17-13-0303-C(1) Type 1 Narrative & Plans – 1313 South Talman Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,660 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building containing three (3) dwelling units. The proposed building will measure 34 ft.-10 inches in height. The subject property is a Transit Served Location and will be supported by two (2) 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 rear setback to 38.42 ft., reduce the combined side setback to 1 ft., and any other relief necessary, as allowed by the Code, for the Type 1 Plan Set.

(A) The Project's Floor Area Ratio: 4,251 square feet (1.60 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 886.67 square feet per D.U. (3 residential units)

(C) The amount of off-street parking: 2 parking spaces

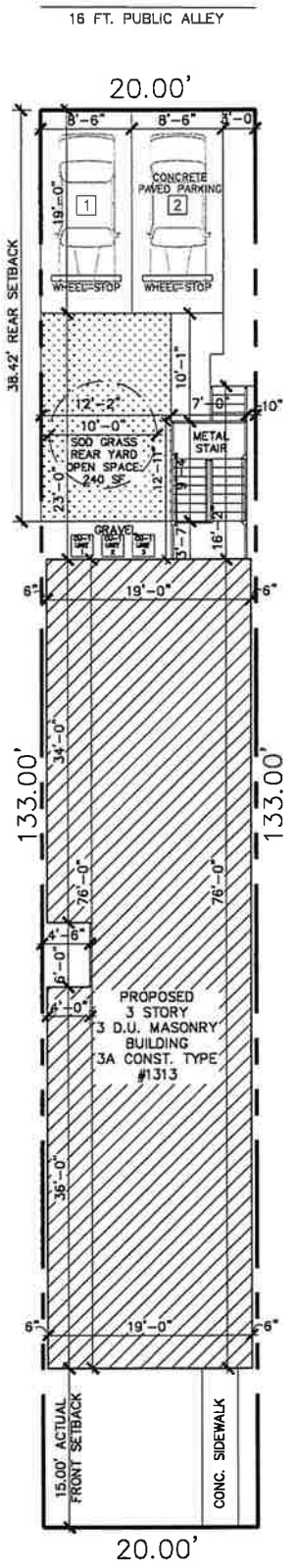
*The subject property is a designated Transit Served Location (Roosevelt Bus Route).

(D) Setbacks:

a.	Front Setback:	15 feet
b.	Side Setbacks:	
	South Side:	6 inches
	North Side:	6 inches
c.	*Rear Setback:	38.42 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback to 38.42 ft.

(E) Building Height: 34 ft.-10 inches



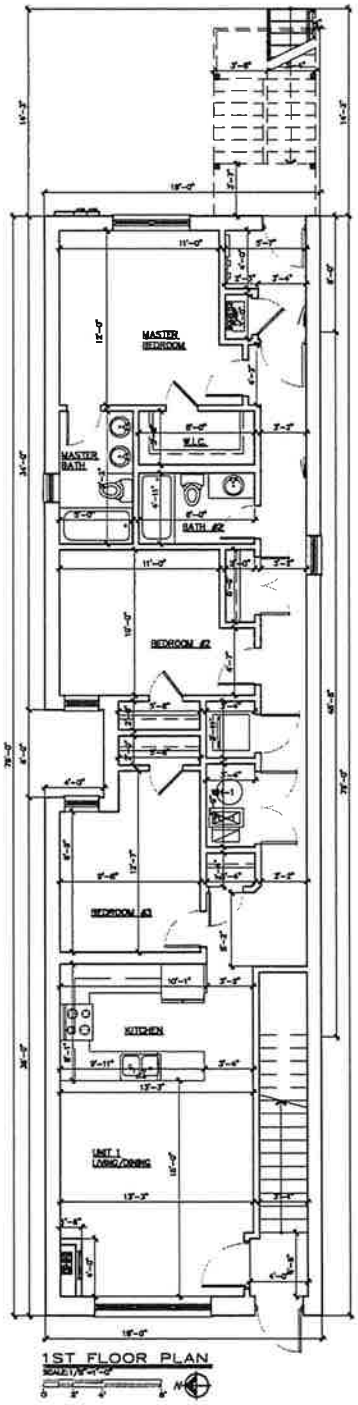
SITE PLAN

SCALE: 3/32"=1'-0"

0 10 20

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A-1	NEW 3 STORY MASONRY (3A CONSTR.) 3 DWELLING UNIT APARTMENT BUILDING 1313 S TALMAN AVE CHICAGO ILLINOIS	STERN GROUP ARCHITECTS LLC PROFESSIONAL DESIGN FIRM - NO: 184-007332 6550 N NORTHWEST HWY SUITE#205 CHICAGO, IL 60631 P: 773-802-9637 E: DESIGNT73@YAHOO.COM

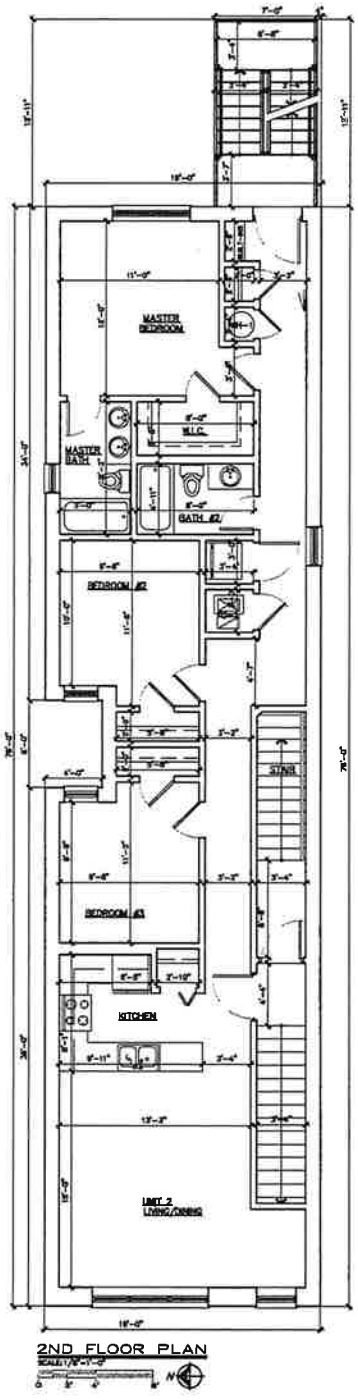


1ST FLOOR PLAN

A-2

NEW 3 STORY MASONRY (3A CONSTR.)
3 DWELLING UNIT APARTMENT BUILDING
1313 S TALMAN AVE
CHICAGO ILLINOIS

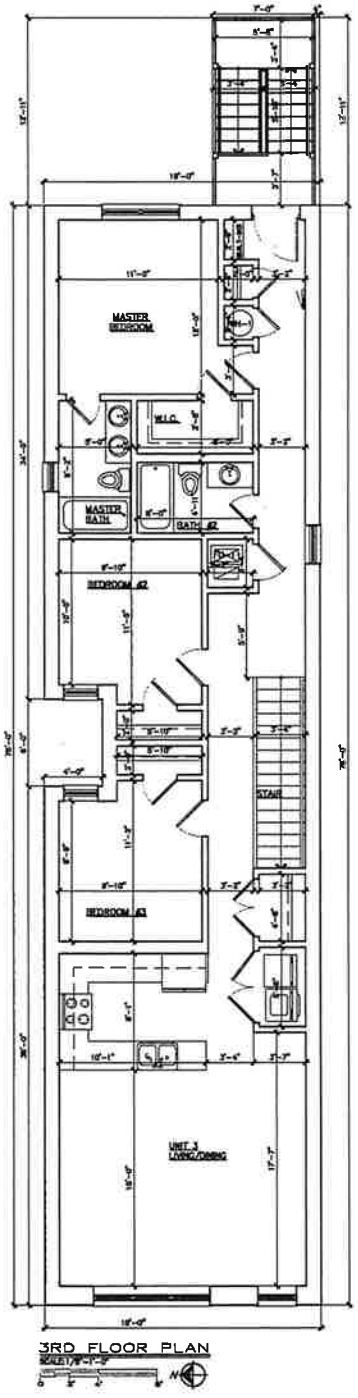
STERN GROUP ARCHITECTS LLC
PROFESSIONAL DESIGN FIRM – NO: 184-007332
6650 N NORTHWEST HWY SUITE#205 CHICAGO, IL 60631
P: 773-802-9937 E: DESIGN773@YAHOO.COM



2ND FLOOR PLAN

SCALE: 1/8"=1'-0"

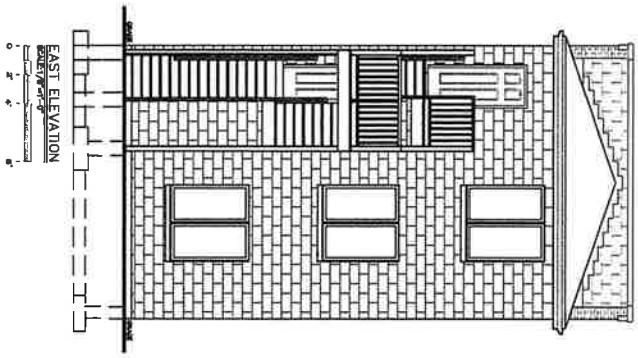
A-3	NEW 3 STORY MASONRY (3A CONSTR.) 3 DWELLING UNIT APARTMENT BUILDING 1313 S TALMAN AVE CHICAGO ILLINOIS	STERN GROUP ARCHITECTS LLC PROFESSIONAL DESIGN FIRM - NO: 184-007332 5650 N NORTHWEST HWY SUITE#205 CHICAGO, IL 60631 P: 773-602-9937 E: DESIGN773@YAHOO.COM

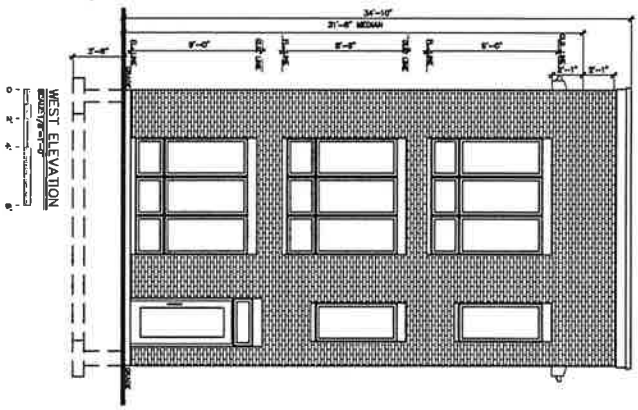


3RD FLOOR PLAN

SCALE: 1/4"=1'-0"

A-4	NEW 3 STORY MASONRY (3A CONSTR.) 3 DWELLING UNIT APARTMENT BUILDING 1313 S TALMAN AVE CHICAGO ILLINOIS	STERN GROUP ARCHITECTS LLC PROFESSIONAL DESIGN FIRM - NO: 184-007332 5650 N NORTHWEST HWY SUITE#205 CHICAGO, IL 60631 P: 773-803-9937 E: DESIGNT73@YAHOO.COM

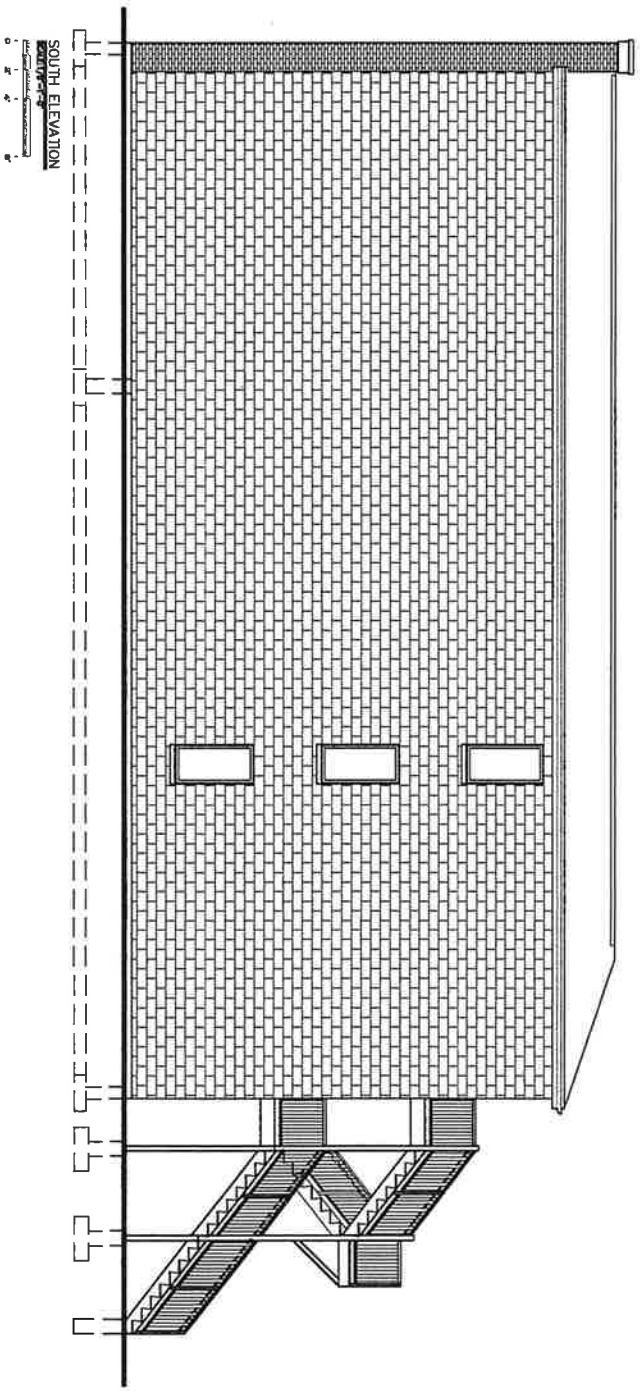




A-5

NEW 3 STORY MASONRY (3A CONSTR.)
3 DWELLING UNIT APARTMENT BUILDING
1313 S TALMAN AVE
CHICAGO ILLINOIS

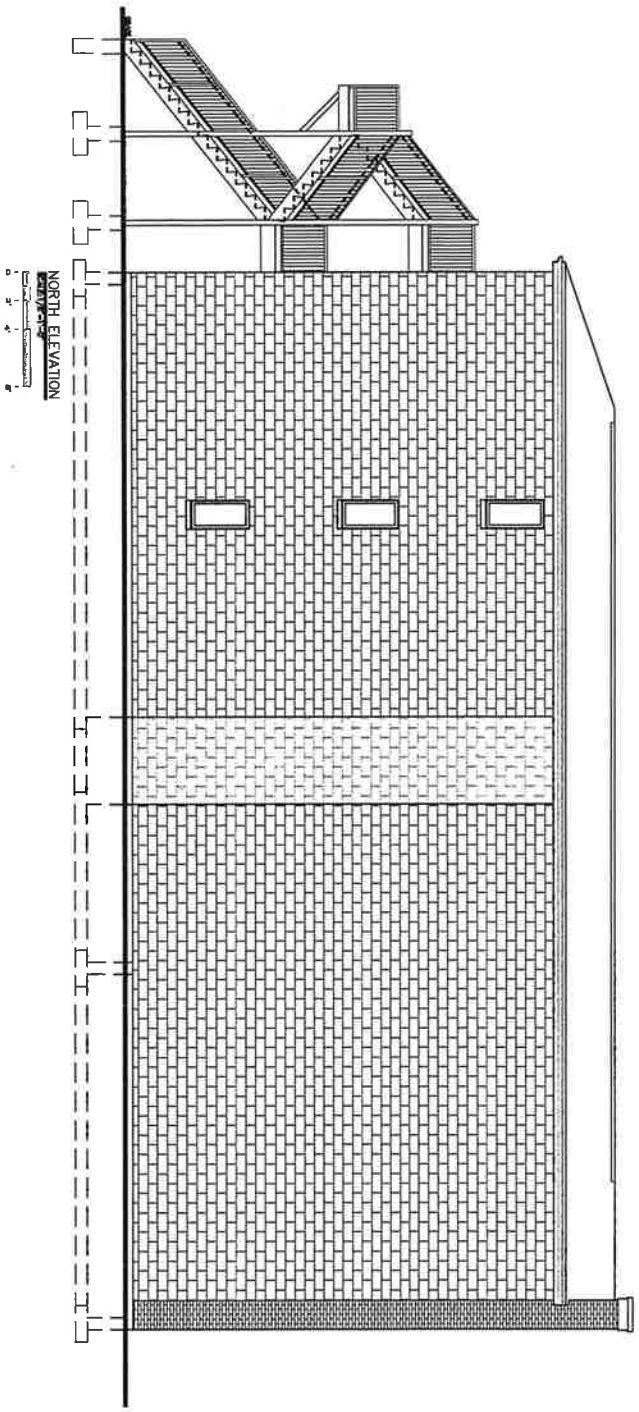
STERN GROUP ARCHITECTS LLC
PROFESSIONAL DESIGN FIRM - NO: 184-007232
6650 N NORTHWEST HWY SUITE#205 CHICAGO, IL 60631
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A-6

NEW 3 STORY MASONRY (3A CONSTR.)
3 DWELLING UNIT APARTMENT BUILDING
1313 S TALMAN AVE
CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC
PROFESSIONAL DESIGN FIRM - NO: 184-007333
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A-7

NEW 3 STORY MASONRY (3A CONSTR.)
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CHICAGO ILLINOIS

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