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17-13-0303-C(1) Substitute Type 1 Narrative & Plans – 2426-2428 N. Clybourn, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 2426 N. Clybourn – 2,702 sq. ft. (irregular lot shape)
2428 N. Clybourn – 2,957 sq. ft. (irregular lot shape)

Proposed Land Use: The Applicant is proposing to divide the single zoning lot into two (2) independent zoning lots. The three-story mixed-use building at 2426 N. Clybourn will remain without change. The newly created zoning lot at 2428 N. Clybourn will be developed with a new three-story masonry building measuring 37 ft.-2 inches in height and containing three (3) dwelling units. Pursuant to Secs. 17-13-1003 of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the number of required off-street vehicle parking spaces for a Transit Served Location from two (2) parking spaces to zero at 2426 N. Clybourn, and from three (3) parking spaces to zero at 2428 N. Clybourn.

(A) The Project's Floor Area Ratio:
2426 N. Clybourn - 3,637.5 sq. ft. (1.35 FAR)
2428 N. Clybourn – 5,027.85 sq. ft. (1.7 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
2426 N. Clybourn – 1,351 sq. ft. (2 existing residential units to remain)
2428 N. Clybourn – 985.67 sq. ft. (3 proposed residential units)

(C) The amount of off-street parking:
2426 N. Clybourn – 0 parking spaces
2428 N. Clybourn – 0 parking spaces

*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the number of required off-street vehicle parking spaces for a Transit Served Location from two (2) parking spaces to zero at 2426 N. Clybourn, and from three (3) parking spaces to zero at 2428 N. Clybourn.

(D) Setbacks:

2426 N. Clybourn

a.	Front Setback:	none (existing to remain)
b.	Side Setbacks:	none (existing to remain)
c.	Rear Setback:	53.48 feet (existing to remain)

2428 N. Clybourn

a.	Front Setback:	2.3 feet
b.	Side Setbacks:	North side – 2 feet / South side – 3 feet
c.	Rear Setback:	34.9 feet

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(E) Building Height:
2426 N. Clybourn: 34 ft. 9 inches (existing to remain)
2428 N. Clybourn: 37 ft. 2 inches

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

1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 150 linear feet of the Fullerton Ave. CTA Bus Route. The subject property is landlocked and lacks access to a public alley. Neither building will be supported by any off-street vehicle parking, though each building will be supported by off-street bicycle parking spaces. Pursuant to the eTOD Ordinance and Section 17-13-1003-EE, the Applicant is seeking to permit a reduction in the required off-street vehicle parking spaces.

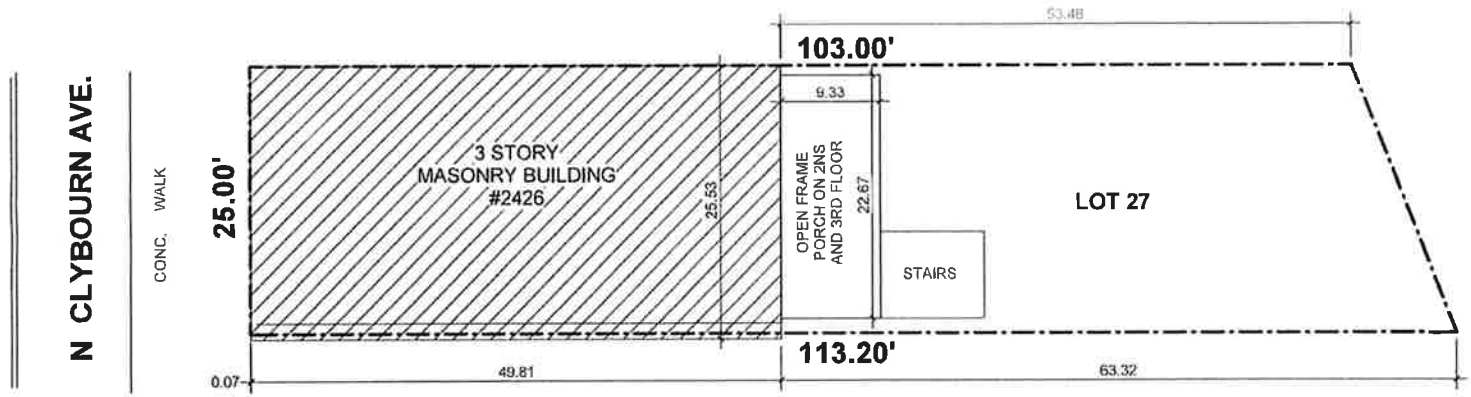
2. The proposed residential building will comply with Sec. 17-3-0504 because its front setback along N. Clybourn will be within 5 ft. from front property line, the building entrance width will not exceed 12 ft., the building entrance depth will not exceed the entrance width, and the building entrance is not more than two-stories in height.

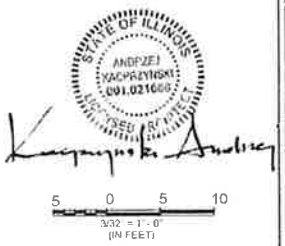
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed three-story multi-unit residential building incorporates accessibility and connectivity to the nearby Fullerton Ave. CTA Bus Line, which is less than 150 linear feet from the subject lot. The proposed building will offer at least three (3) bicycle parking spaces and onsite storage areas. The Applicant believes the project will help improve the pedestrian way along N. Clybourn for residents and other commuters traveling in the subject area by replacing a vacant lot with an active multi-unit building.

4. The proposed residential building will contain three (3) dwelling units. The property is landlocked and will not be supported by any off-street vehicle parking. The Applicant is seeking administrative approval to permit the parking reduction consistent with the eTOD Ordinance.

5. The Applicant believes the proposed residential building will activate a currently vacant lot along N. Clybourn Ave. and provide appropriate density in the West DePaul neighborhood. Based on the subject property's proximity to a designated bus route (Fullerton Ave. CTA Bus Line), the Applicant believes the project complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

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5 0 5 10
3/32" = 1'-0"
(IN FEET)

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FLOOR PLANS
OF EXITING 3 STORY
BRICK BUILDING
w/BASEMENT
AT
2426 N CLYBOURN AVE.
CHICAGO IL

Sheet Title:

SITE PLAN

Date	Description

Scale 3/32" = 1'-0"

Project number:

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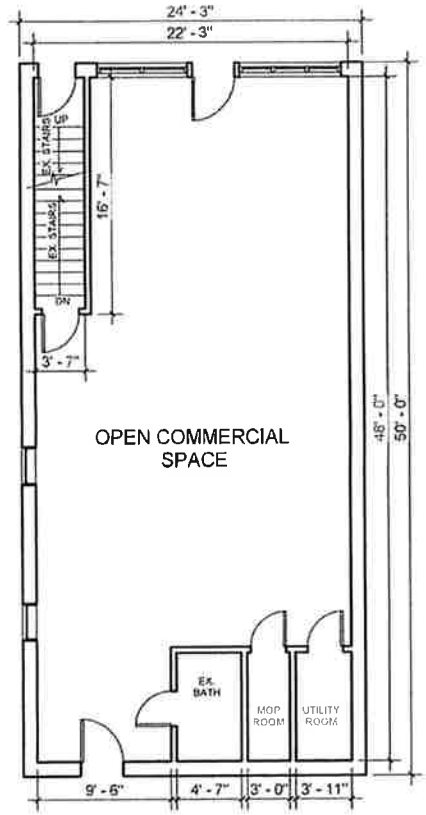
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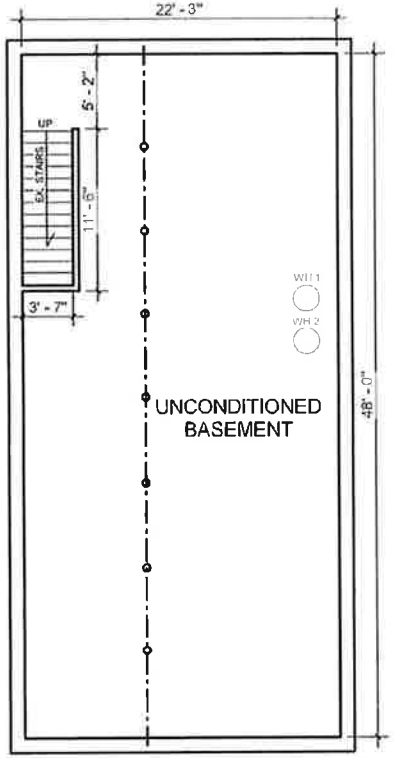
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2 EX. 1ST FLOOR
1/8" = 1'-0"



1 EX. BASEMENT
1/8" = 1'-0"

5 0 5 10
3/16" = 1'-0"
(IN FEET)



Chicago Zoning Ordinance and 2019 Chicago Construction Codes

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Location / Sheet No.
Chicago Zoning Ordinance Requirements						
Z.01	Zoning District (Planned Development No.	Zoning map	M1-2	M1-2	☐	
Z.02	Existing Zoning Use(s)	17-17-0909	MANUFACTURING	MANUFACTURING	☐	
Z.03	Proposed Zoning Use(s)	17-17-0301	———	———	☐	
Z.04	Chicago Landmark (Designation	Landmark Ordinance	NA	NA	☐	
Z.05	Lake Front Protection District	Zoning map Ch. 16-4	NA	NA	☐	
Z.06	Zoning Overlay District	Zoning map Ch. 17-7	NA	NA	☐	
Z.07	Pedestrian Street	Zoning map 17-3-0530	NA	NA	☐	
Z.08	Lot Area	17-17-0302	2,725.0	2,725.0	☐	
Z.09	Floor Area Ratio (FAR)	varies by district	2.2	2.2	☐	
Z.10	Total Floor Area	17-17-0500 varies by district	5,995.0	3,637.5	☐	
Z.11	Building Height	17-17-0311 varies by district	NA	34.75	☐	
Z.12	Front Setback	17-17-0305 varies by district	0' - 0"	0' - 0"	☐	
Z.13	Corner Side Setback	17-17-0304 varies by district	0' - 0"	0' - 0"	☐	
Z.14	Rear Setback	17-17-0307 varies by district	0' - 0"	0' - 0"	☐	
Z.15	Rear Yard Open Space	17-2-0402, 17-3-0402	0' - 0"	0' - 0"	☐	
Z.16	Number of Dwelling Units	varies by district	NA	3	☐	
	Number of Affordable Units (if applicable)	varies by district	0	0	☐	
Z.17	Number of Off-street Parking Spaces	17-10-0207	0	0	☐	
	Off-Site Parking Spaces (if applicable)	17-10-0211(off-site)	0	0	☐	
2019 Chicago Building Code Requirements						
B.03.01	Proposed Occupancy Classification(s)	140.3.302.1	EXISTING	EXISTING	☐	
B.03.02	Existing Occupancy Classification(s)	140.3.302.1 Ch. 140.3	EXISTING	EXISTING	☐	
B.36.01	Construction Determination	140.6.402	3A	3A	☐	
	Rating - Primary Structural Frame	Table 140.6.601, 140.7.704	1	1	☐	
	Rating - Exterior Bearing Walls	Table 140.6.601, 140.6.602	1	1	☐	
	Rating - Interior Bearing Walls	Table 140.6.601	1	1	☐	
	Rating - Exterior Nonbearing Walls	Table 140.6.602	NA	NA	☐	
	Rating - Floor Construction	Table 140.6.601	1	1	☐	
	Rating - Roof Construction	Table 140.6.601	1/2	1/2	☐	

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FLOOR PLANS
OF EXITING 3 STORY
BRICK BUILDING
w/BASEMENT
AT
2426 N CLYBOURN AVE.
CHICAGO IL

Sheet Title:

BASEMENT AND 1ST FLOOR PLANS

Date	Description

Scale As indicated

Project number

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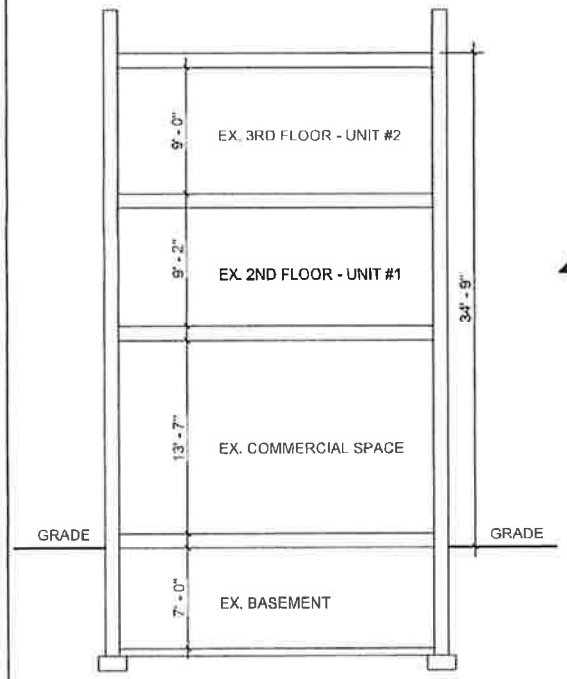
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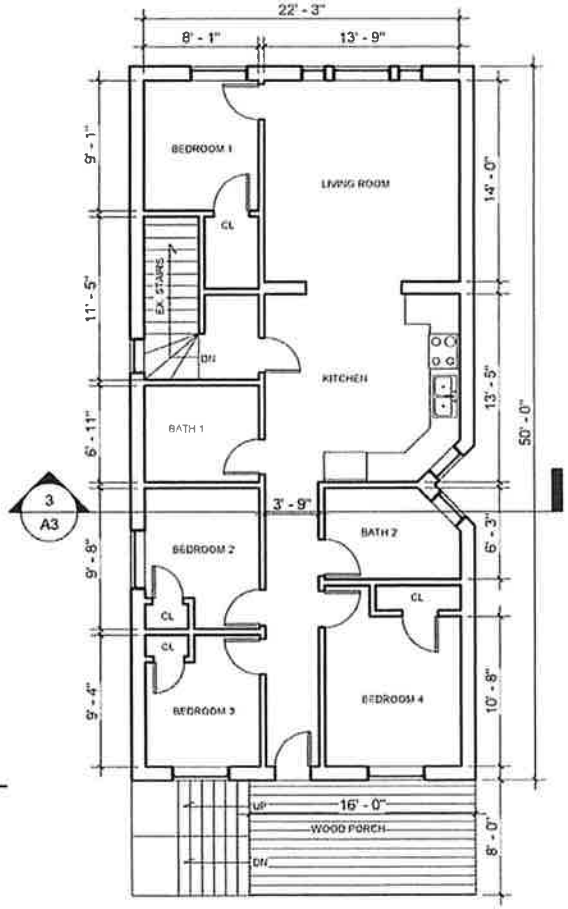
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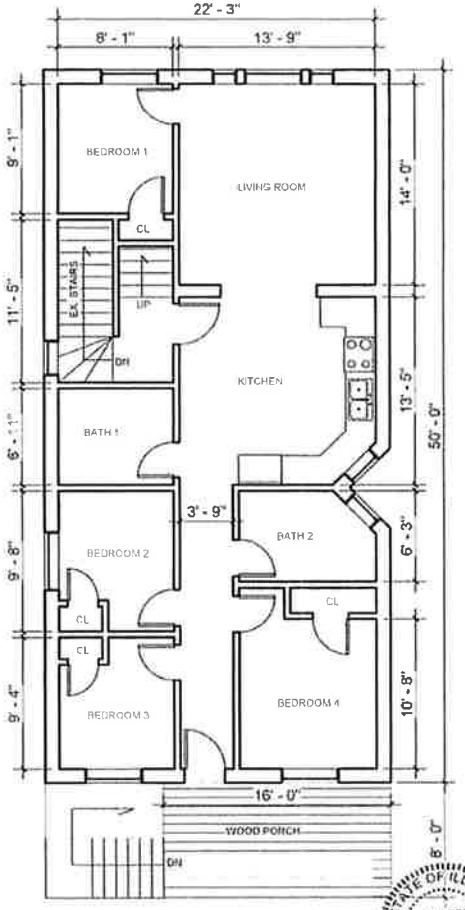
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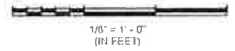
3 HOUSE SECTION
1/8" = 1'-0"



2 EX. 3RD FLOOR - UNIT #2
1/8" = 1'-0"



1 EX. 2ND FLOOR - UNIT #1
1/8" = 1'-0"





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FLOOR PLANS
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BRICK BUILDING
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2426 N CLYBOURN AVE.
CHICAGO IL

Sheet Title:

2ND AND THIRD FLOOR PLANS,
HOUSE SECTION

Date	Description

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Project number
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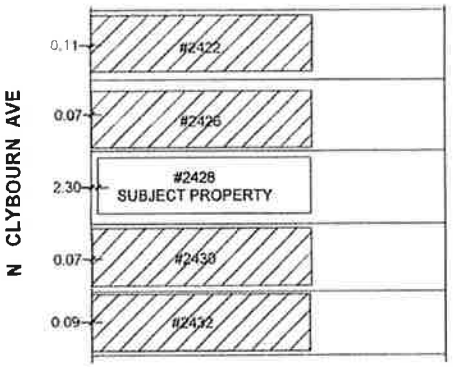
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PROJECT DATA	
EXISTING ZONING DISTRICT:	M1-2
PROPOSED ZONING: (DENSITY)	RM-5
PROPOSED MAX. HEIGHT (RT-4)	RT-4 38 FT
PROPOSED F.A.R. (RM-4.5):	1.7
LOT AREA:	2,957.56 SQFT
TOTAL FLOOR AREA:	5,027.85 SQFT
OCCUPANCY CLASSIFICATION:	R-5
BUILDING CONSTRUCTION TYPE:	3A

	REQUIRED - RM-4.5	PROPOSED
FRONT YARD SETBACK	0.09' MIN.	2.30'
REAR YARD SETBACK	[(113.20' + 123.40')/2] x 0.28 = 33.12'	33.12'
REAR YARD OPEN SPACE	192.24 SQFT	703.8 SQ FT
SIDE YARD SETBACK	5.00' COMBINED	5.00'
MAX. HEIGHT	38'	37'-2"

	EXISTING FLOOR AREA	PROPOSED FLOOR AREA
BASEMENT	———	1,451.52 SQFT (NOT INCLUDED)
1ST FLOOR	———	1,461.52 SQFT
2ND FLOOR	———	1,461.52 SQFT
3RD FLOOR	———	1,461.52 SQFT

	REQUIRED	EXISTING TOTAL
MAX. F.A.R.	5,027.85 SQ FT	4,384.56 SQ FT

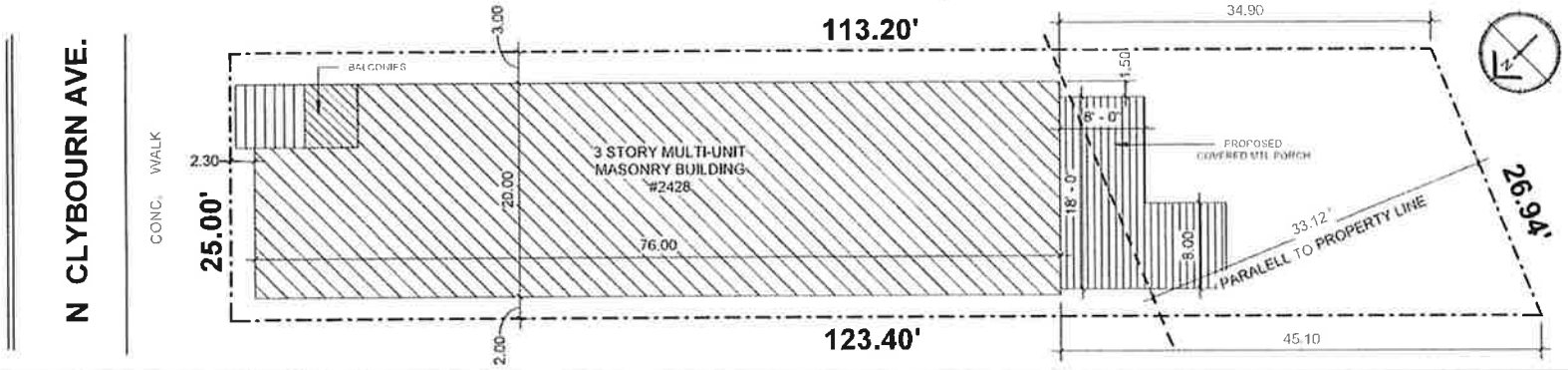


PROPOSED FRONT SETBACK CALCULATION

$$\frac{0.11' + 0.07' + 0.09' + (0.07' \text{ EXCLUDED})}{3} = \textbf{0.09' MIN.}$$

PROPOSED REAR SETBACK CALCULATION

[(113.20' + 123.40')/2] x 0.28 = **33.12'**



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tel/fax 630 550 4240

Project:

RROPOSED 3 STORY, MASONRY BUILDING AT
2428 N CLYBOURN AVE.
CHICAGO, IL

Sheet Title:

SITE PLAN

Date	Description

Scale As indicated

Project number

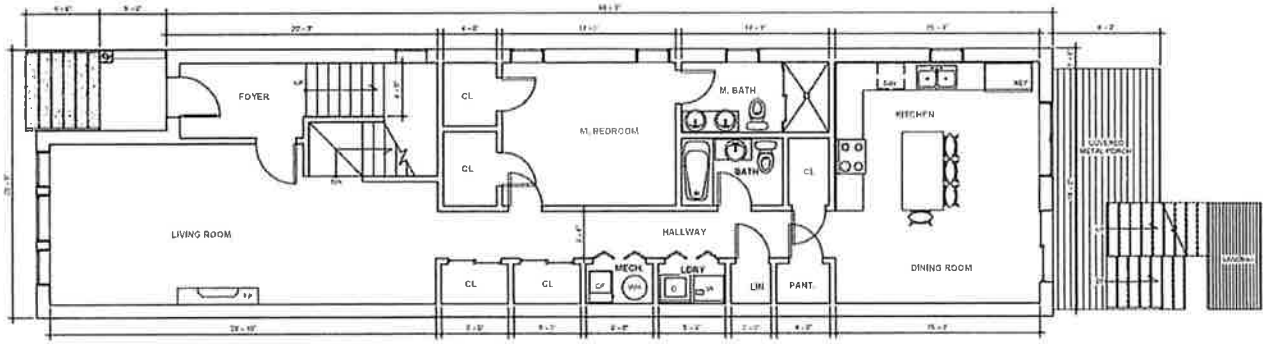
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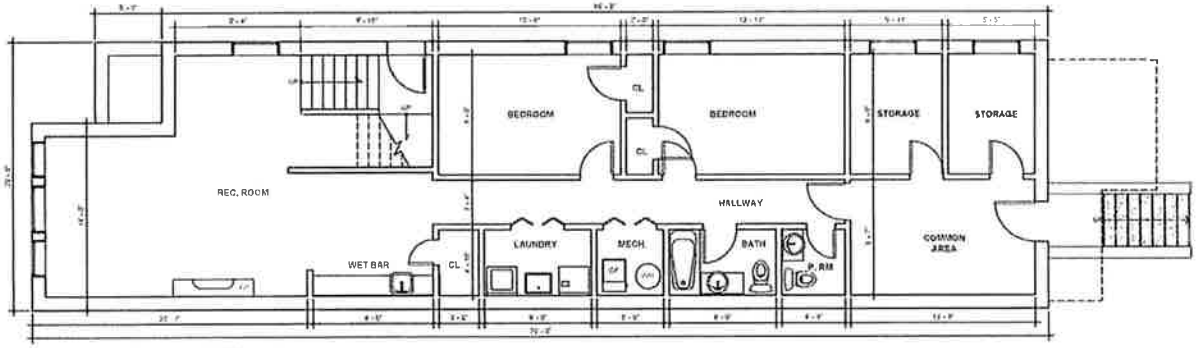
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① PROPOSED UPPER LEVEL - UNIT #1
1/4" = 1'-0"



① PROPOSED LOWER LEVEL - UNIT #1
1/4" = 1'-0"

ISSUE DATES

PROPOSED 2 STORY MASONRY BUILDING AT 2431 N CLYBOURN AVE CHICAGO, IL

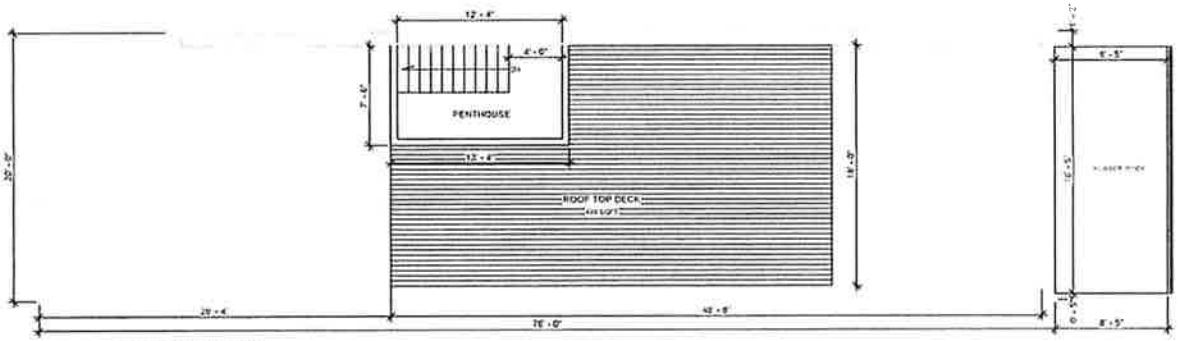
FLOOR PLANS

A2

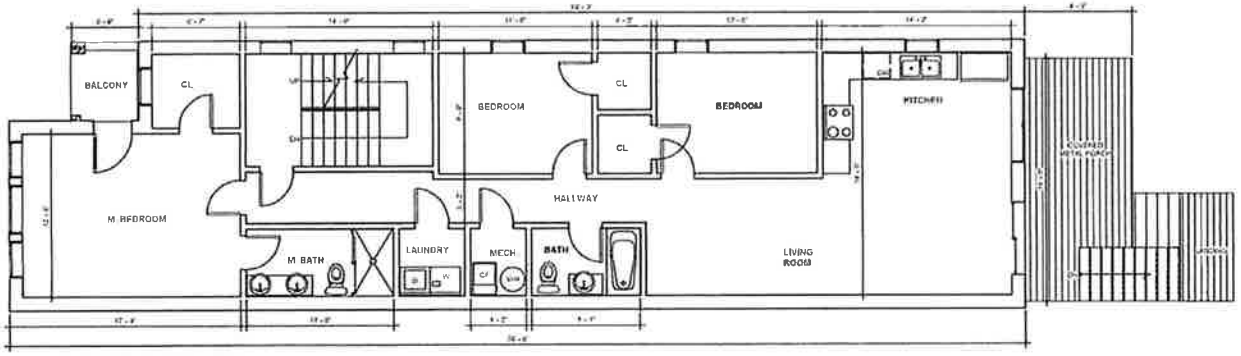
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ANDRZEJ KALARUSSO
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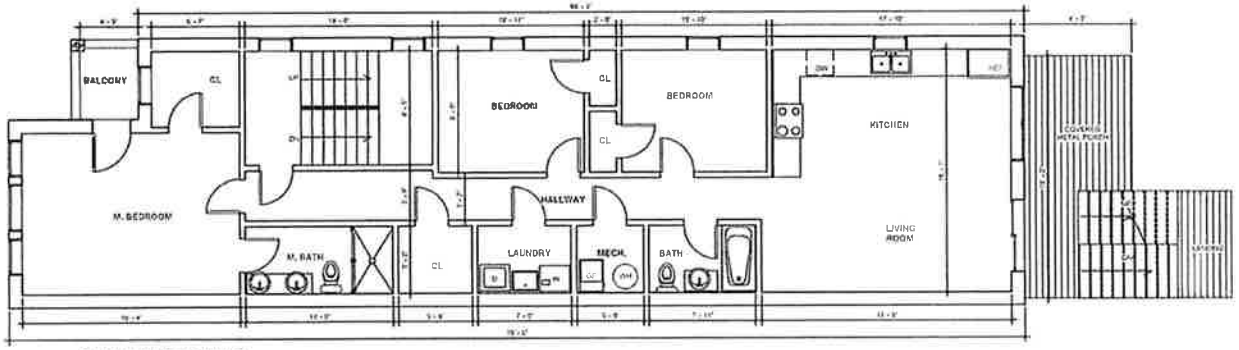
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PROPOSED ROOF DECK PLAN
1/4" = 1'-0"



PROPOSED 3RD FLOOR - UNIT #3
1/4" = 1'-0"



PROPOSED 2ND FLOOR UNIT #2
1/4" = 1'-0"

ISSUE DATES

DATE	DESCRIPTION

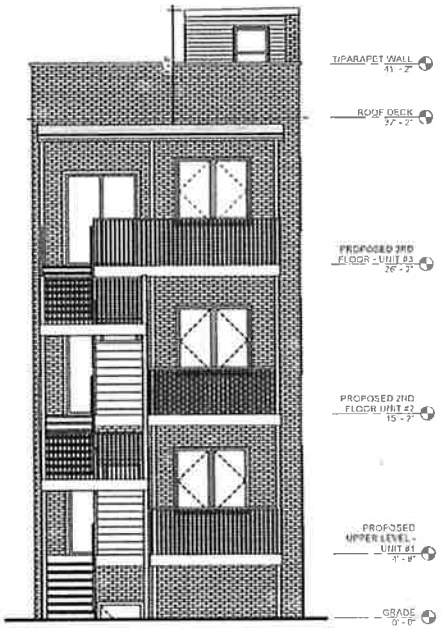
PROPOSED 3 STORY MASONRY BUILDING AT 2428 N CLYBOURN AVE. CHICAGO, IL

FLOOR PLANS

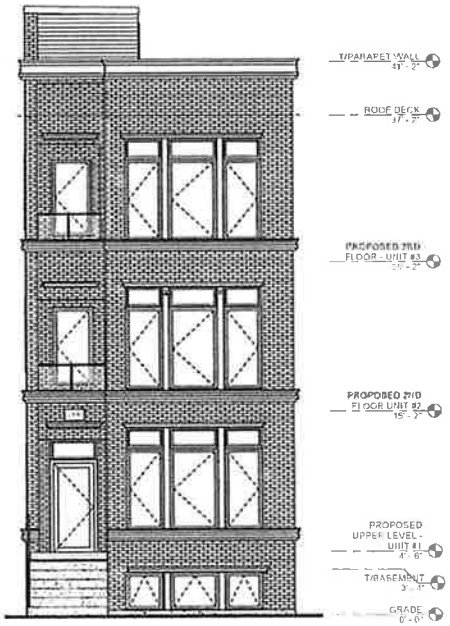
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Scale: As indicated

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② NORTH-EAST ELEVATION
1/4" = 1'-0"



① SOUTH-WEST ELEVATION
1/4" = 1'-0"

ISSUE DATES

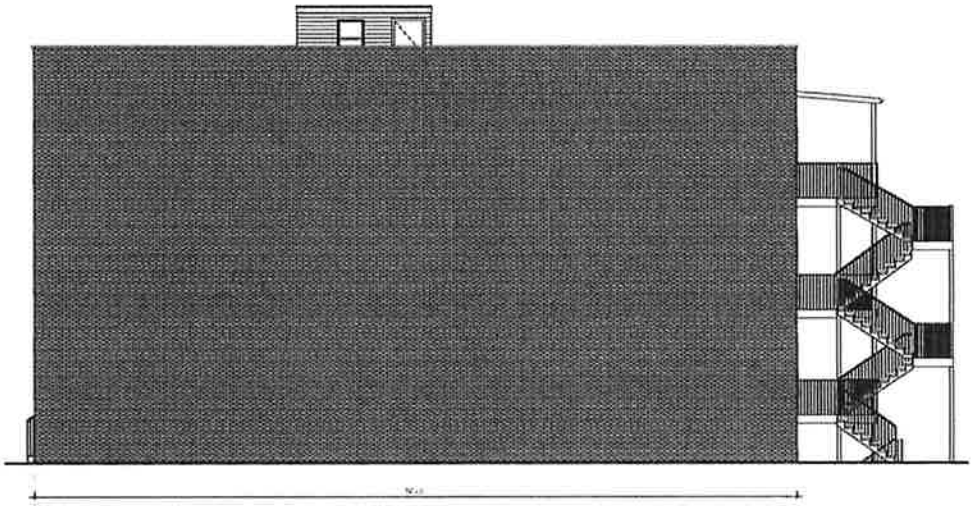
PROPOSED 3 STORY MASONRY BUILDING
2829 W. FLOURNOY AVE.
CHICAGO, IL

ELEVATIONS

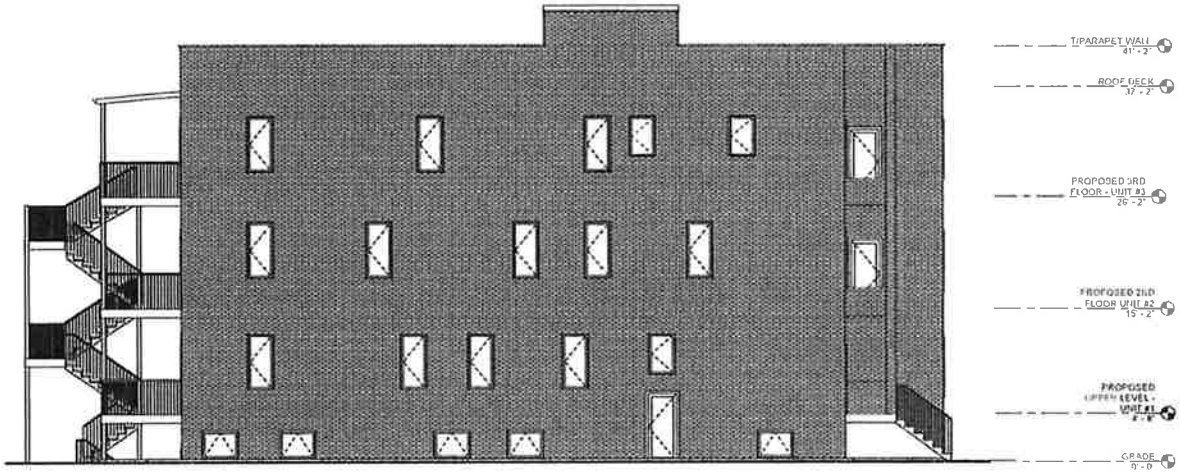
SHEET NO.
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Scale: 1/4" = 1'-0"

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② SOUTH-EAST ELEVATION
3/16" = 1'-0"



① NORTH-WEST ELEVATION
3/16" = 1'-0"

ISSUE DATES

PREPARED FOR OWNER

PROPOSED 3 STORY MASONRY BUILDING
AT
2431 S. CALIFORNIA AVE.
CHICAGO, IL

JOB NO.

DRAWN BY

CHECKED BY

ELEVATIONS

A5

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