17-13-0303-C(1) Type 1 Narrative & Plans – 3908 N. Janssen, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 2,925 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a four-story building that will contain two (2) residential units. The proposed building will be masonry in construction and measure 42ft.-11 inches in height (48 ft.-11 inches measured to the mean height of the roof access room). The proposed residential building be supported by a detached two car garage. The proposed garage will have a roof deck above it. Pursuant to Type 1 Sec. 17-13-0303-D optional Administrative Adjustment and Variation, specifically Secs. 17-13-1003-EE, 17-13-1003-L, 17-13-1003-P, 17-13-1003-Q, 17-13-1003-R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the required front setback to 8 ft., reduce the required rear setback to 13 ft.-8 inches, reduce the north side setback to zero, reduce the combined side setback total to 3 ft., increase the allowed height of the building to 48 ft.-11 inches, increase the off-street parking ratio for a Transit Served Location to 100% (two off-street parking spaces for two residential units), and to not comply with the building façade standards and main door and entrance standards on a Pedestrian Street.

(A) The Project's Floor Area Ratio: 5,610 square feet (1.92 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,462.5 square feet per D.U. (2 residential units proposed)

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

*The subject property is a designated Transit Served Location (W. Irving Park Rd. CTA Bus Line Corridor roadway segment). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking an Administrative Adjustment to increase the required number of off-street parking spaces from 1 parking space (50%) to 2 parking spaces (100%).

(D) Setbacks:

a.	*Front Setback:	8 feet
b.	*Side Setbacks:	
	North Side:	zero
	South Side:	3 feet
c.	*Rear Setback:	13 feet-8 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking Variations to reduce the front setback, the north side setback, combined side setback total, and the rear setback.

(E) Building Height: 42 ft.-11 inches (measured to the building's fourth floor)

48 ft.-11 inches (measured to the mean height of the roof access room)

*Pursuant to Sec. 17-13-1003-L, the Applicant is seeking an Administrative Adjustment to increase the allowable building height by not more than 10% of the applicable allowance.

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

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 535 linear feet of the W. Irving Park CTA Bus Line Corridor roadway segment. The proposed two (2) unit residential building will be supported by two (2) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the number of required off-street parking spaces, from one (1) parking space to two (2) parking spaces.

2. The Applicant will be seeking relief from the requirements of Sec. 17-4-0504 for the location of the residential building on the subject lot. The proposed location of the main building door and entryway require variations from Secs. 17-4-0504-B and 17-4-0504-D to better align with the existing front setbacks of the neighboring residential buildings on the residential block.

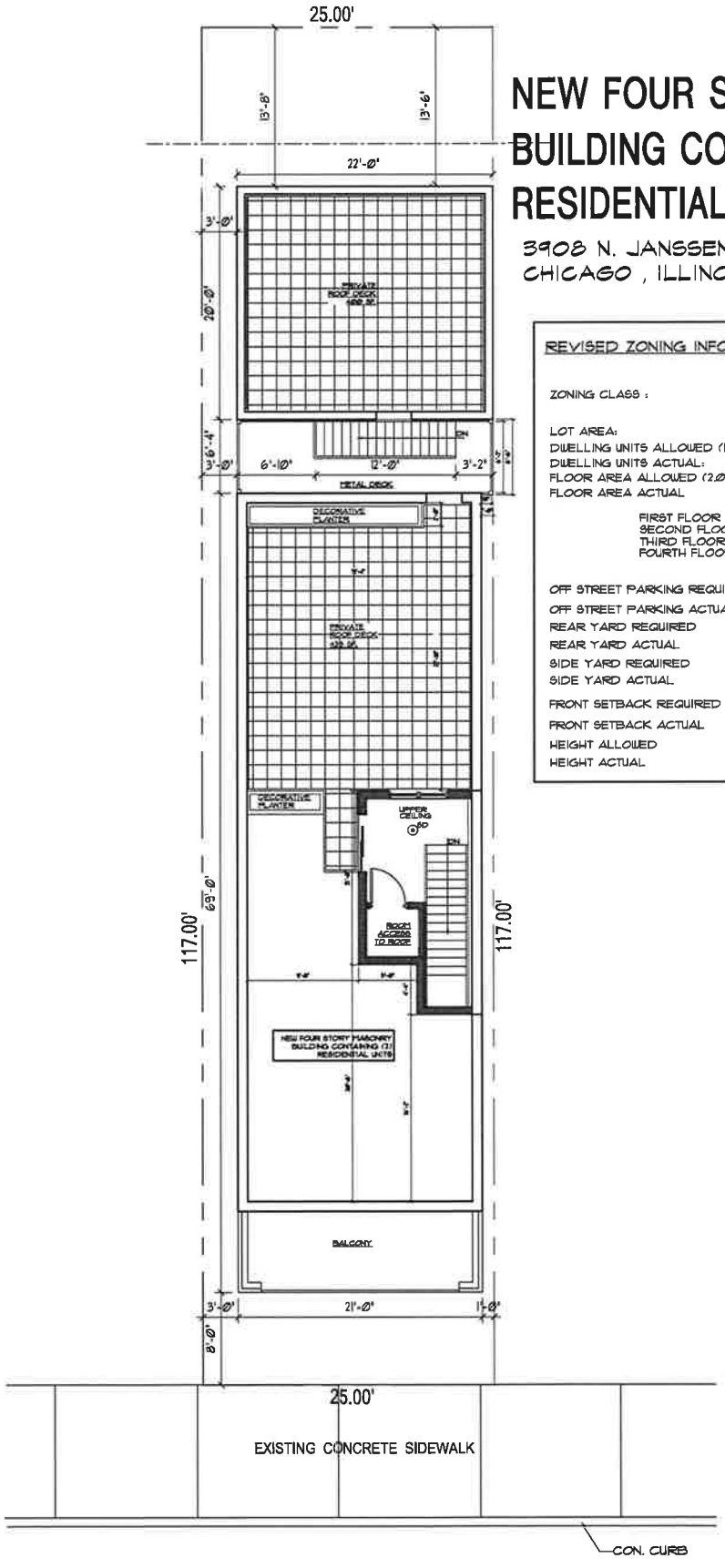
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed multi-unit residential building incorporates accessibility and connectivity to mass transit based on its proximity to the W. Irving Park Rd. CTA Bus Route. The Applicant believes the project will help improve the pedestrian experience along this segment of N. Janssen for both residents and other commuters traveling in the subject area.

4. The proposed residential building will contain two (2) dwelling units that will be supported by two (2) off-street parking spaces. The Applicant is seeking administrative approval to permit the parking increase pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. The subject property is within the boundaries of the 4-A North Southport Special District Overlay, which imposes an additional minimum lot area requirement to conserve low residential density in the surrounding area. Based on the subject property's proximity to a designated bus route (W. Irving Park Rd. CTA Bus Line), and its offer of 1:1 off-street vehicle parking, the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

NEW FOUR STORY MASONRY BUILDING CONTAINING (2) RESIDENTIAL UNITS

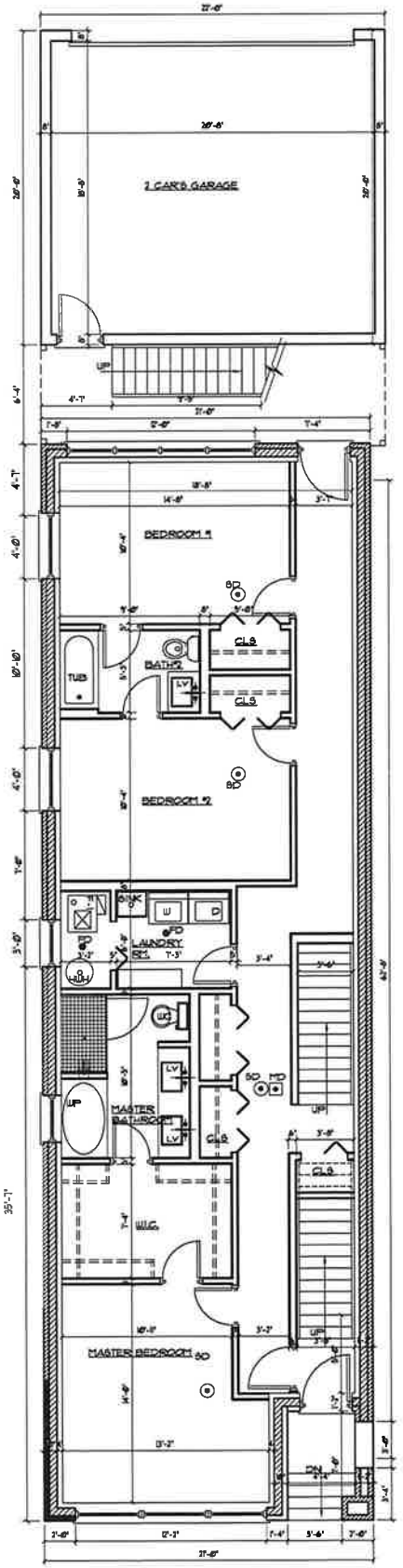
3908 N. JANSSEN STREET
CHICAGO , ILLINOIS



REVISED ZONING INFORMATION EFFECTIVE 11.04

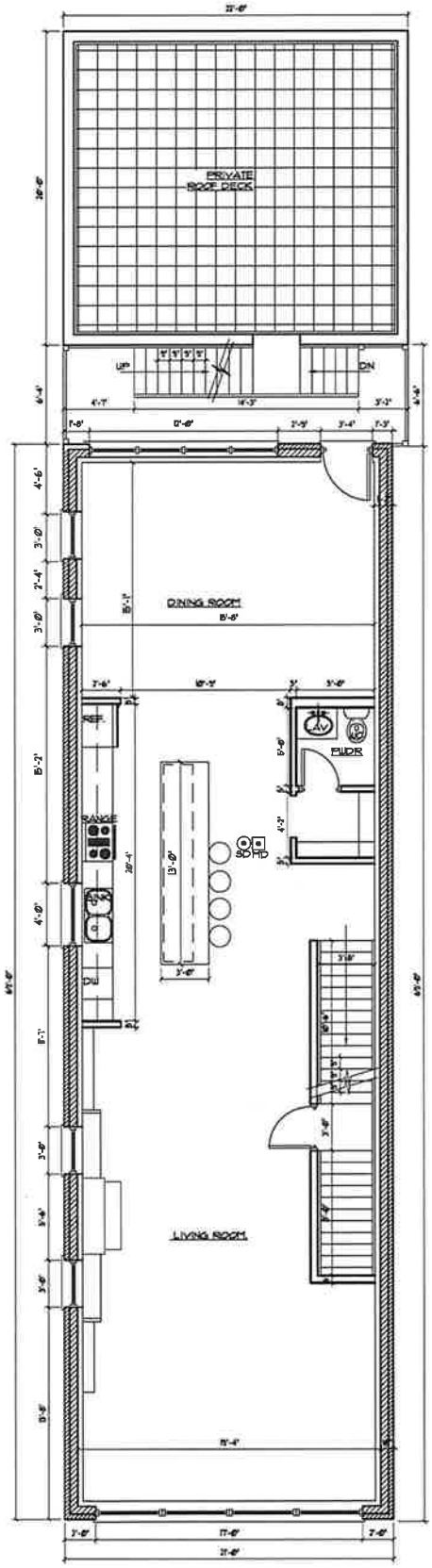
ZONING CLASS :	RT-5.0
LOT AREA:	2,925 SQ.FT.
DWELLING UNITS ALLOWED (LA/400):	7
DWELLING UNITS ACTUAL:	2
FLOOR AREA ALLOWED (2.0) :	5,850 S.F.
FLOOR AREA ACTUAL	5,610 S.F.
FIRST FLOOR	1410 SQ.FT.
SECOND FLOOR	1449 SQ.FT.
THIRD FLOOR	1449 SQ.FT.
FOURTH FLOOR	1302 SQ.FT.
OFF STREET PARKING REQUIRED:	2
OFF STREET PARKING ACTUAL:	2
REAR YARD REQUIRED	35'-1"
REAR YARD ACTUAL	13'-8"
SIDE YARD REQUIRED	5'-0"
SIDE YARD ACTUAL	4'-0"
FRONT SETBACK REQUIRED	10'- 0" AVERAGGE
FRONT SETBACK ACTUAL	8'-0"
HEIGHT ALLOWED	45'-0"
HEIGHT ACTUAL	48'-11"

N. JANSSEN STREET



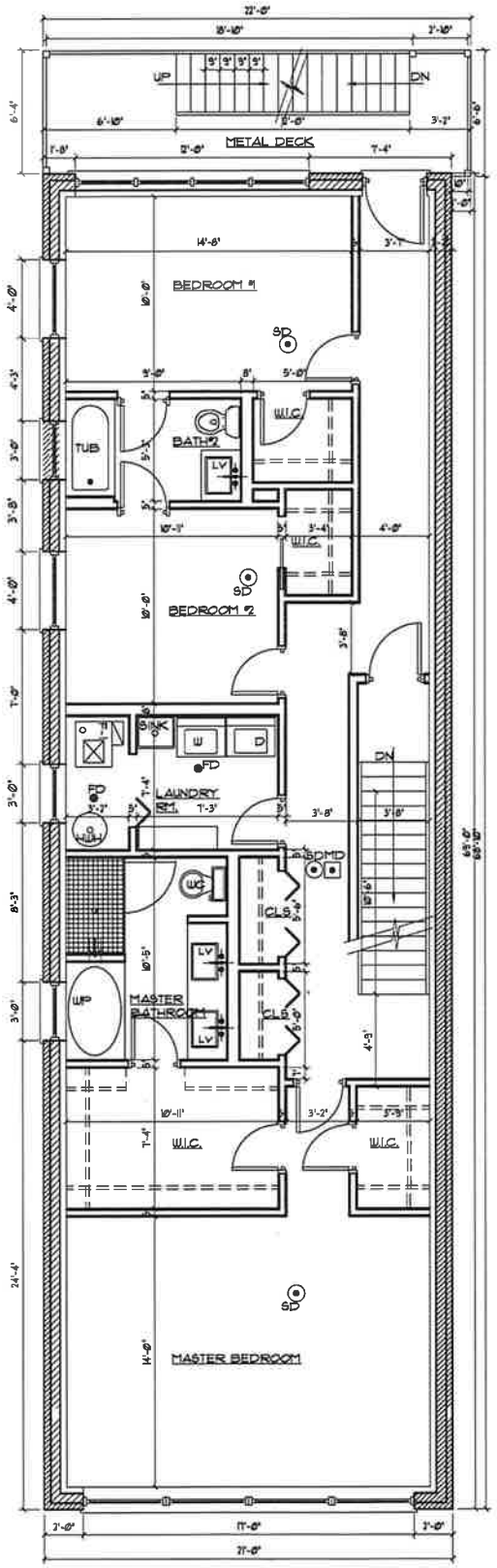
1 FIRST FLOOR PLAN

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



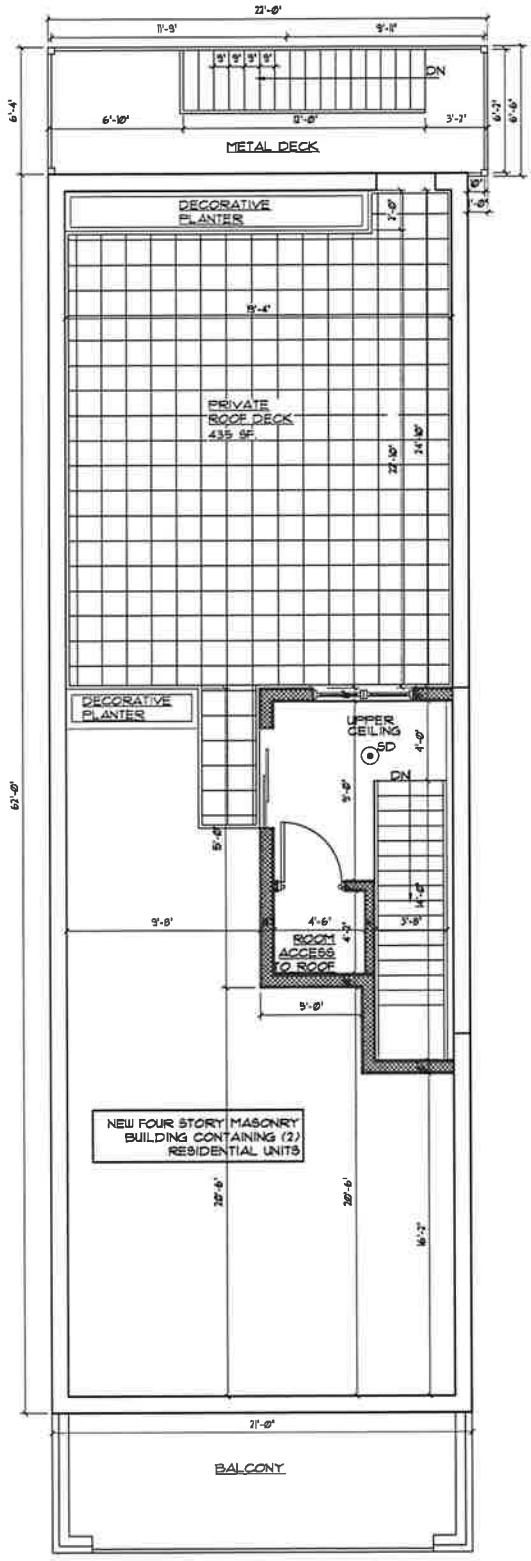
2 SECOND FLOOR PLAN

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



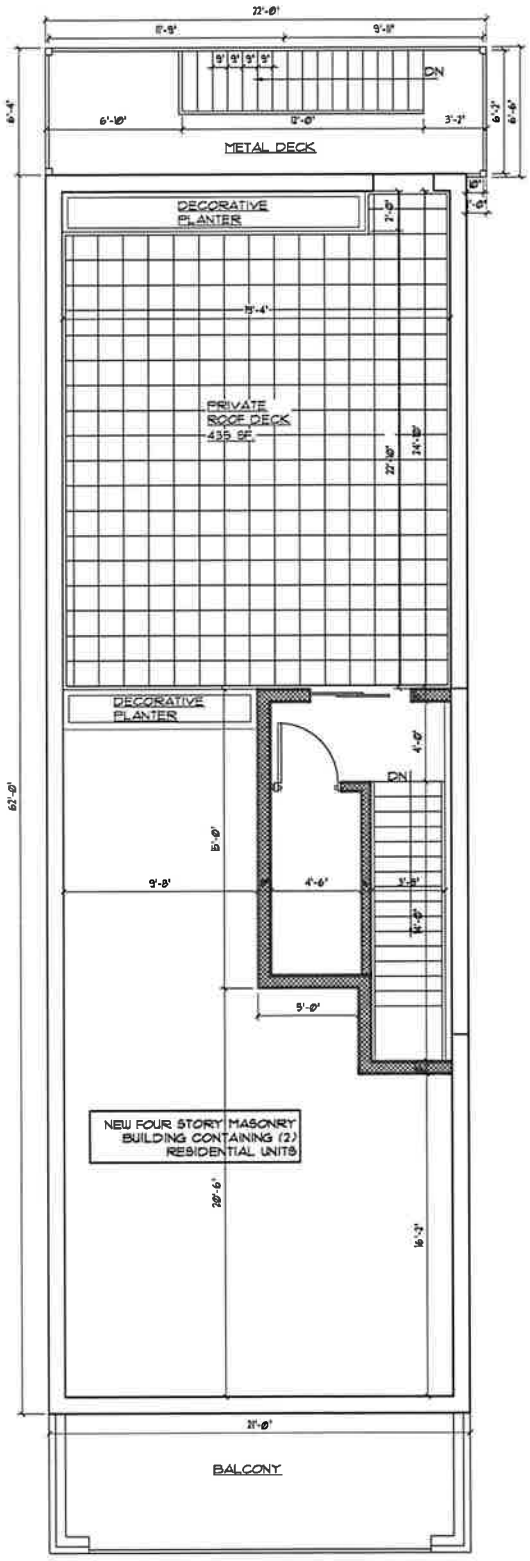
3 THIRD FLOOR PLAN

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



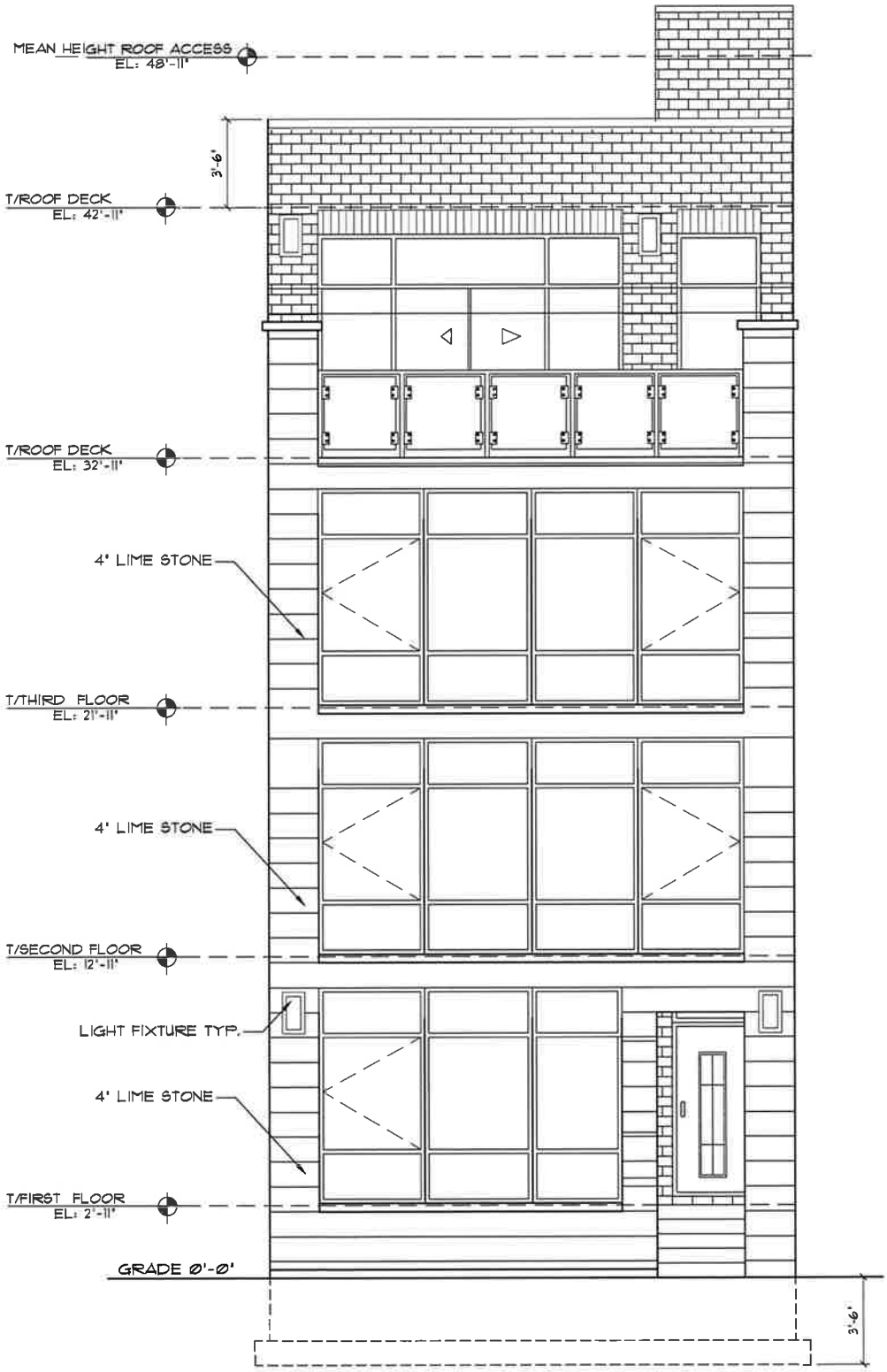
5 ROOF FLOOR PLAN

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



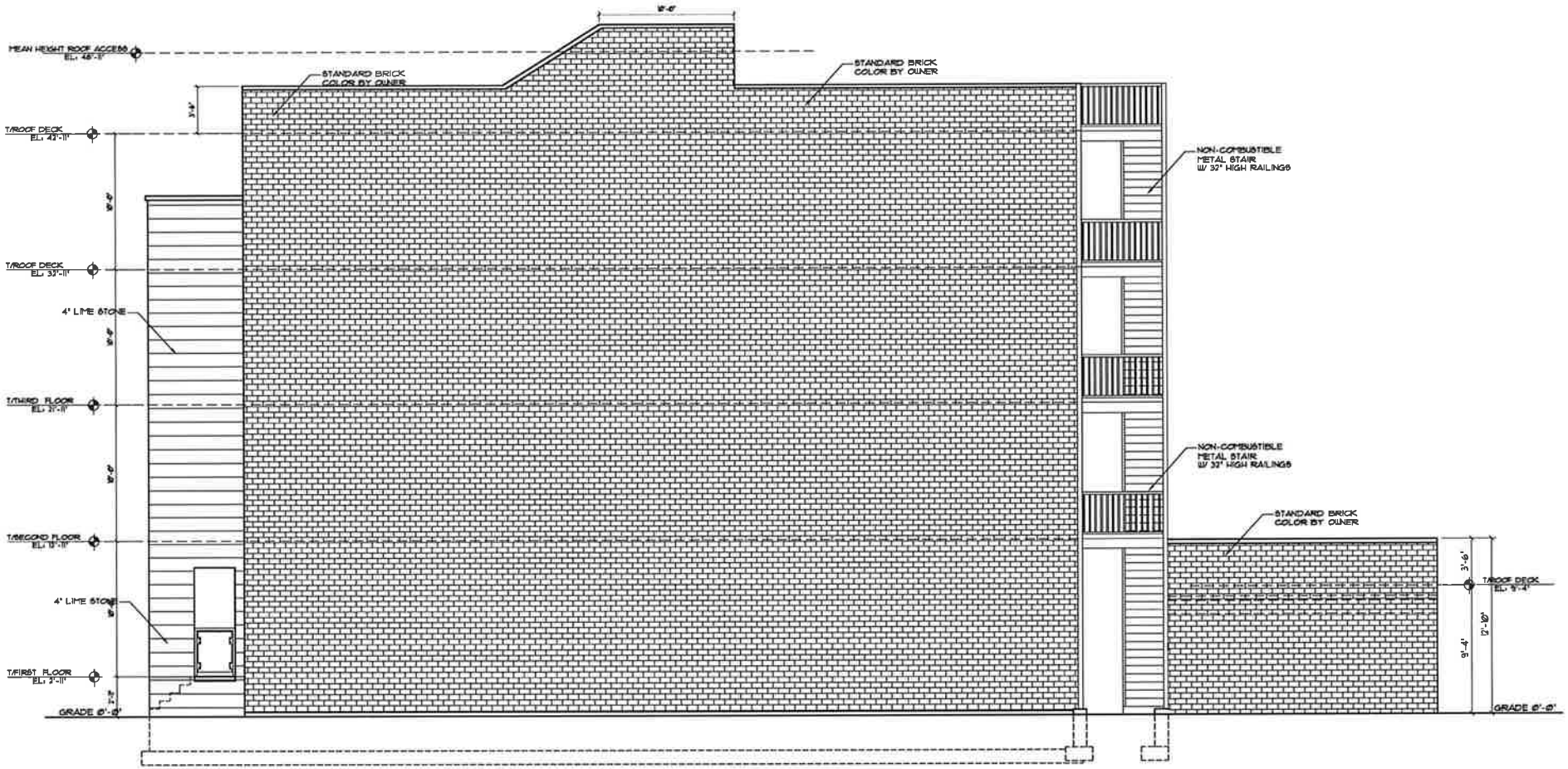
5 ROOF FLOOR PLAN

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



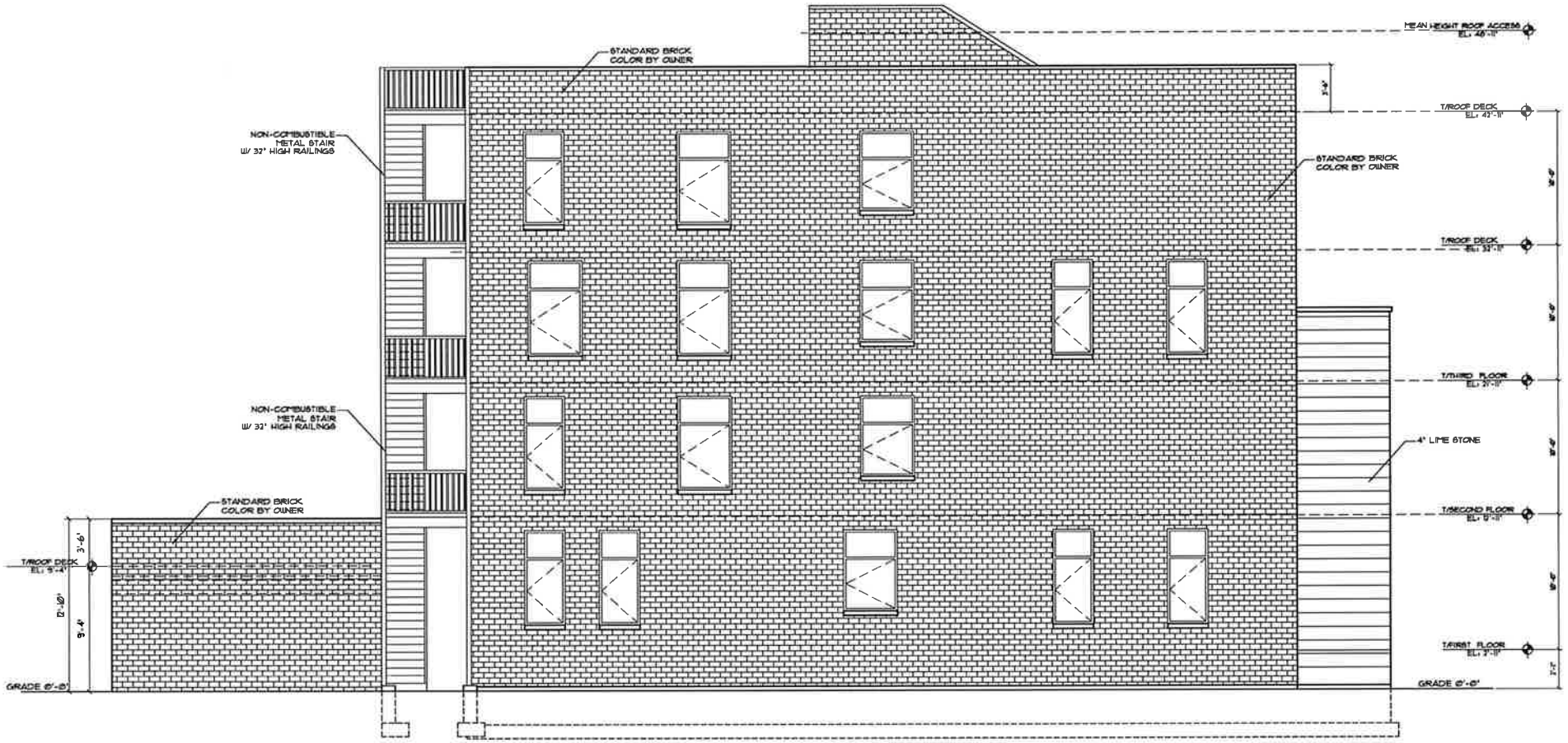
1 EAST ELEVATION

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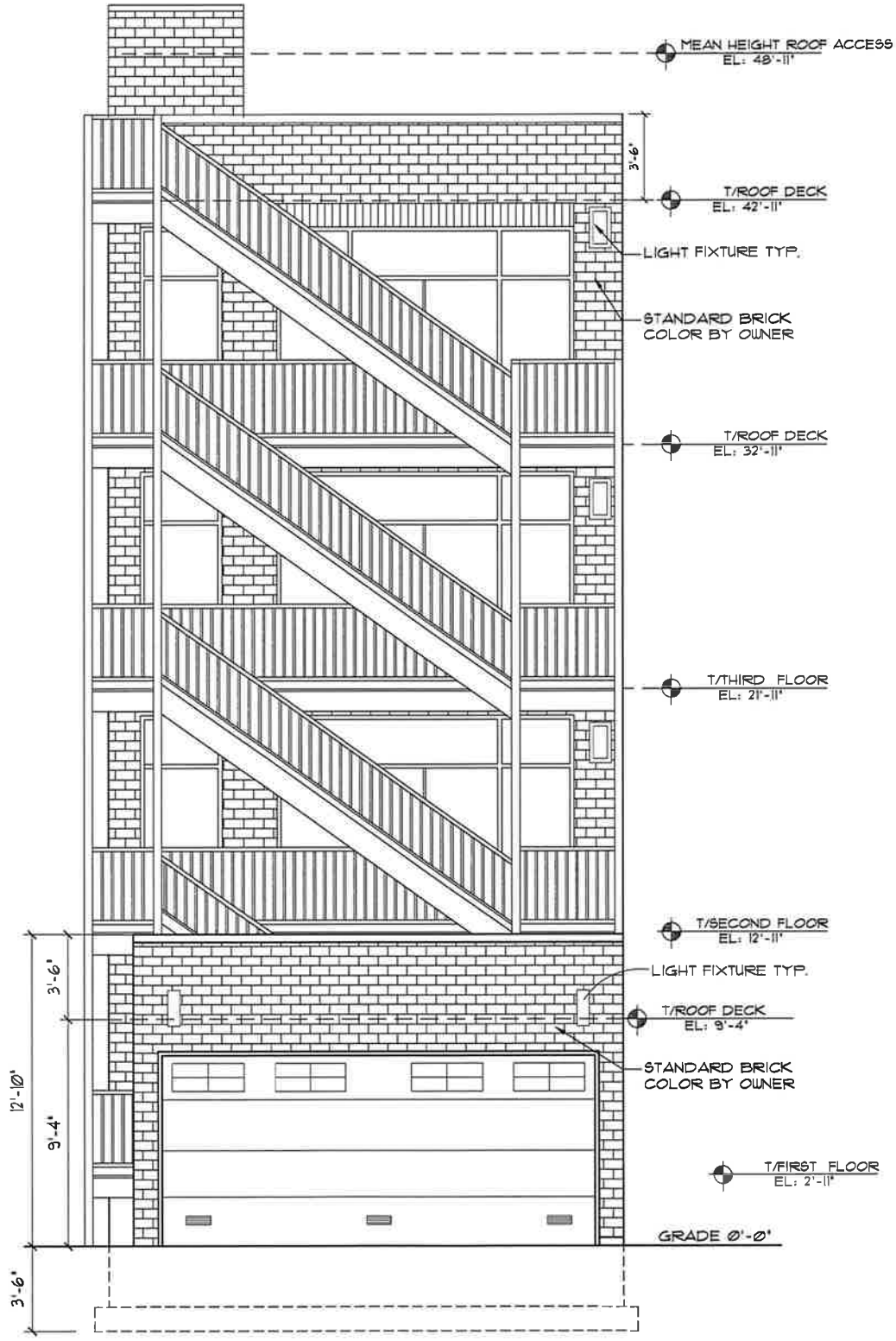
2 NORTH ELEVATION

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



3 SOUTH ELEVATION

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



4 WEST ELEVATION

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