SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment
1504 North Hudson Avenue
From RM-5 to RM-5

The Property

The property is located in a Transit Served Location approximately 496.0' to the Sedgwick CTA Brown & Purple Lines Station entrance. The area is improved with residential uses. The property is improved with a three-story residential building with two residential units and a two car detached garage.

The Project

1506 N HUDSON AVE LLC (the "Applicant") proposes to rezone the property to construct a new three story residential building (37.0' height) with seven residential units and three surface parking spaces.

To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from a RM-5, Residential Multi-Unit District to a RM-5, Residential Multi-Unit District. In addition, the Applicant is seeking an elective Type 1 map amendment pursuant to section 17-13-0300-D to allow all relief as needed and as allowed by the Chicago Zoning Code for the attached drawings including the following relief:

1) to reduce the minimum required front setback under section 17-2-0305-B from 8.0' to 5.0' and reduce the rear setback under section 17-2-0306-C from 37.08' to 22.0' under sections 17-13-1101-A and 17-13-1003-I(1);

2) to reduce the minimum required rear yard open space under section 17-2-0307 from 252 sq. ft. to 0 sq. ft. per section 17-13-1101-A and 17-13-1003-K;

3) to reduce the required number of off-street parking spaces under section 17-10-0207-C from seven to three for properties located in a Transit Served Location per section 17-10-0102-B, 17-13-1101-A, 17-13-1003-EE; and

4) to reduce the bicycle parking spaces under section 17-10-0207-C from seven spaces to two spaces for properties located in a Transit Served Location per section 17-10-0102-B(2), 17-10-0301-A, 17-13-1101-A and 17-13-1003-GG.

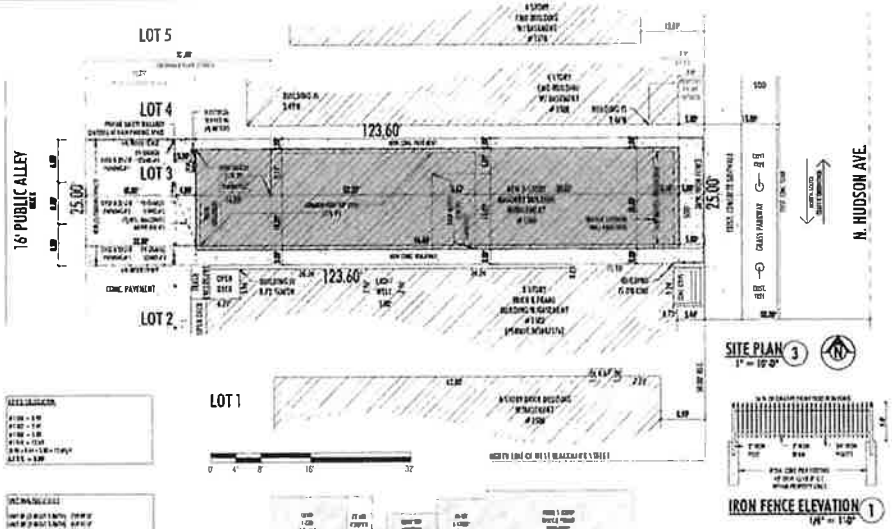
The following are the relevant zoning parameters for the proposed project:

Lot Area:		3,090 square feet
Floor Area:		5,693.92 sq. ft.
Maximum FAR:		5.00
Residential Dwelling Units:		7
MLA Density:		441.43
Height:		37.0'
Bicycle Parking:		2*
Automobile Parking:		3*
Rear Yard Open Space:		0*
Setbacks:	Front (Hudson Avenue):	5.0'*
	North Side:	2.0'
	South Side:	3.0'
	Rear (Alley):	22.0'*

A set of plans is attached.
*As indicated above, the Applicant seeks optional variations under section 17-13-0303-D.

Final for Publication

SPR 2019 CBC: NEW CONSTRUCTION TYPE III-A (7) D.U. 3-STORY MASONRY BLDG. W/ BSMT. (OCCUPANCY R-2) W/ 3RD FLR. FRONT DECK, (2) REAR BALCONIES, ROOFTOP DECK, (3) PARKING SPACES & TRASH ENCLOSURE
1504 N. HUDSON AVE., CHICAGO, IL, 60607



ZONING MAP



AERIAL MAP



#1500



#1502



#1508



#1510



3D VIEW FRONT

A-0.0	SITE PLAN & GENERAL INFORMATION
A-0.1	FLOOR PLANS
A-0.2	FLOOR PLANS
A-0.3	FLOOR PLANS
A-1.0	ELEVATIONS
A-1.1	ELEVATIONS
A-1.2	ELEVATIONS
A-1.3	ELEVATIONS
A-2.0	SECTIONS
A-2.1	SECTIONS
A-3.0	DETAILS
A-3.1	DETAILS
A-3.2	DETAILS
A-3.3	DETAILS
A-4.0	SCHEDULES

NEW CONSTRUCTION TYPE III-A (7) D.U. 3-STORY MASONRY BLDG. W/ BSMT. (OCCUPANCY R-2) W/ 3RD FLR. FRONT DECK, (2) REAR BALCONIES, ROOFTOP DECK, (3) PARKING SPACES & TRASH ENCLOSURE
1504 N. HUDSON AVE., CHICAGO, IL 60607

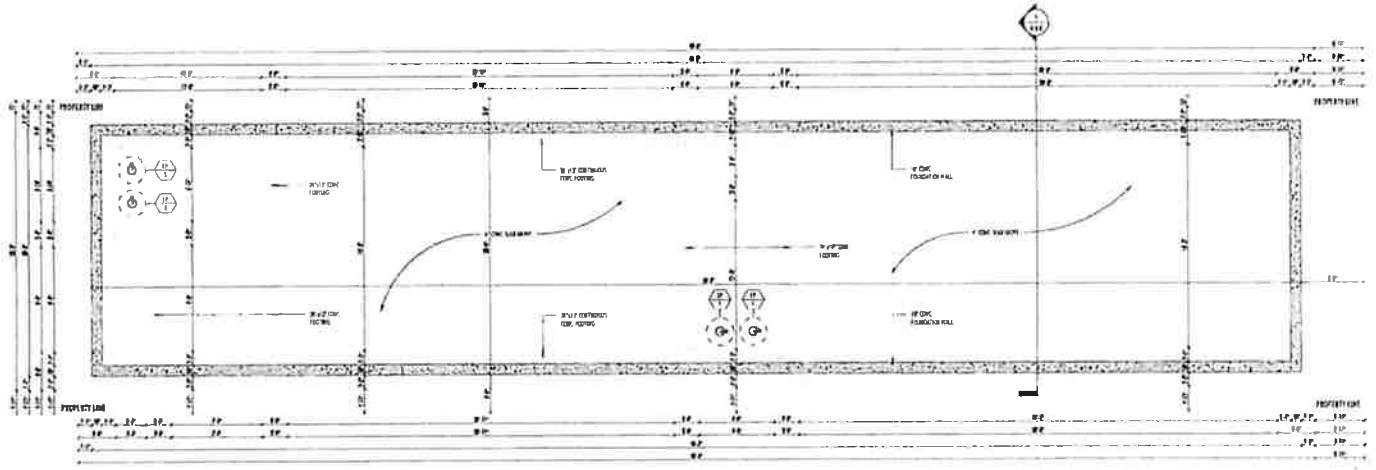
Project No.

1504 N. HUDSON AVE.

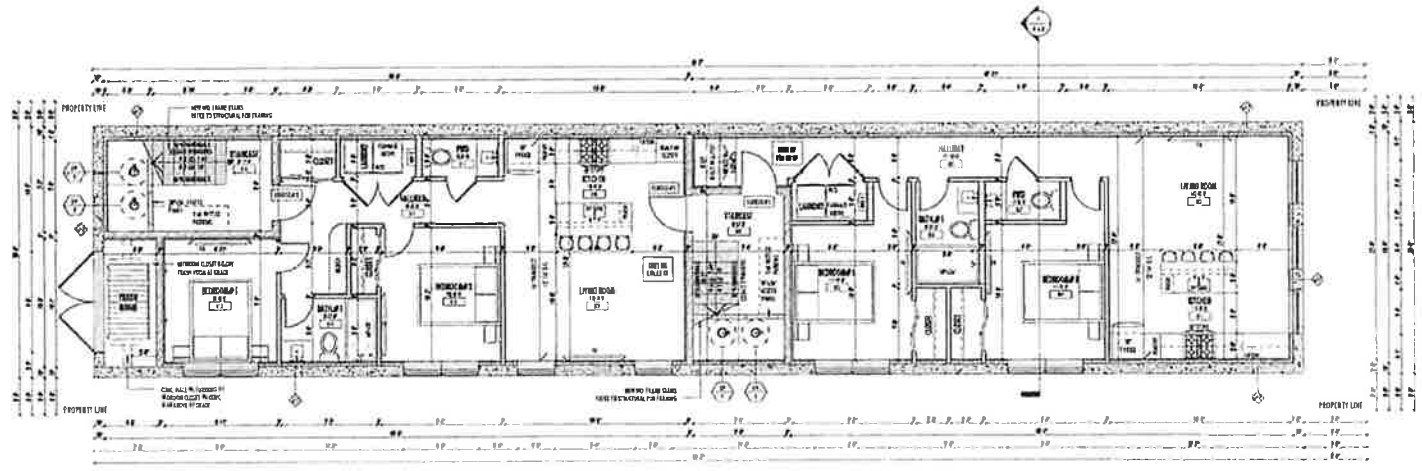
SITE PLAN & GENERAL INFORMATION — A-0.0

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PROPOSED FOUNDATION PLAN 2
1/4" = 1'-0"



PROPOSED BASEMENT PLAN 1
1/4" = 1'-0"

0 2 4 8 16

LIC# 184.007964

BLOG

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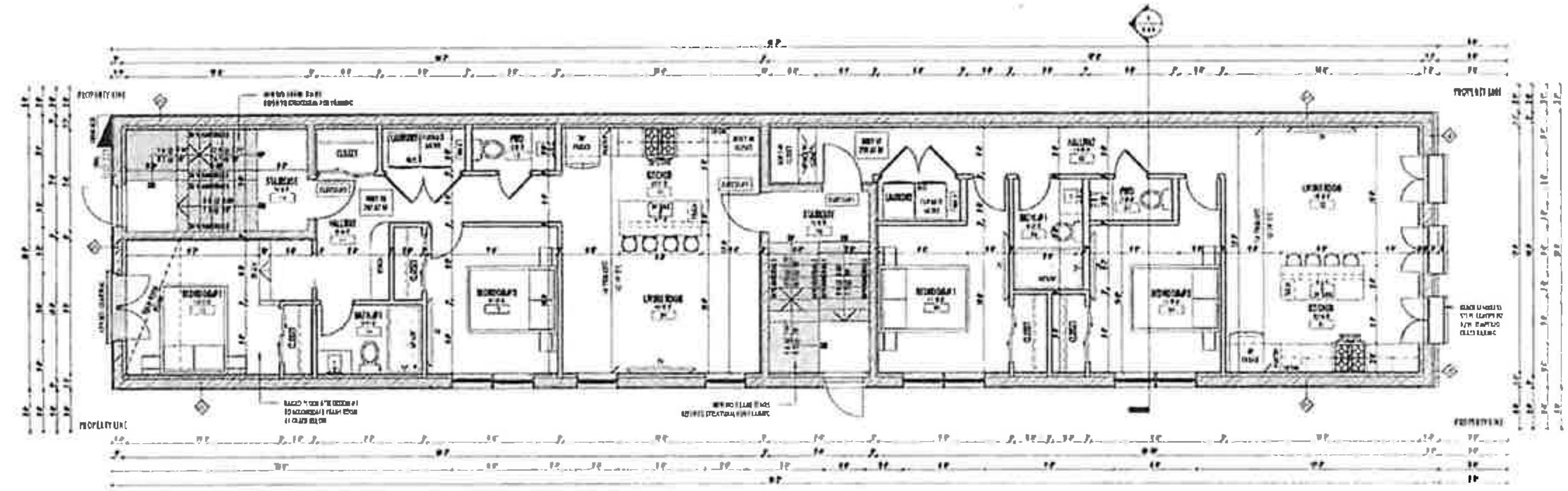
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NEW CONSTRUCTION TYPE IIB & (2) IIB 3 STORY MASONRY BLDG. W/ BSMT. (OCCUPANCY R-2) W/3RD FLR. FRONT DECK, (2) REAR BALCONIES, ROOFTOP DECK, (3) PARKING SPACES & TRASH ENCLOSURE
1504 N. HUDSON AVE., CHICAGO, IL. 60610

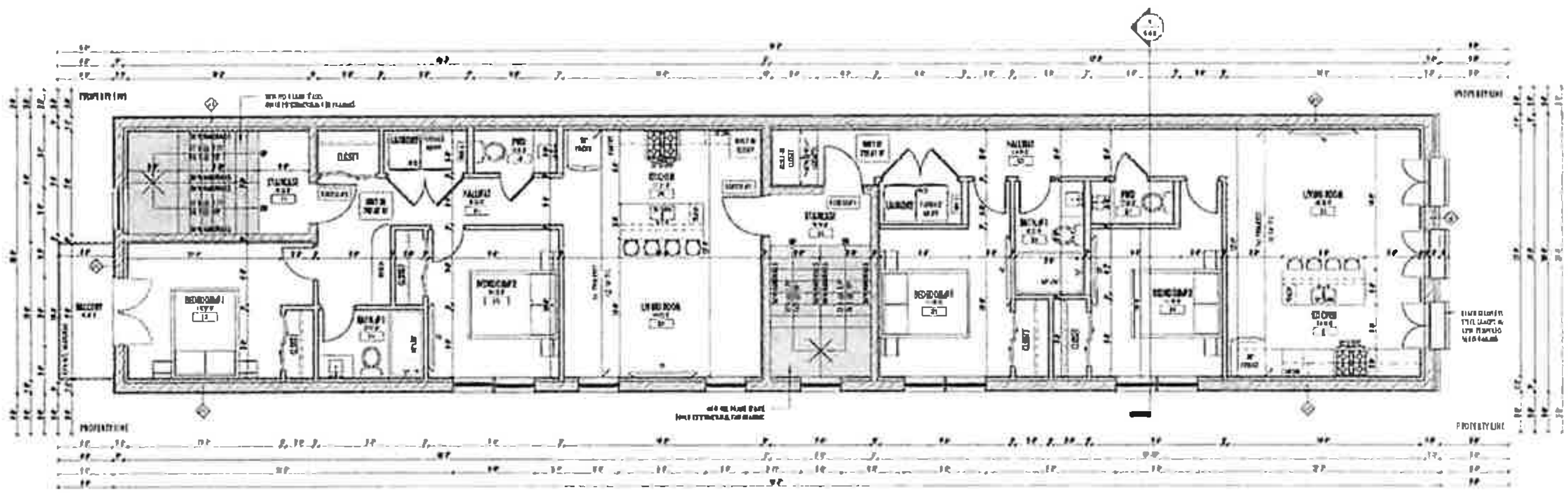
Project No.
1504 N. HUDSON AVE.

PROPOSED FOUNDATION & BASEMENT PLANS — A-4.0
Title — Sheet No.

Final for Publication



PROPOSED 1ST FLOOR PLAN 1
1/4" = 1'-0"



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

LIC# 184.007984

BLDG PROJ

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LEGEND

NEW CONSTRUCTION TYPE III A (7) D.U. 3 STORY MASONRY BLDG W/ BSMT (OCCUPANCY R-2) W/ 3RD FLR FRONT DECK, (2) REAR BALCONIES, ROOFTOP DECK, (3) PARKING SPACES & TRASH ENCLOSURE
1504 N. HUDSON AVE., CHICAGO, IL 60607

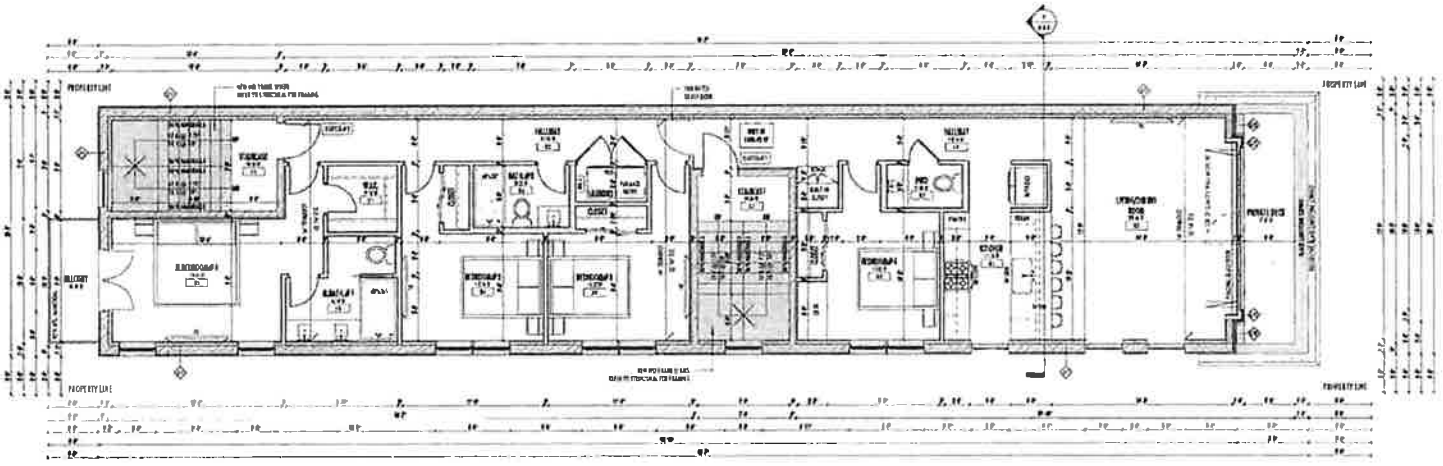
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1504 N. HUDSON AVE.

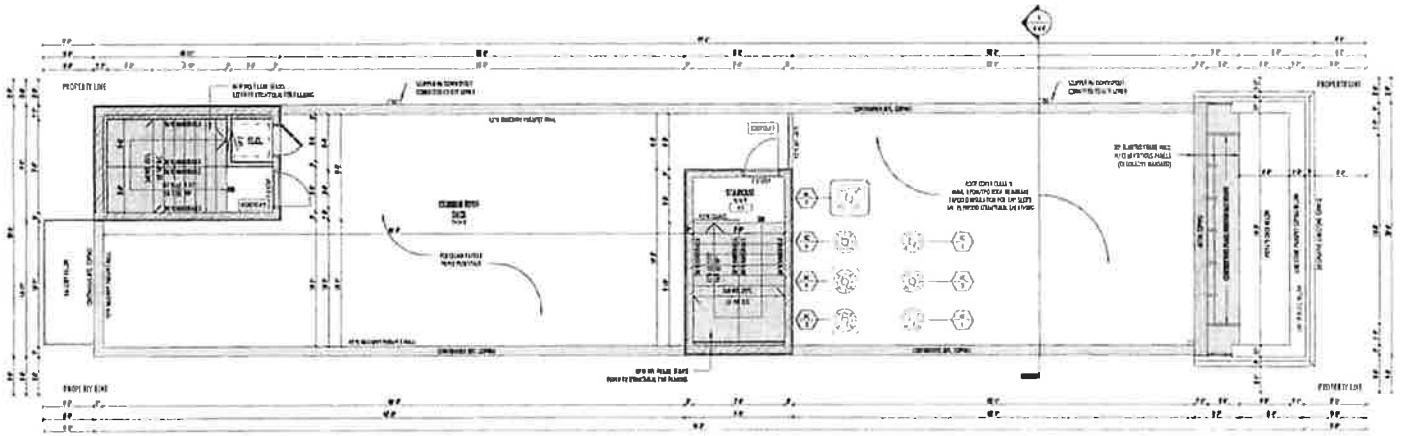
PROPOSED 1ST & 2ND FLOOR PLANS — Title

A-4.1 — Sheet No.

Final for Publication



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



PROPOSED ROOF PLAN 2
1/4" = 1'-0"

0 2 4 8 16

LIC# 184.007984

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LEGEND

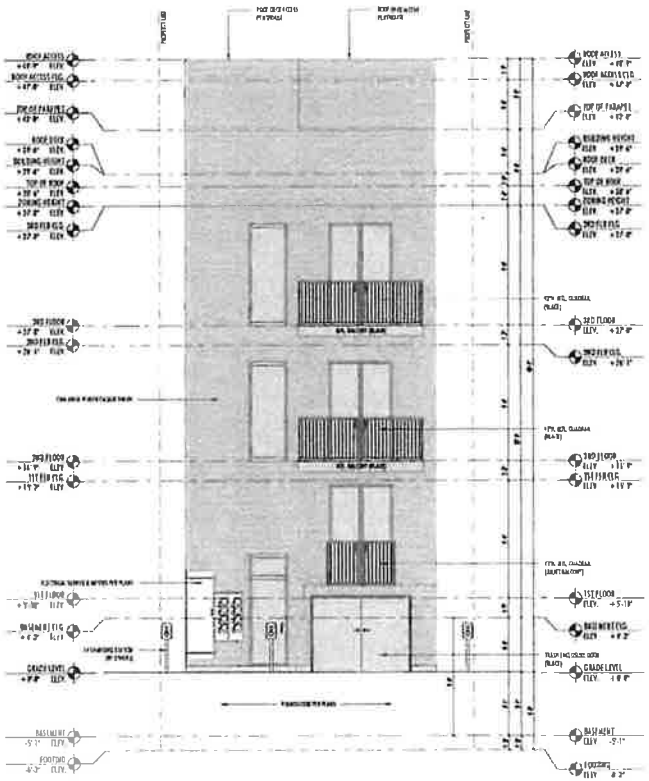
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3-STORY MASONRY BLDG. W/ BSMT (OCCUPANCY R 2) W/ 3RD FLR FRONT DECK, (2) REAR BALCONIES, ROOFTOP DECK, (3) PARKING SPACES & TRASH ENCLOSURE
1504 N. HUDSON AVE., CHICAGO IL 60607

Project No.
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1504 N. HUDSON AVE.

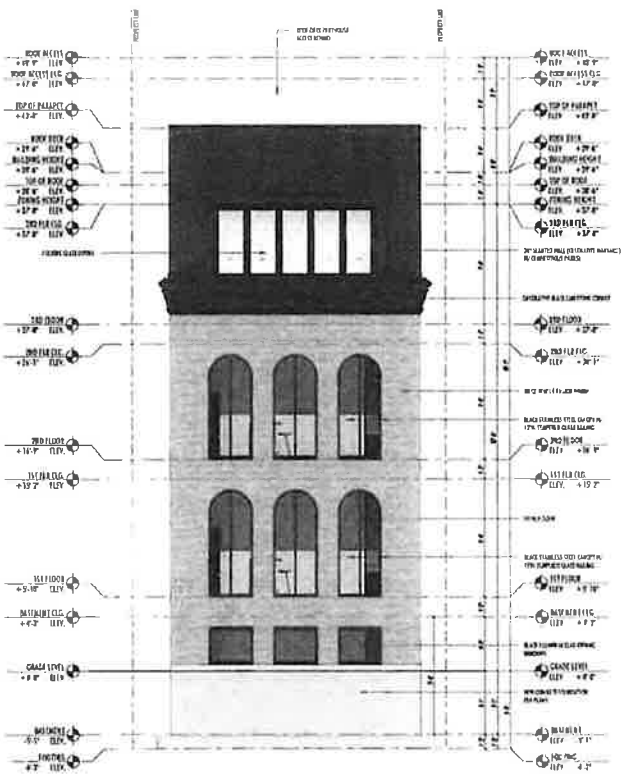
PROPOSED 3RD FLOOR & ROOF PLANS — Title

A-4.2 — Sheet No.

Final for Publication



PROPOSED WEST ELEVATION (1)
1/4" = 1'-0"



PROPOSED EAST ELEVATION (2)
1/4" = 1'-0"

0 2 4 8 16

LIC# 184.007984

BLOG ARC

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NEW CONSTRUCTION TYPE III-A (7) D U
3-STORY MASONRY BLDG. W/ BSMT
(OCCUPANCY R-2) W/ 3RD FLR. FRONT
DECK, (3) REAR BALCONIES, ROOFTOP
DECK, (3) PARKING SPACES & TRASH
ENCLOSURE
1504 N. HUDSON AVE., CHICAGO, IL
60607

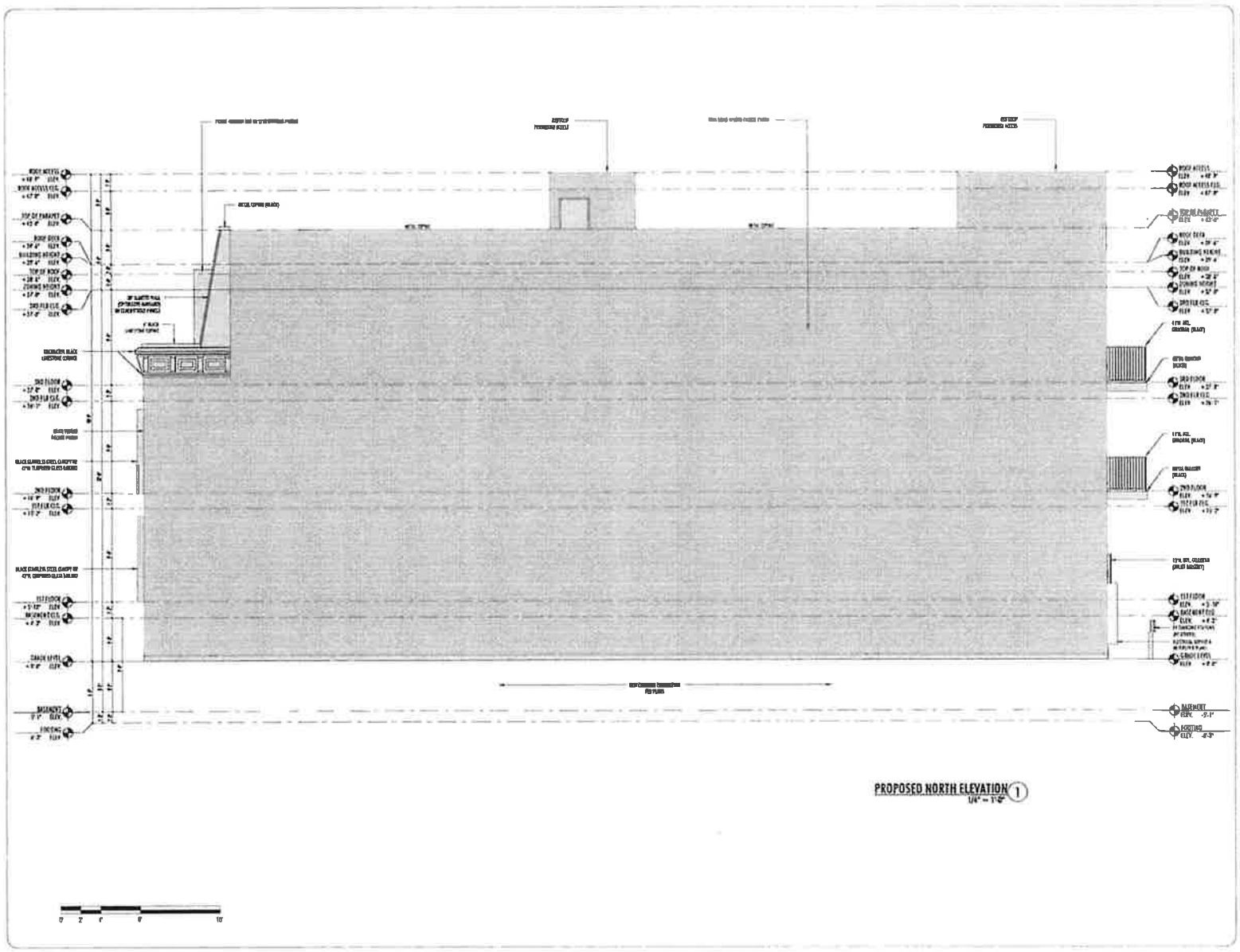
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1504 N. HUDSON AVE.

	Issued	Date	Comments
Revision			
Revision			
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Revision			
Revision			
Revision			
Revision			
Revision			

PROPOSED EAST & WEST ELEVATION — Title

A-5.0 — Sheet No.

Final for Publication



PROPOSED NORTH ELEVATION (1)
1/4" = 1'-0"

LIC# 184.007984
BLOG PARK
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NOTES:
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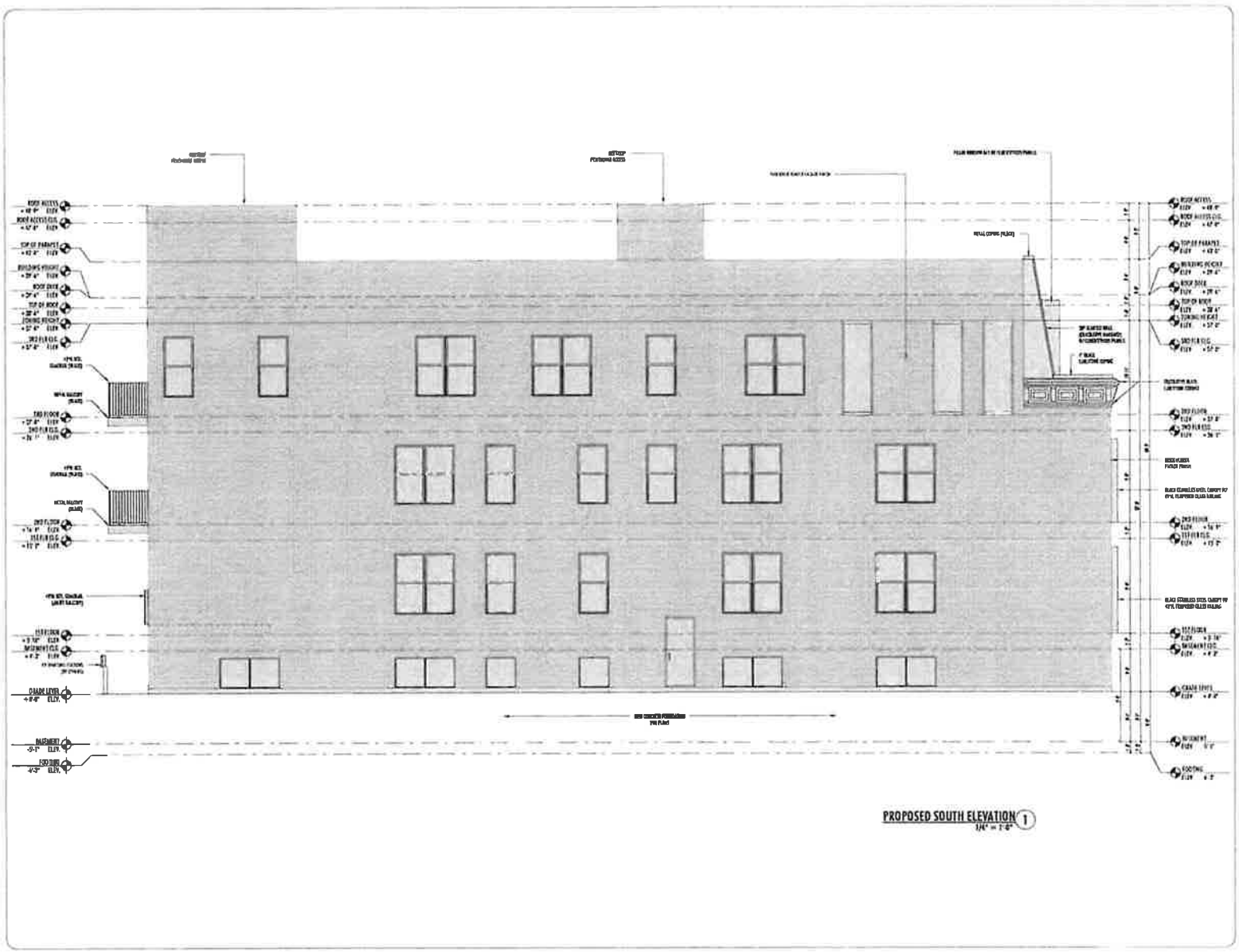
NEW CONSTRUCTION TYPE III-A (2) D U
3-STORY MASONRY BLDG. W/ BSMT.
(OCCUPANCY R 2) W/ 3RD FLR. FRONT
DECK, (2) REAR BALCONIES, ROOFTOP
DECK, (3) PARKING SPACES & TRASH
ENCLOSURE
1504 N HUDSON AVE., CHICAGO, IL,
60607

Project No.
10104/2021
1504 N. HUDSON AVE.

	Initial	Date	Description
Revision			
Revision			
Revision			
Revision			
Revision			
25 man	RM	01/04/2021	
Electrical	DS	01/04/2021	
Issue to all	DP	01/04/2021	

PROPOSED NORTH ELEVATION — Title
A-5.1 — Sheet No.

Final for Publication



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NEW CONSTRUCTION TYPE III-A (7) D.U. 3-STORY MASONRY BLDG. W/ BSMT. (OCCUPANCY R-2) W/ 3RD FLR. FRONT DECK, (7) REAR BALCONIES, ROOFTOP DECK, (7) PARKING SPACES & TRASH ENCLOSURE
1504 N. HUDSON AVE., CHICAGO, IL 60607

Project No.
1504 N. HUDSON AVE.

	Initial	Date	Comment
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Approved			

PROPOSED SOUTH ELEVATION — Title

A-5.2 — Sheet No.