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Narrative and Plans

Type 1 Zoning Narrative for
2653-2657 S. Kildare Avenue; 4246-4258 W. 27th Street
C3-3 to C3-3

A. The applicant proposes to rezone the subject property from C3-3 Commercial, Manufacturing and Employment District to C3-3 Commercial, Manufacturing and Employment District. to construct a new 5-story building with 10 parking spaces and to establish a community center use. The applicant will seek a special use for the community center subsequent to a successful rezoning. Applicant to seek all zoning relief as needed, as allowed by the Chicago Zoning Code, for the attached plans.

The subject property is a Transit Serviced Location based on proximity to 26th Street (approximately 560 feet).

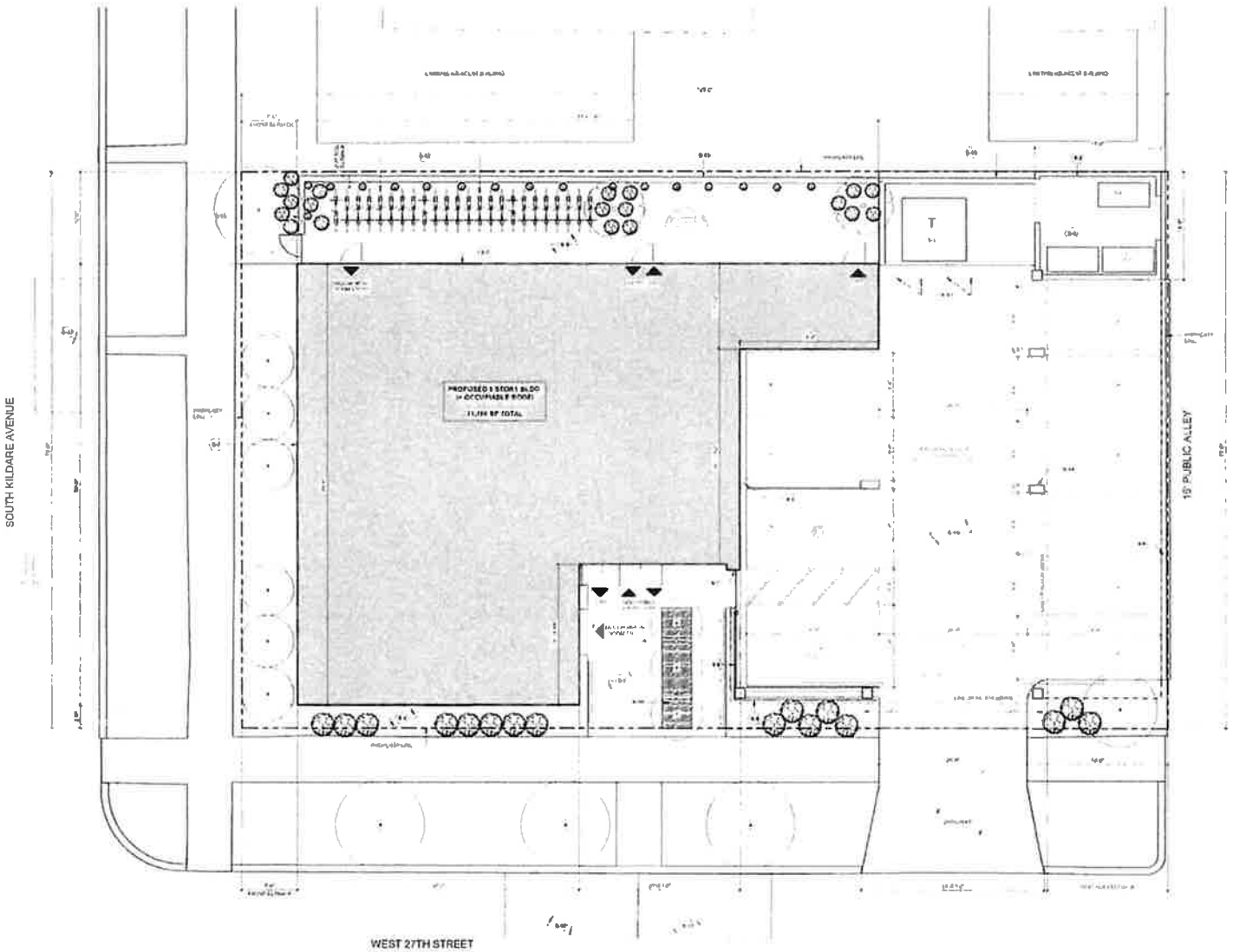
The applicant is seeking the following relief: (i) as per Type I Section 17-13-0303-D, an adjustment to reduce the number of bicycle parking spaces from 48 spaces to 24 spaces in accordance with Section 17-13-1003-GG, and (ii) as per Section 17-3-0408-B(1), an increase in maximum building height for projects in the C3 district that are within 1,320 feet of a CTA bus line corridor.

| | |
|---|---|
| B. Lot Area | 9,339 square feet |
| C. FAR | 3.0 |
| D. Number of Dwelling Units | None |
| E. Building Height** | Not to exceed 70'-6" |
| F. Front setback | 7'6" |
| G. Side setbacks | 2'0" – North<br>3'0" – South |
| H. Rear Setback | 16' |
| I. Automobile Parking | 10 parking spaces |
| J. Bicycle Parking* | 24 bike spaces |

* as per Type I Section 17-13-0303-D, an adjustment to reduce the number of bicycle parking spaces from 48 spaces to 24 spaces in accordance with Section 17-13-1003-GG.

** as per Section 17-3-0408-B(1), an increase in maximum building height for projects in the C3 district that are within 1,320 feet of a CTA bus line corridor.

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1 ARCHITECTURAL SITE PLAN

FLOOR PLAN LEGEND

CANOPY

ERIE NEIGHBORHOOD HOUSE

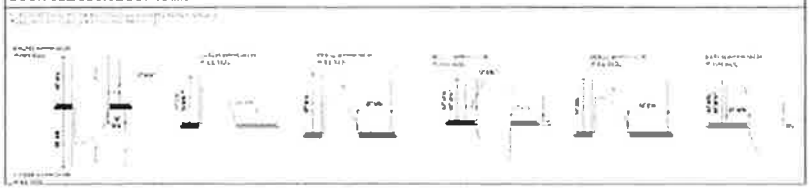
ERIE HOUSE CENTER

A-100

ARCHITECTURAL SITE PLAN

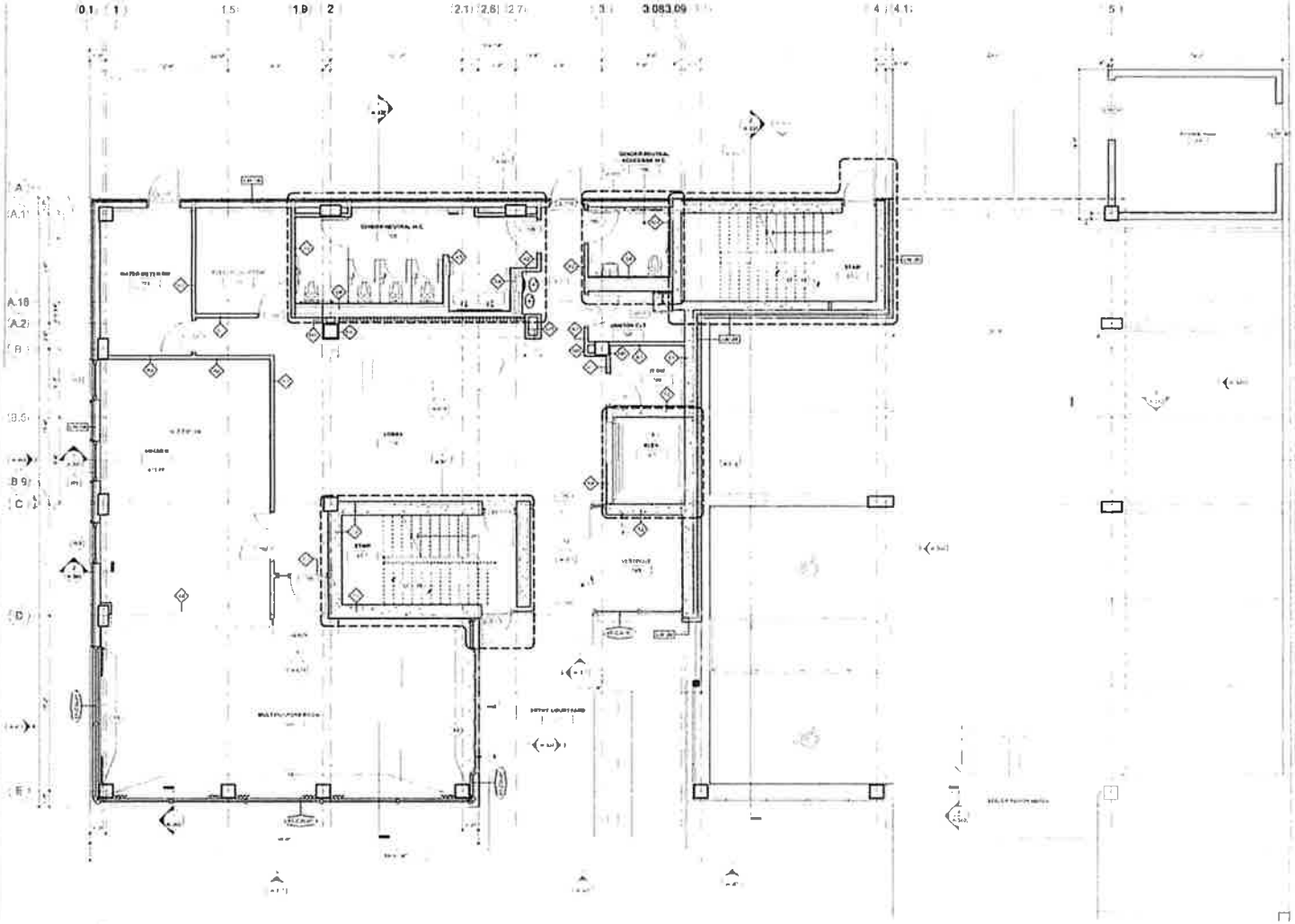
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DOOR CLEARANCE DIAGRAMS



FLOOR PLAN LEGEND

FLOOR PLAN GENERAL NOTES



1 FLOOR PLAN - LEVEL 01

CANOPY

ARCHITECTURE + DESIGN

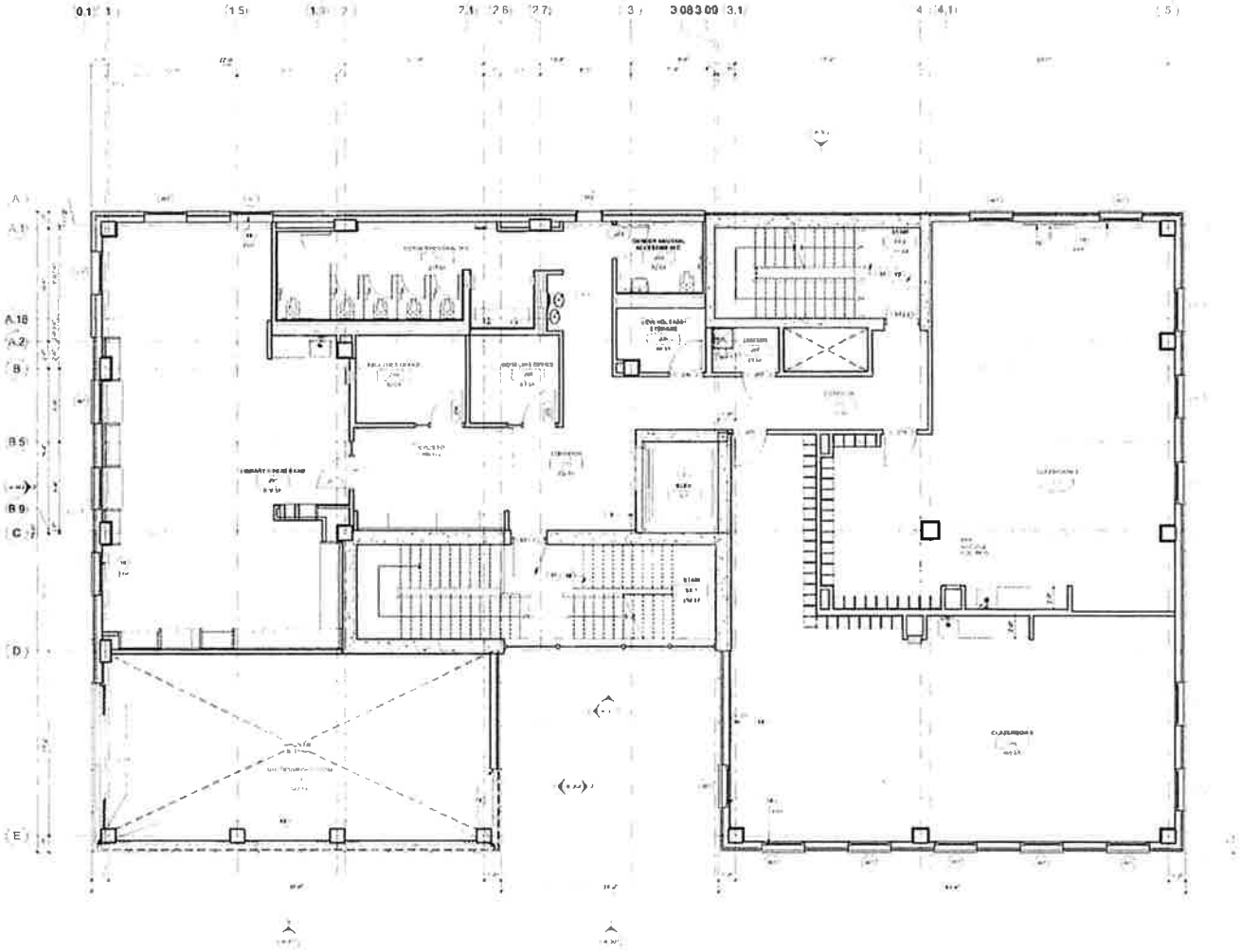
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FLOOR PLAN - LEVEL 01

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1 FLOOR PLAN - LEVEL 02

## FLOOR PLAN LEGEND

## FLOOR PLAN GENERAL NOTES

CANOPY

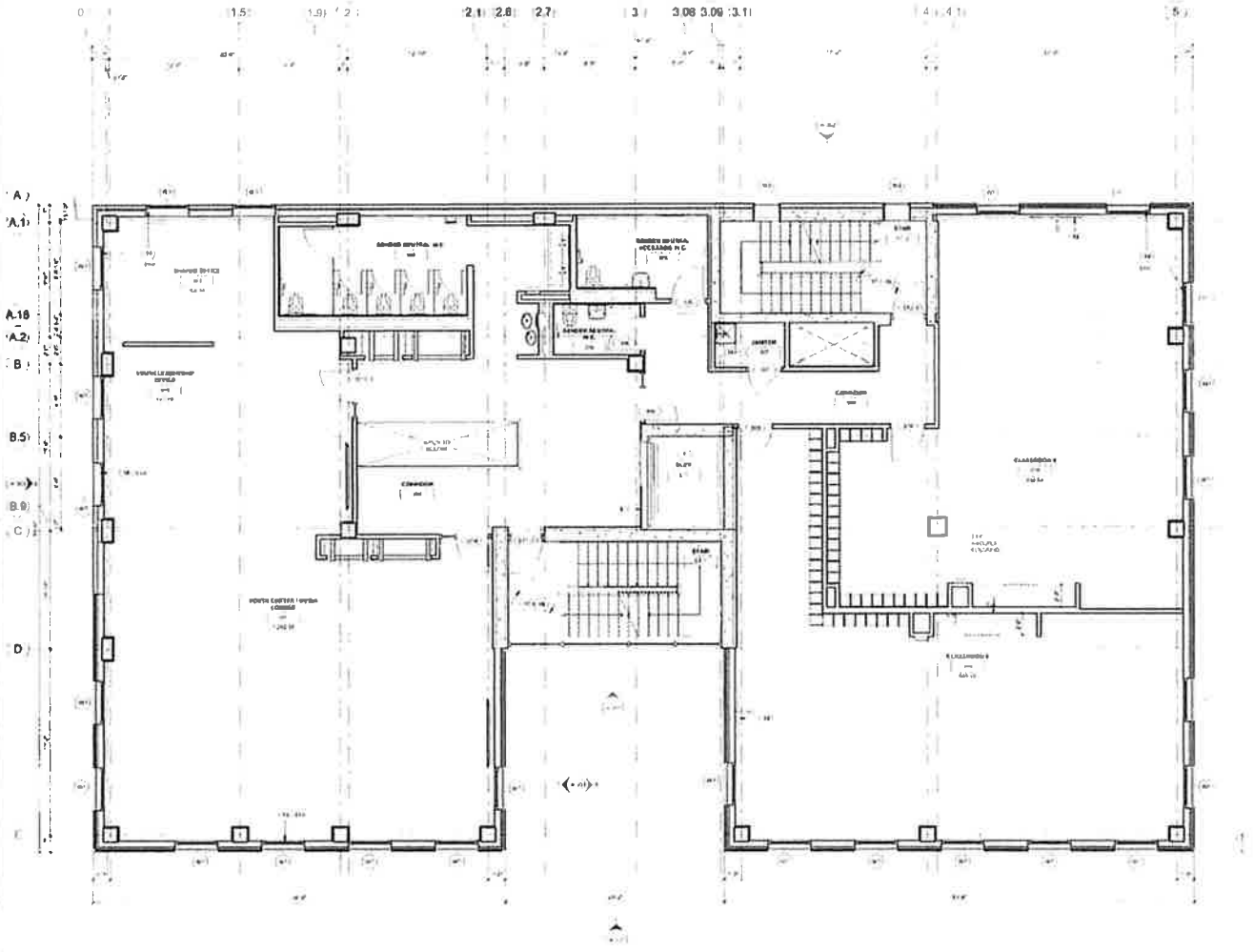
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FLOOR PLAN - LEVEL 02

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1 FLOOR PLAN - LEVEL 03

**FLOOR PLAN LEGEND**

**FLOOR PLAN GENERAL NOTES**

CANOPY

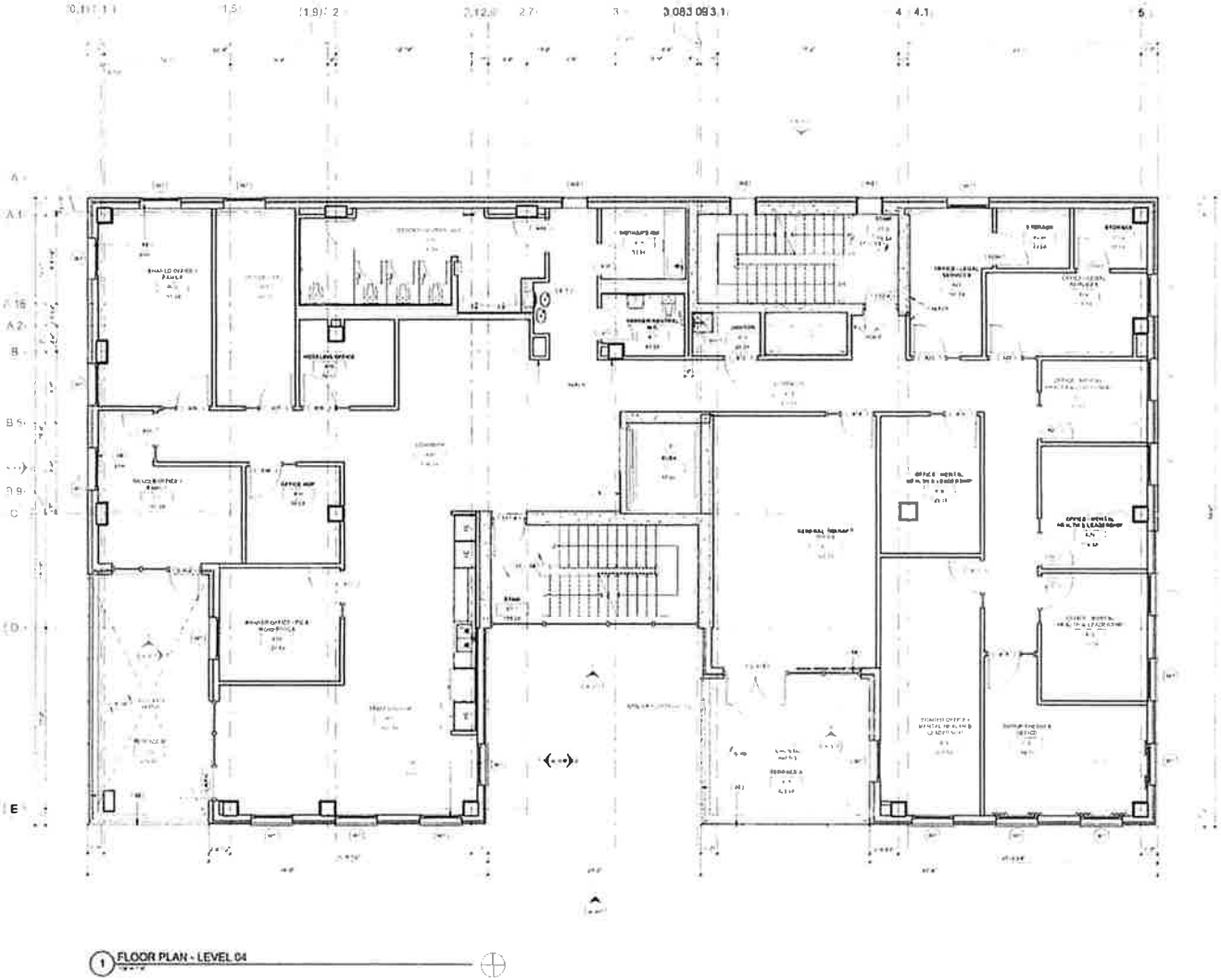
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FLOOR PLAN - LEVEL 03

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1 FLOOR PLAN - LEVEL 04

**FLOOR PLAN LEGEND**

**FLOOR PLAN GENERAL NOTES**

CANOPY

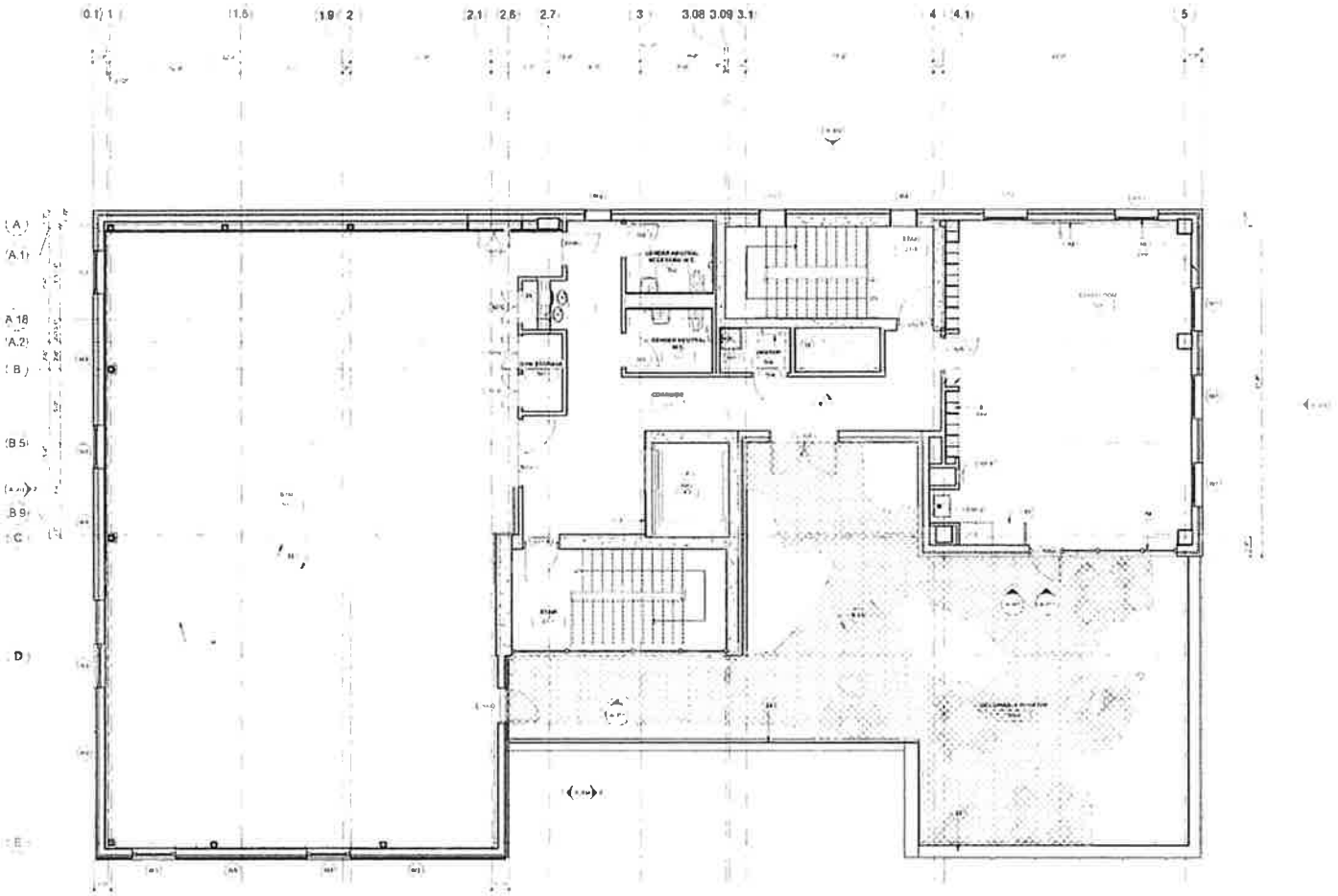
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FLOOR PLAN - LEVEL 04

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1 FLOOR PLAN - LEVEL 05

**FLOOR PLAN LEGEND**

**FLOOR PLAN GENERAL NOTES**

CANOPY

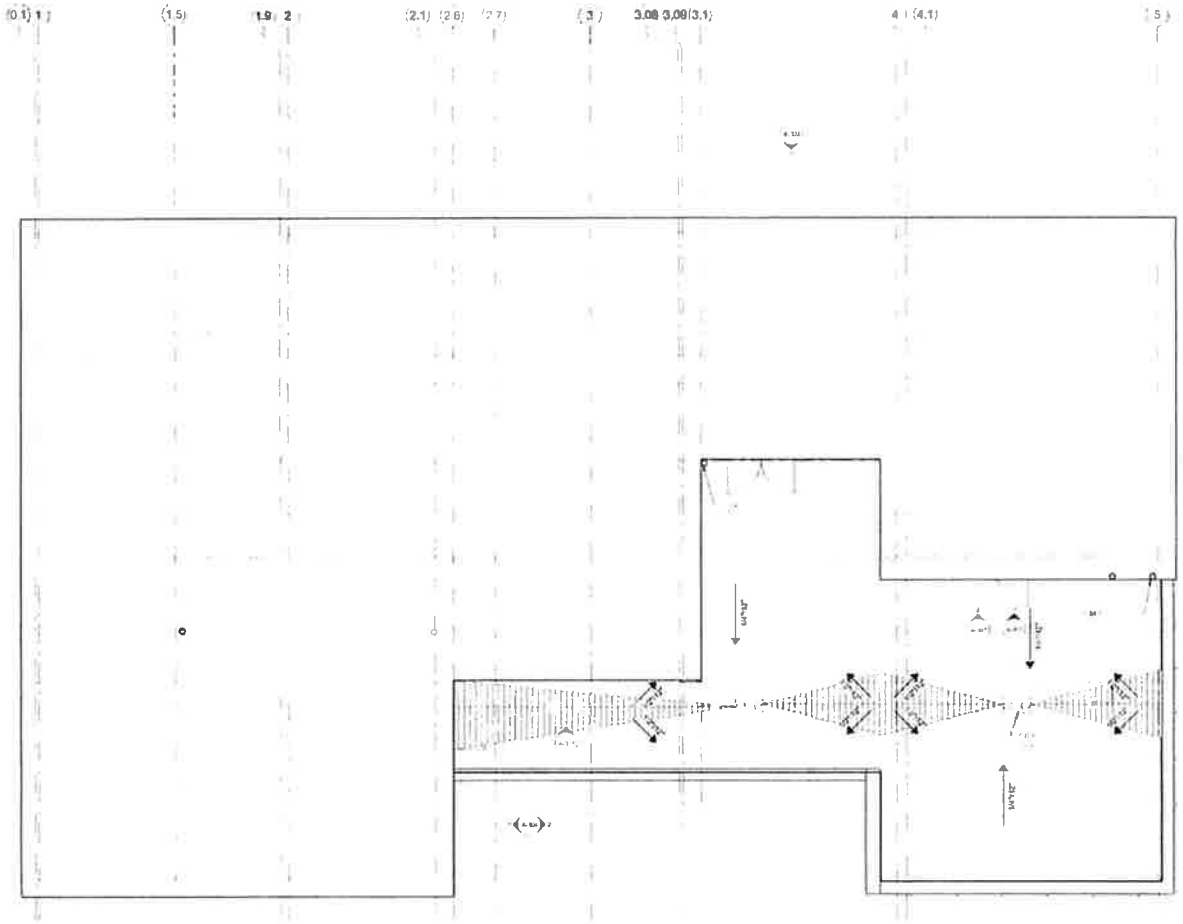
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A-105

FLOOR PLAN - LEVEL 05

Final for Publication



1 ROOF PLAN - LEVEL 05

**FLOOR PLAN LEGEND**

**FLOOR PLAN GENERAL NOTES**

CANOPY
Architecture + Design

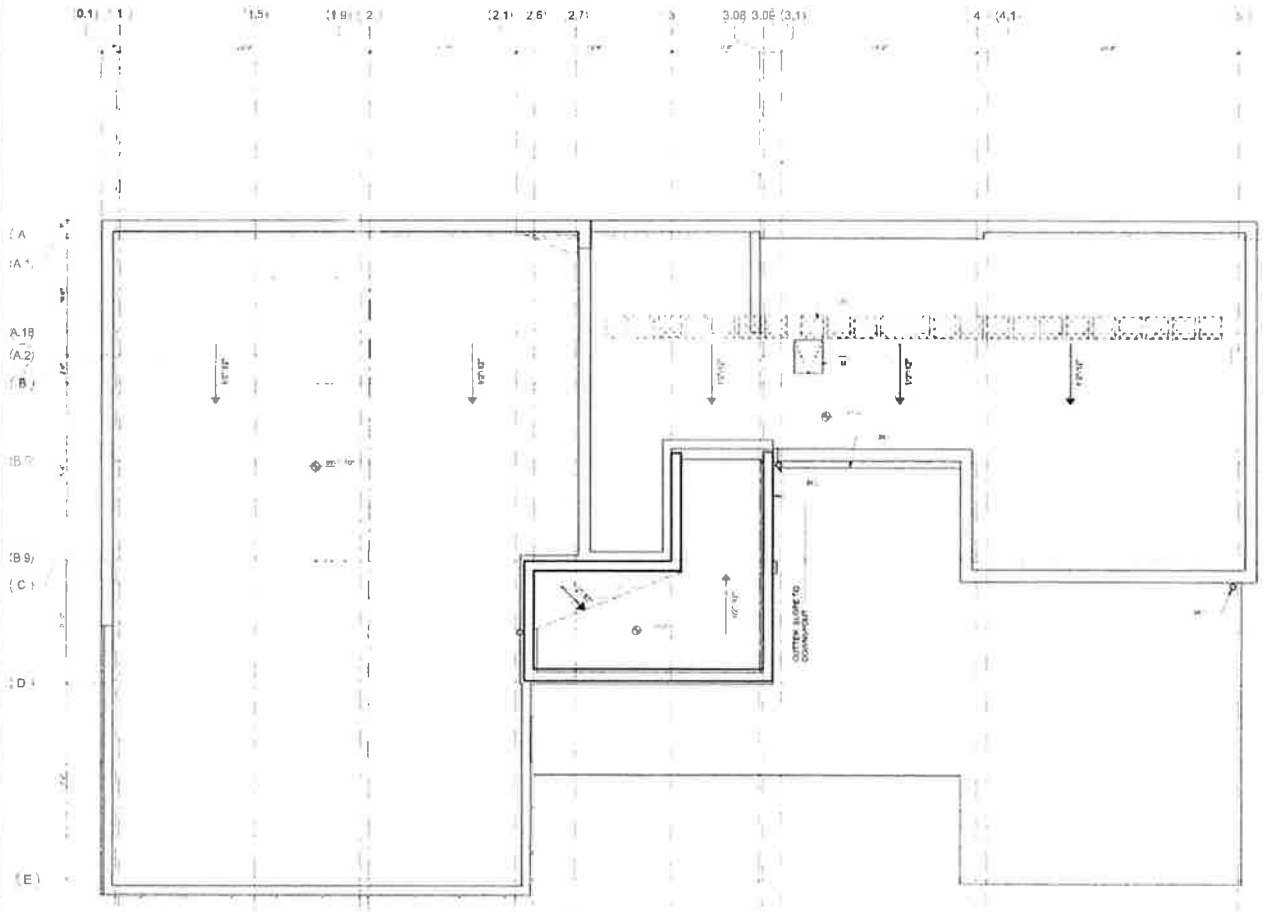
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**A-106**

ROOF PLAN - LEVEL 05

Final for Publication




1 ROOF PLAN

## ROOF PLAN LEGEND

## FLOOR PLAN LEGEND

## FLOOR PLAN GENERAL NOTES

CANOPY

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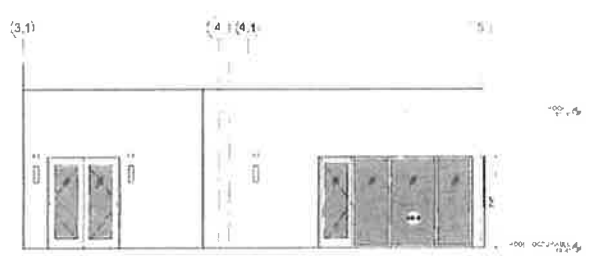
ERIE HOUSE CENTER

2653-2659 S. KILDARE AVENUE
CHICAGO, ILLINOIS 60623

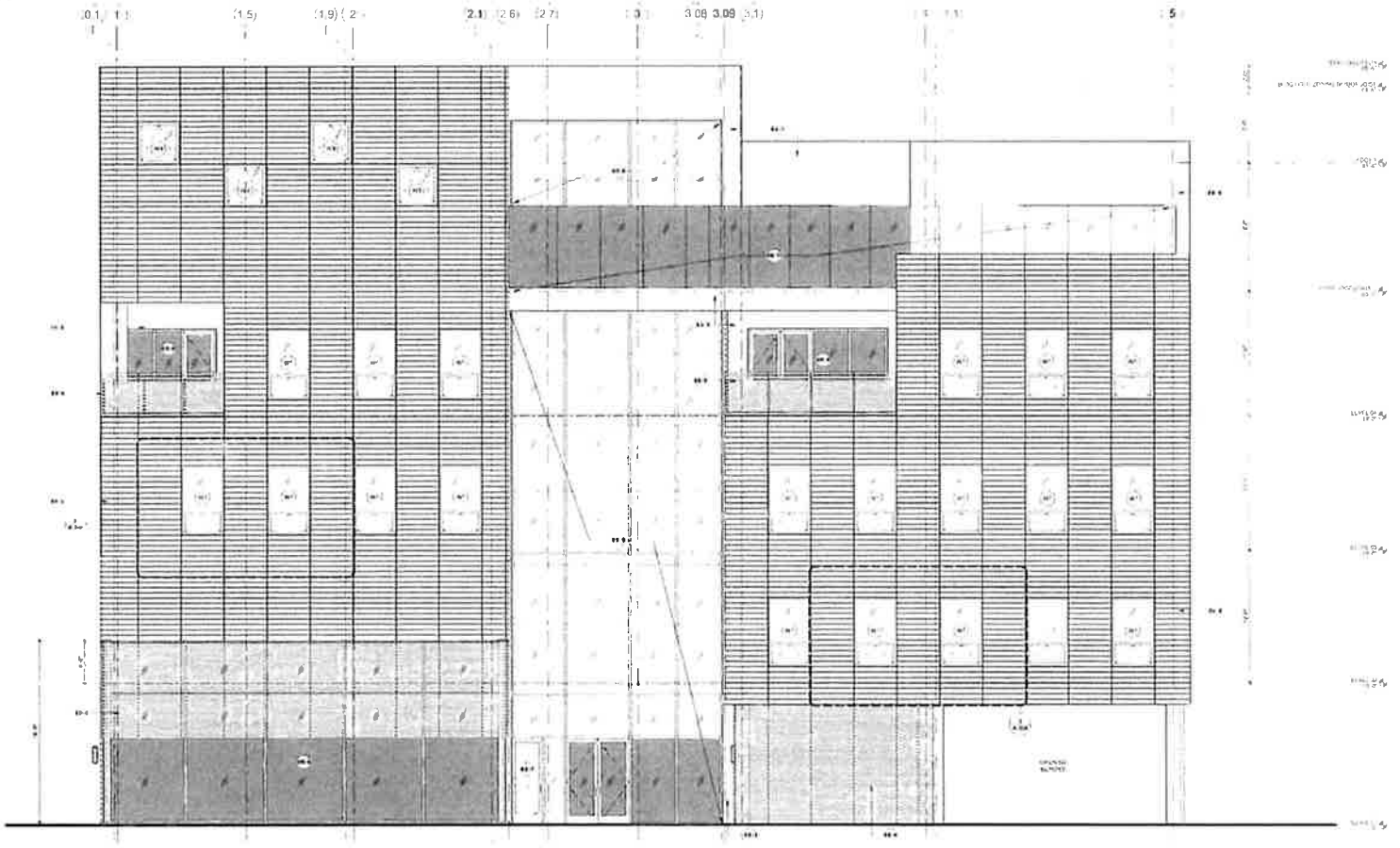
A-107

ROOF PLAN

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2 ENLARGED SOUTH ELEVATION



1 EXTERIOR SOUTH ELEVATION

**ELEVATION GLASS LEGEND**

REFER TO EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION

**ELEVATION LEGEND**

CANOPY

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ERIE HOUSE CENTER

A-301

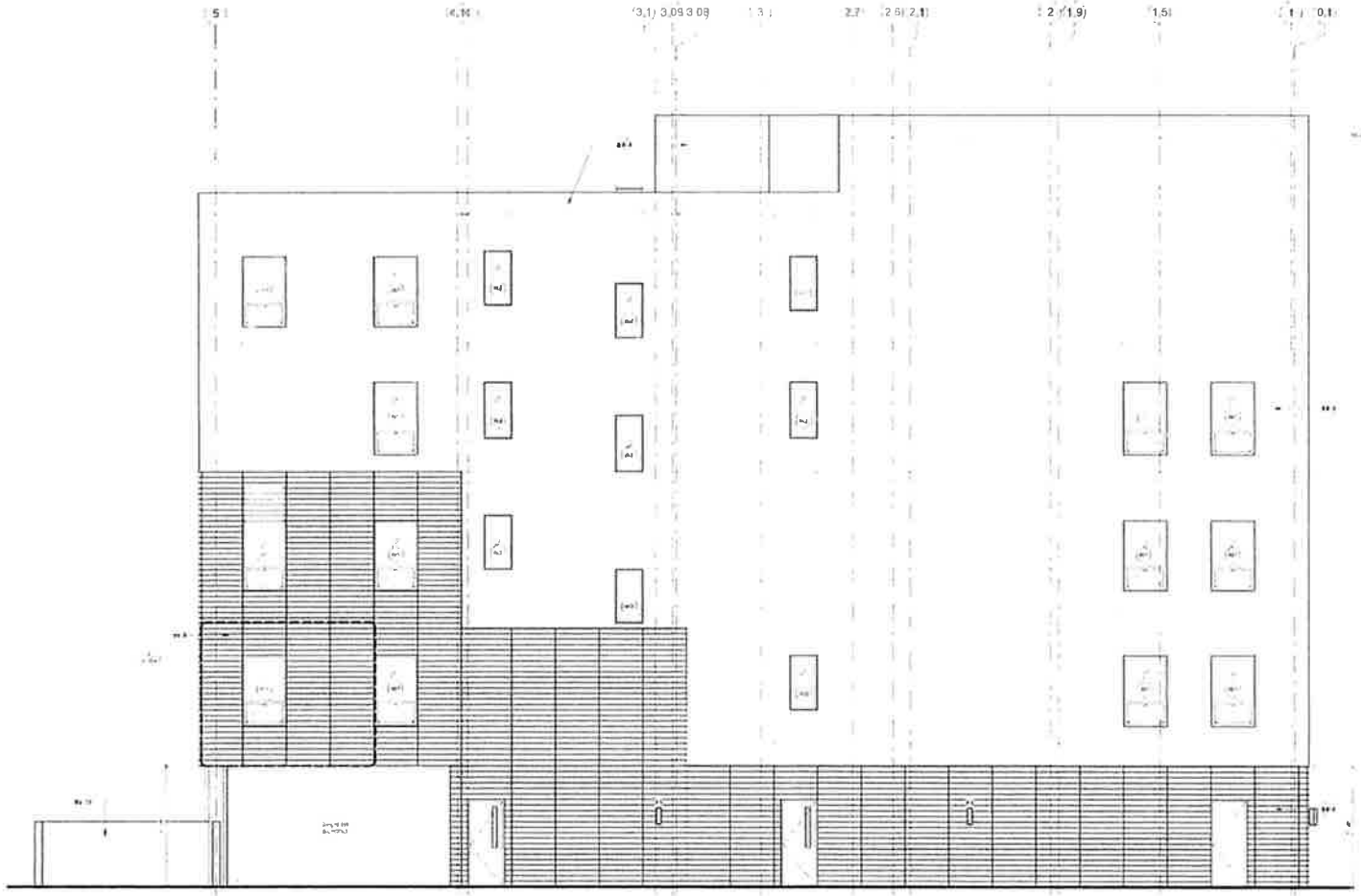
EXTERIOR ELEVATIONS

Final for Publication

**ELEVATION GLASS LEGEND**

REFER TO EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION

**ELEVATION LEGEND**



1 EXTERIOR NORTH ELEVATION

CANOPY

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**A-302**

EXTERIOR ELEVATIONS

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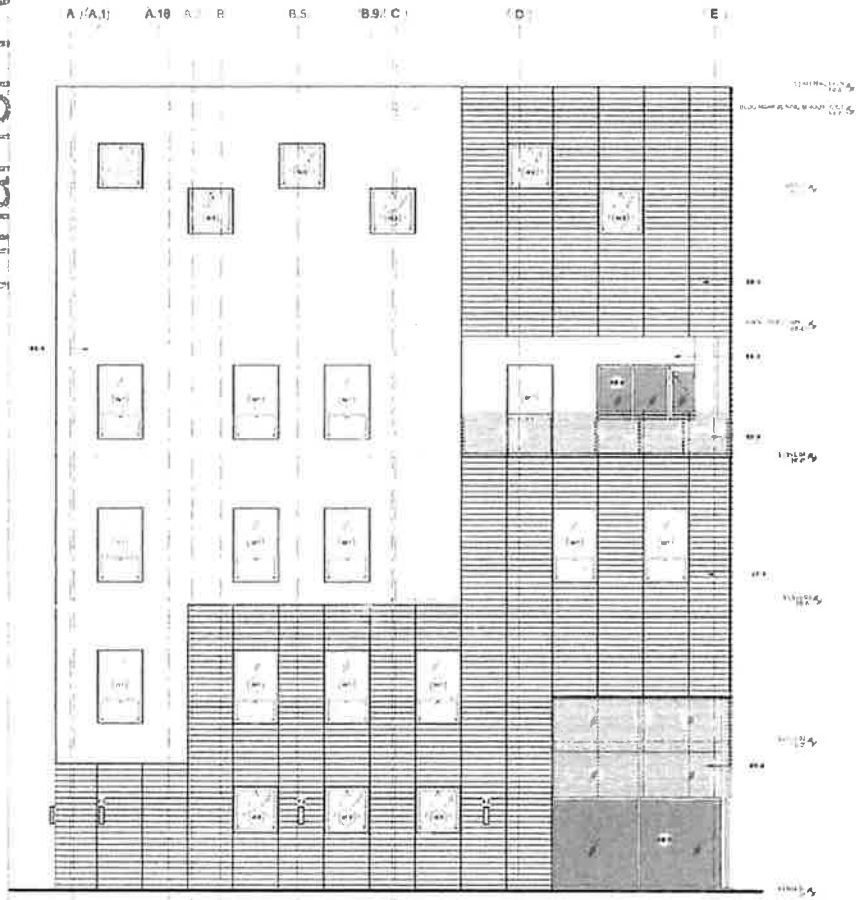
**ELEVATION GLASS LEGEND**



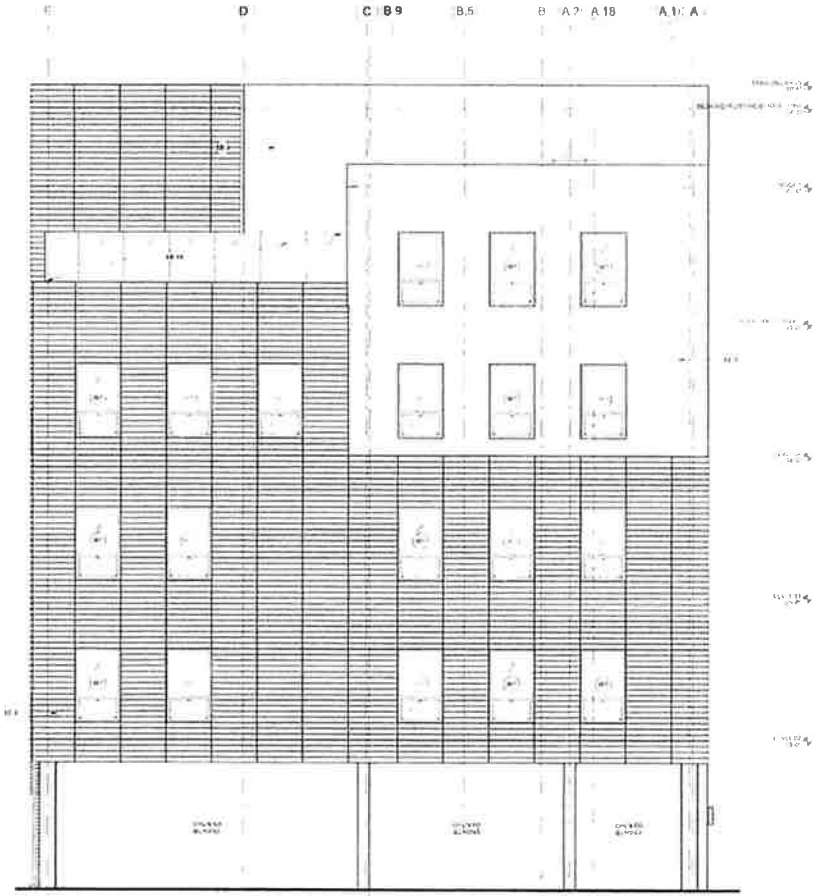
REFER TO EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION

**ELEVATION LEGEND**





2 EXTERIOR WEST ELEVATION



1 EXTERIOR EAST ELEVATION

CANOPY

ERIE NEIGHBORHOOD HOUSE

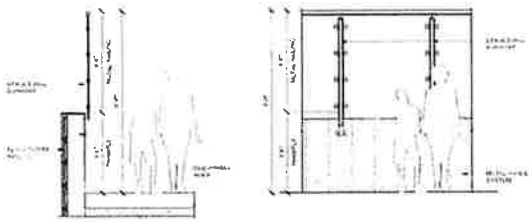
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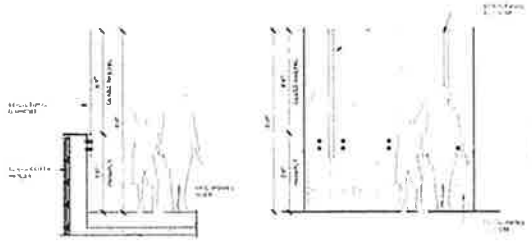
**A-303**

EXTERIOR ELEVATIONS

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6 METAL RAILING DETAIL - ALTERNATE 1



7 GLASS RAILING DETAIL - BASE SCOPE



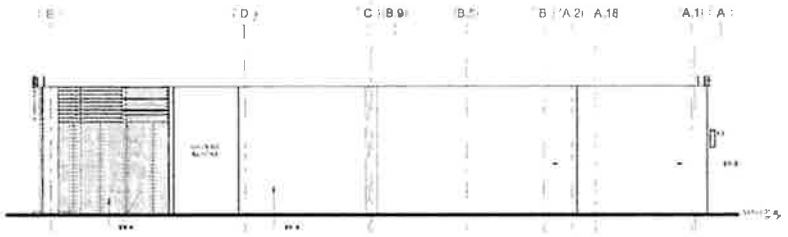
8 EW-2A FIBER CEMENT PATTERN



4 EW-1A DARK TERRA COTTA PATTERN A

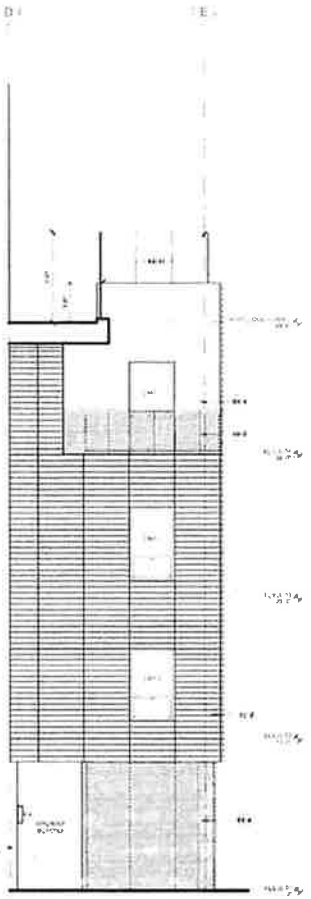


5 EW-1A LIGHT TERRA COTTA PATTERN B

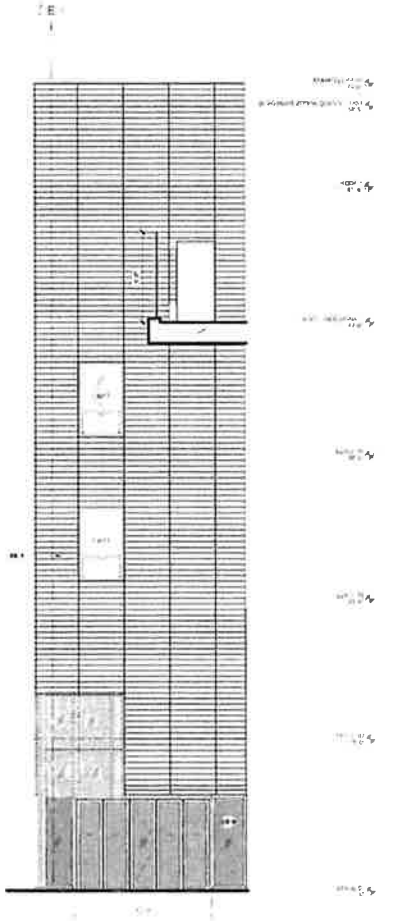



3 EXTERIOR EAST ELEVATION - PARKING






2 EXTERIOR WEST ELEVATION - COURTYARD




1 EXTERIOR EAST ELEVATION - COURTYARD

**ELEVATION GLASS LEGEND**



**REFER TO EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION**

**ELEVATION LEGEND**



CANOPY

ERIE NEIGHBORHOOD HOUSE

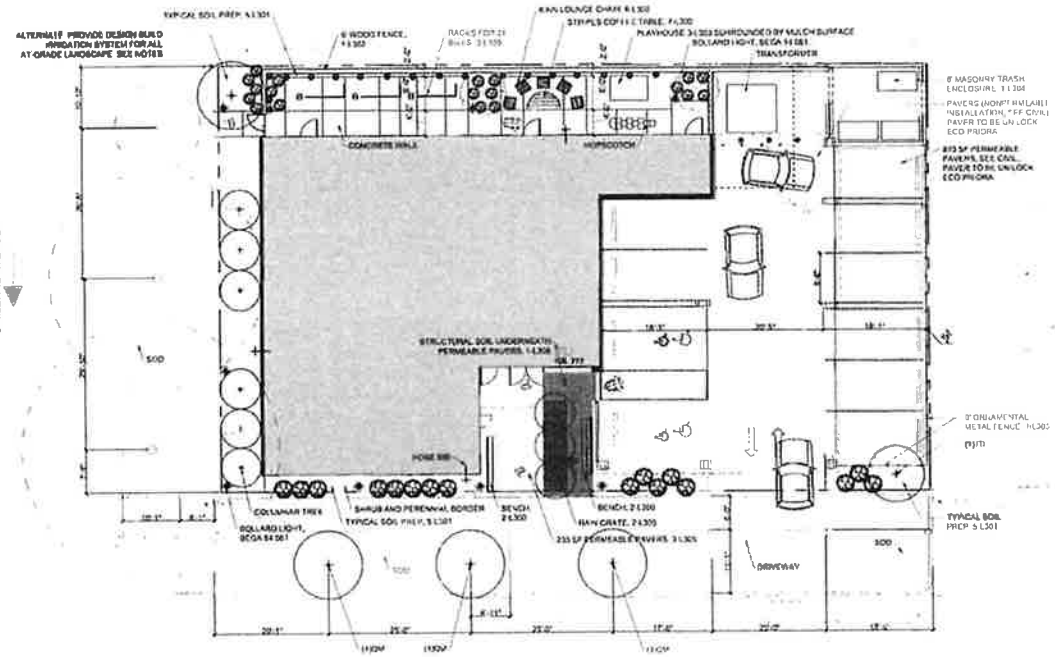
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**A-304**

EXTERIOR ELEVATIONS

Final for Publication




1 LANDSCAPE SITE PLAN
SCALE: 1/8" = 1'-0"

**PLANTING LIST**

| | BOTANICAL NAME | COMMON NAME | QTY | SIZE | COMMENTS |
|---|---|---|---|---|---|
| | PARKWAY AND PARKING LOT TREES | | | | |
| GV | GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' | THORNLESS HONEYLOCUST | 3 | 3" CAL | B & B, FULL AND EVEN CROWN, STRAIGHT TRUNK, SINGLE LEADER, FREE OF DISEASE AND INSECTS |
| TD | TAXODIUM DISTICHUM | BALD CYPRESS | 3 | 3" CAL | B & B, FULL AND EVEN CROWN, STRAIGHT TRUNK, SINGLE LEADER, FREE OF DISEASE AND INSECTS |

**PLAN KEY**

- EXISTING TREE TO REMAIN
- EXISTING SHRUBS TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- PROPOSED SHRUBS
- PERENNIAL PLANTING AREA
- PERMEABLE PAVERS
- HOSE BIB
- LIGHT BOLLARD, BEGA 84 081

**Statements By Owner**

Commits to the maintenance of new sod & landscaping in the following form: "The undersigned acknowledges that the landscape planting plan shown on this sheet for the property at _____ in Chicago, IL has, to the best of the undersigned's knowledge, been designed and will be installed, maintained, and replaced as required, by current and subsequent owners in accordance with the requirements of Title 10, Chapter 37 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Signed _____ Date _____

Commits to the maintenance of new sod & landscaping in the following form: "The undersigned acknowledges that the landscape planting plan shown on this sheet for the property at _____ in Chicago, IL has, to the best of the undersigned's knowledge, been designed and will be installed, maintained, and replaced as required, by current and subsequent owners in accordance with the requirements of Title 10, Chapter 37 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Signed _____ Date _____

**Statement By Registered Landscape Architect**

Commits to the preparation of the landscape plan in the following form: "The undersigned is a registered landscape architect in the State of Illinois, and has prepared the landscape planting plan and specifications shown on this sheet for the property at _____ in Chicago, IL. It has been designed to comply with the requirements of Title 10, Chapter 37 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Signed _____ Date _____

W. Colin McKay, Landscape Architect #157-000174 exp. on 6/30/2027

ESTIMATED PLANTING DATE: _____

**IRRIGATION SYSTEM NOTES**

- CONTRACTOR TO PROVIDE DESIGN BUILD IRRIGATION SERVICES FOR ALL LANDSCAPING AREAS AT GRADE. PROVIDE SHOP DRAWINGS FOR REVIEW.
- IRRIGATION SYSTEM TO COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - COMPLY WITH ALL LOCAL WATER WISE ORDINANCES.
  - DESIGN OF IRRIGATION ZONES TO BE MODIFIED TO MATCH ZONE PARAMETERS (EXPOSURE, SLOPE, SOIL TYPE, TOPOGRAPHY, PLANT MATERIAL, ETC.). IRRIGATION VOLUME AND RUN TIMES TO BE APPROPRIATE FOR THE CLIMATE, SOIL TYPE AND PLANTS.
  - SPECIFY DRIP AND/OR EFFICIENT SPRAY SPRINKLERS, VALVES, AND CONTROLLERS AND BE WISE TO SUIT THE LANDSCAPE NEEDS. FEATURES THAT WILL FACILITATE LONGTERM RELIABILITY AND SERVICEABILITY.
  - DESIGN IRRIGATION SYSTEM TO TARGET EACH PLANTING AREA WITH DIFFERENT OVERLAPPING SPRAYS OR ATTACHED PLANTING AREAS WITH VARIETY OF WATER FLOW RATES.
  - INSTALL THAT ACTIVATES THE VALVES FOR EACH WATERING ZONE AT THE BEST TIME OF DAY TO AVOID EVAPORATION AND LOSS TO WIND. MAINTAIN HEALTHY PLANTS AND PREVENT LOCAL REGULATIONS AND WATER USE RESTRICTIONS.
  - INSTALL SOIL MOISTURE SENSORS FOR EACH PLANTING ZONE THAT WILL OVERRIDE IRRIGATION SCHEDULING WHEN SOIL CONDITIONS

CANOPY

PROJECT
ERIE NEIGHBORHOOD HOUSE

ERIE HOUSE CENTER
2653-2659 S. KILDARE AVENUE
CHICAGO, ILLINOIS 60623

PROJECT NUMBER TEST
PERMIT NUMBER (ISSUE)

PROFESSIONAL SEAL

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | PLANNING SUBMITTAL | 06.13.25 |
| 2 | PERMIT SET | 08.15.25 |

SHEET ID
L-102

LANDSCAPE SITE PLAN