | None |
| | West Side (Elizabeth Street): | None |
| | Rear: | None |

*A set of plans is attached.




SECOND & THIRD FLOOR EXISTING PLAN

RESIDENTIAL UNITS (N.I.C) / SHOWN FOR REFERENCE ONLY




FIRST FLOOR PROPOSED LAYOUT 3,108 SQ.FT.

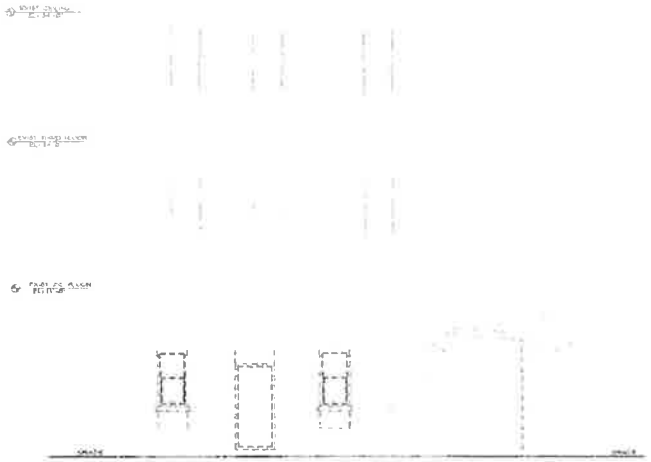
Mario G. Cruz
ARCHITECT

1236 W. HUBBARD ST.
CHICAGO ILLINOIS

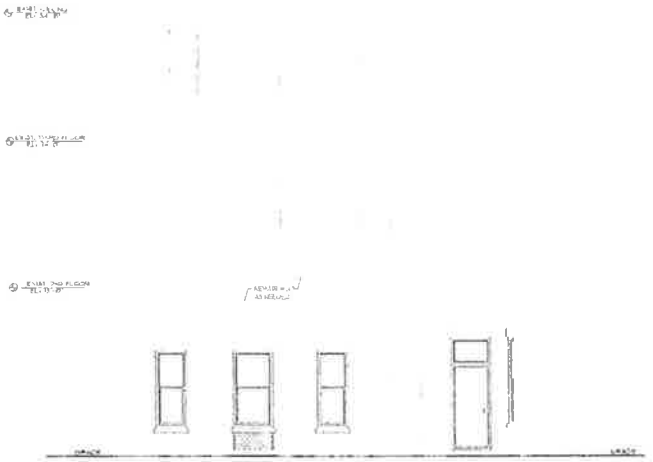
First Floor Proposed Layout

A-100

Plan Publication



DEMOLITION - FRONT ELEVATION



PROPOSED - FRONT ELEVATION

Mario G. Cruz
ARCHITECT

| No | Description | Date |
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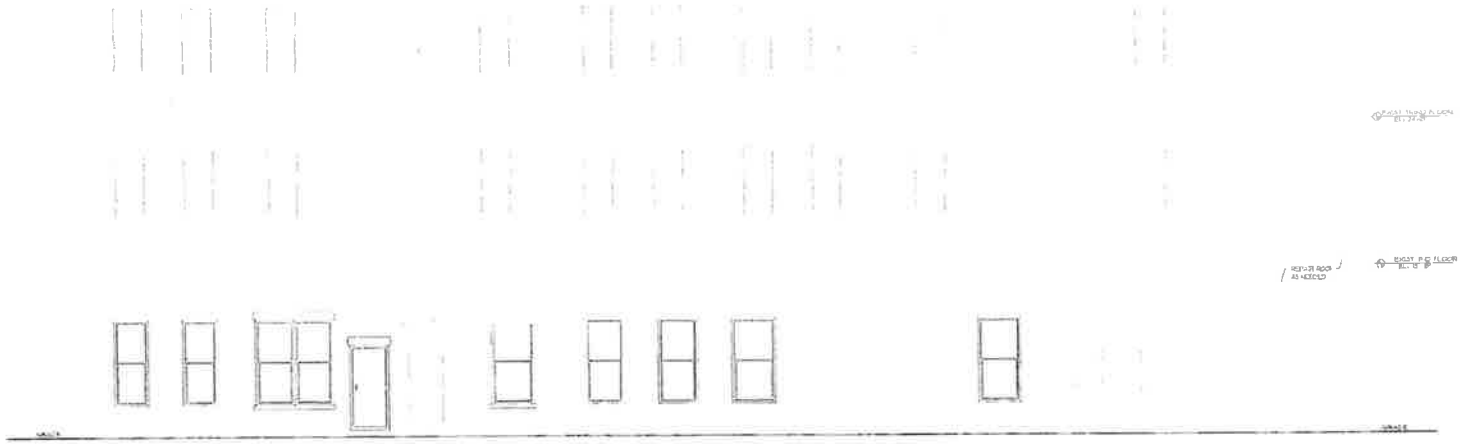
1236 W.
HUBBARD
ST.

CHICAGO ILLINOIS

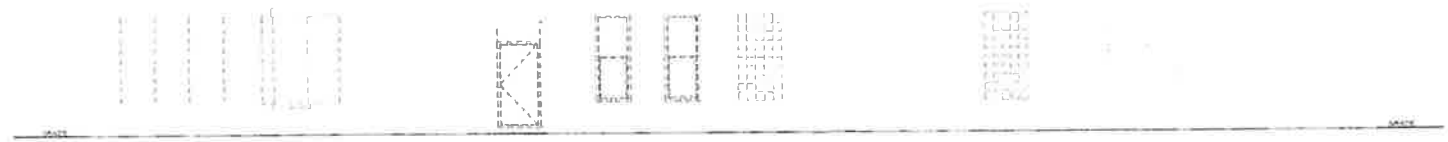
Demolition &
Proposed
Front Elevation

A-200

Final Submission



PROPOSED - WEST ELEVATION



DEMOLITION - WEST ELEVATION

Mario G. Cruz
ARCHITECT

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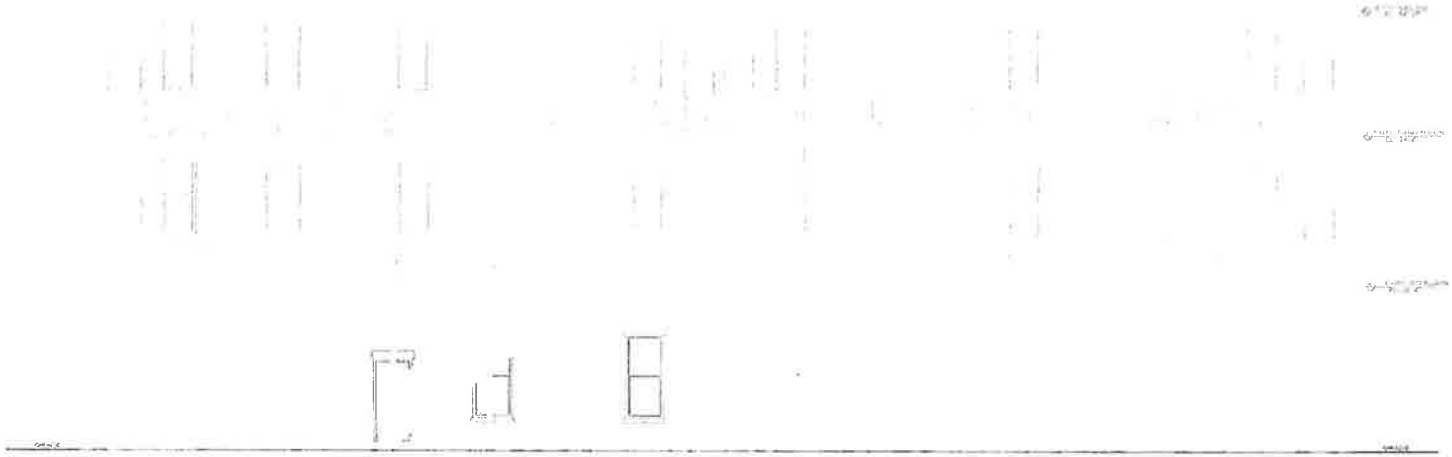
1236 W.
HUBBARD
ST.

CHICAGO ILLINOIS

Demolition &
Proposed West
Elevation

A-201

Final Publication



EAST PROPOSED ELEVATION



EAST DEMOLITION ELEVATION

Mario G. Cruz
ARCHITECT

EXP. 11-30-2024

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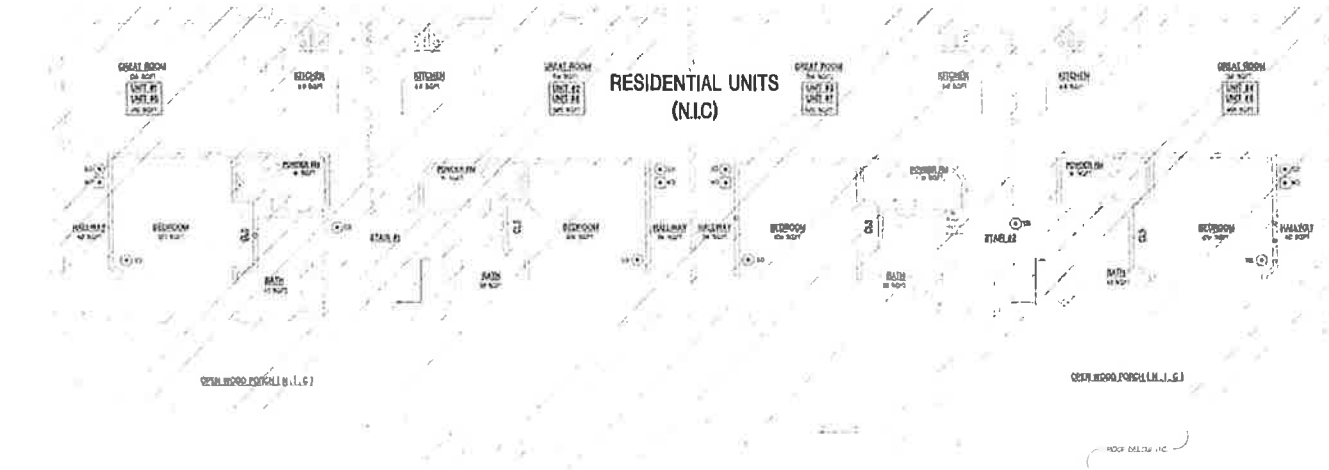
1236 W.
HUBBARD
ST.

CHICAGO ILLINOIS

Demolition &
Proposed East
Elevation

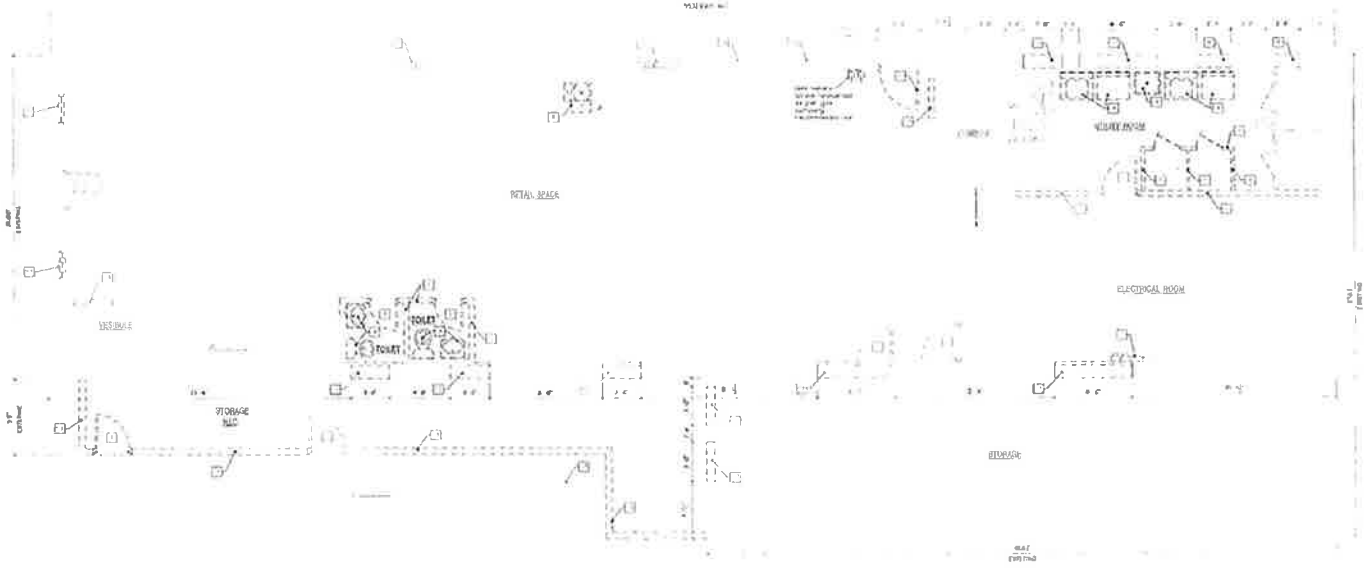
A-202

Not for Permit




SECOND & THIRD FLOOR EXISTING PLAN

RESIDENTIAL UNITS (N.I.C) / SHOWN FOR REFERENCE ONLY




FIRST FLOOR DEMOLITION LAYOUT 3,344 SQ.FT.

Mario G. Cruz
ARCHITECT

1236 W.
HUBBARD
ST.
CHICAGO ILLINOIS

Demolition Floor Layout

D-100

Plan Commission Set