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SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
3026 North Clybourn Street
From C1-2 to a B2-2

22733T1

The Property

The subject property is improved with a two-and-a-half-story detached residence with two dwelling units, a basement, and a detached rear-yard garage. The subject property is located on a block improved with buildings of various heights that contain residential, commercial, and mixed uses—which consist of ground floor commercial space with residential uses above. The subject property is in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is located within 1,320 feet from the Western Avenue CTA Bus Line Corridor Roadway Segment (49, X49, 49B).

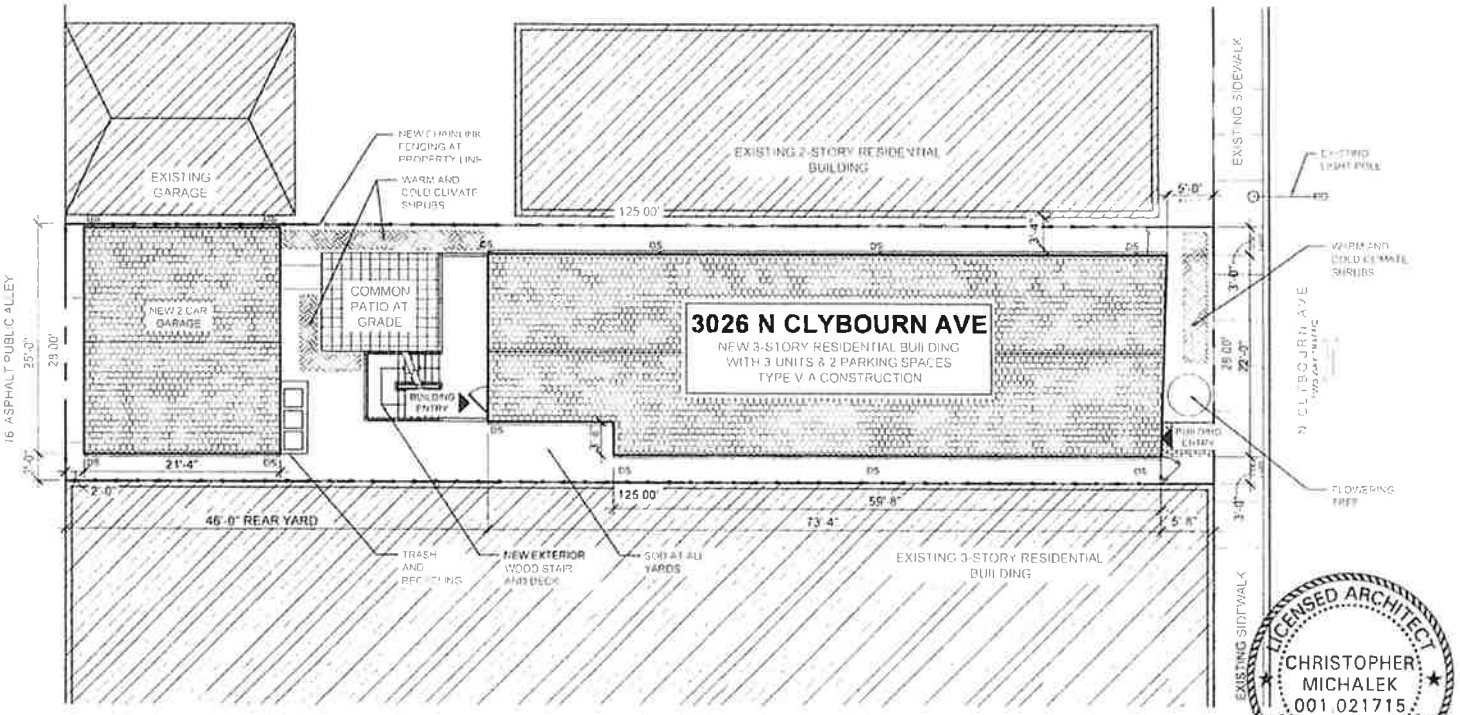
The Project

The Applicant seeks to rezone the property to construct a three-story, three-unit residential building, a two-car garage, and three bicycle spaces. The height of the building will be thirty-eight feet. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from a C1-2 Neighborhood Commercial District to a B2-2 Neighborhood Mixed-Use District. The Applicant is filing a Type 1 rezoning application and is seeking an administrative adjustment under 17-13-1003-EE to decrease the number of automobile parking spaces to two spaces.

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

Lot Area:		3,500 square feet
Floor Area:		6,300 square feet
Maximum FAR:		1.8
Residential Dwelling Units:		3
MLA Density:		1,166.67 square feet
Height:		38 feet
Automobile Parking:		2
Bicycle Parking:		3
Setbacks:	Front (North Clybourn):	5.0 feet
	South Side:	3.0 feet
	North Side:	3.0 feet
	Rear (Alley):	46.0 feet

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SITE PLAN - ROOF PLAN

1/16" = 1'-0"

0 4' 8' 16' 32'

LICENSED ARCHITECT
CHRISTOPHER MICHALEK
001.021715
STATE OF ILLINOIS

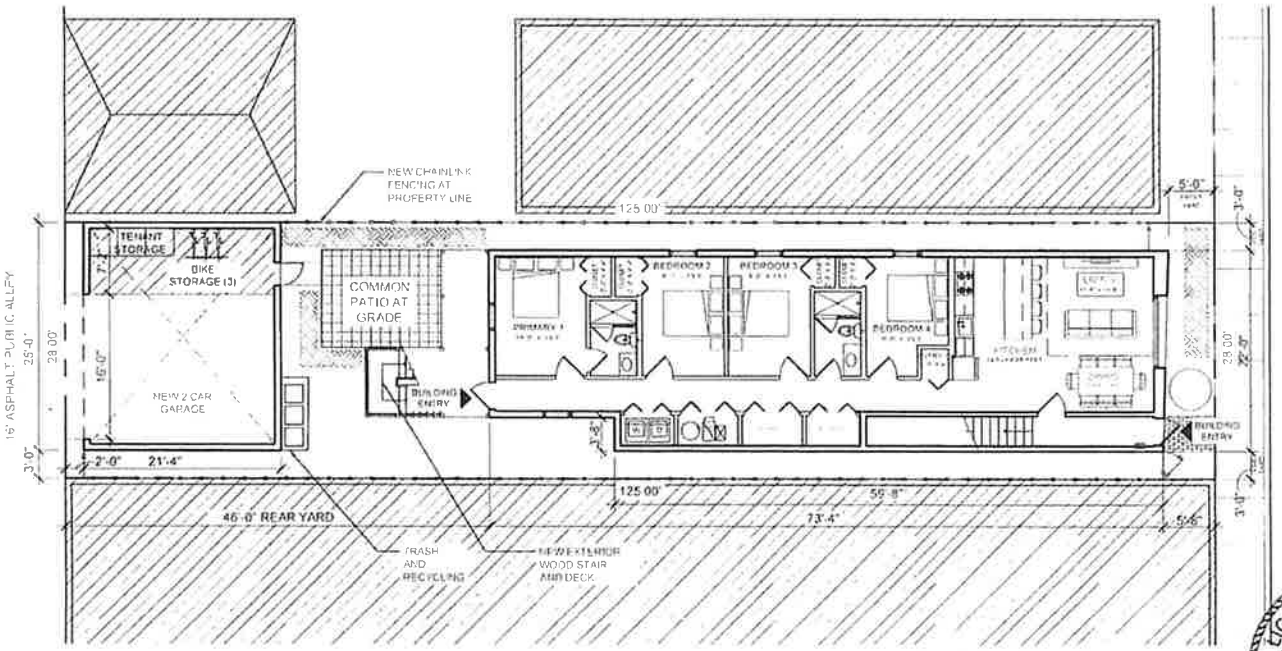
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GROUND FLOOR UNIT = 1,435 SF

LICENSED ARCHITECT
CHRISTOPHER MICHALEK
001.021715
STATE OF ILLINOIS

SITE PLAN - GROUND FLOOR PLAN

1/16" = 1'-0"

0 4' 8' 16' 32'

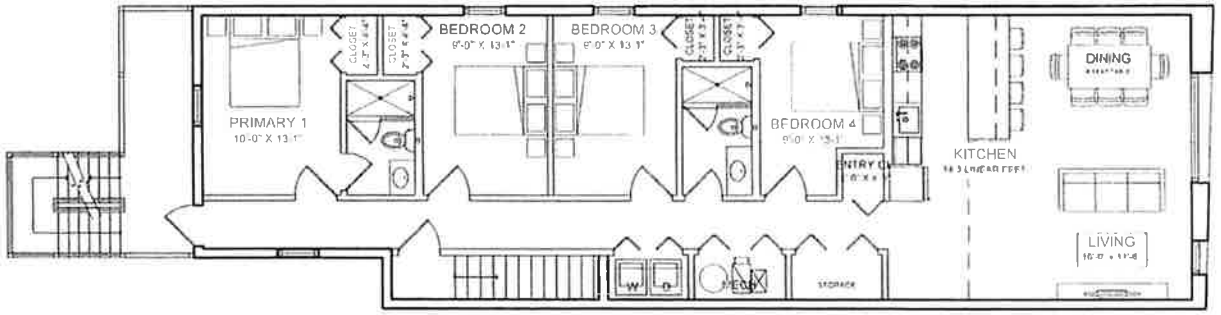
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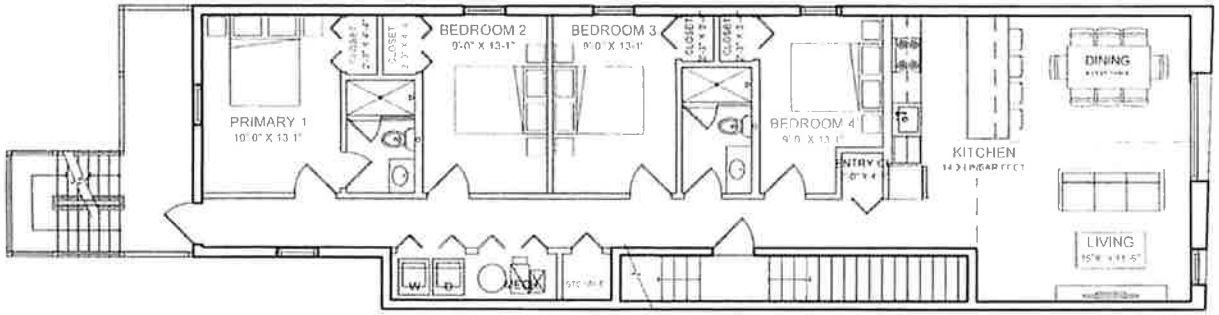
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THIRD FLOOR UNIT PLAN - 1,505 SF



SECOND FLOOR UNIT PLAN - 1,460 SF

SECOND & THIRD FLOOR PLANS

3/32" = 1'-0"

0 4' 8' 16'

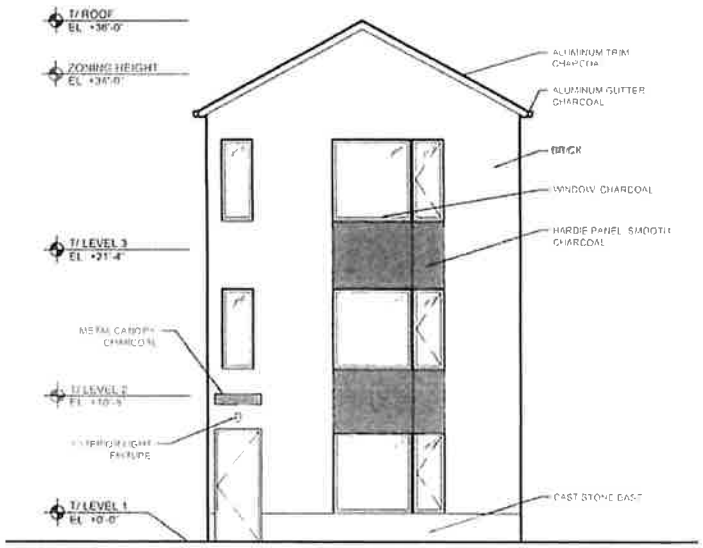
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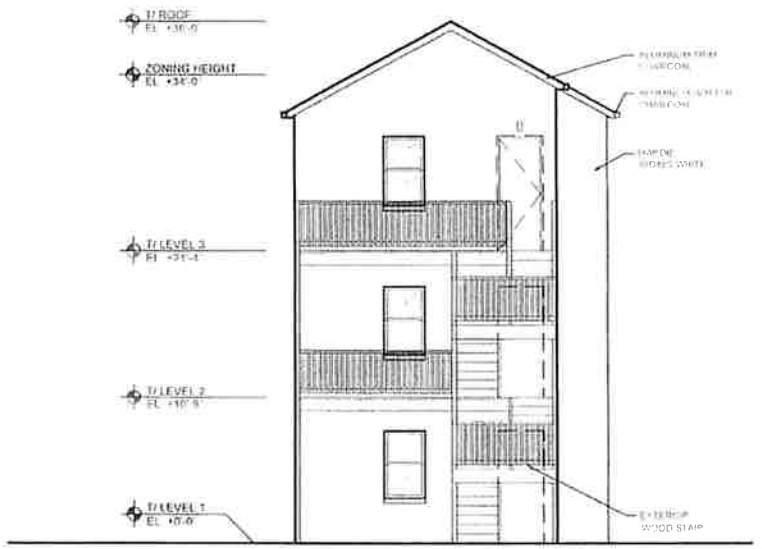
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EAST ELEVATION



WEST ELEVATION

ELEVATIONS

3/32" = 1'-0"

0 4' 8' 16'

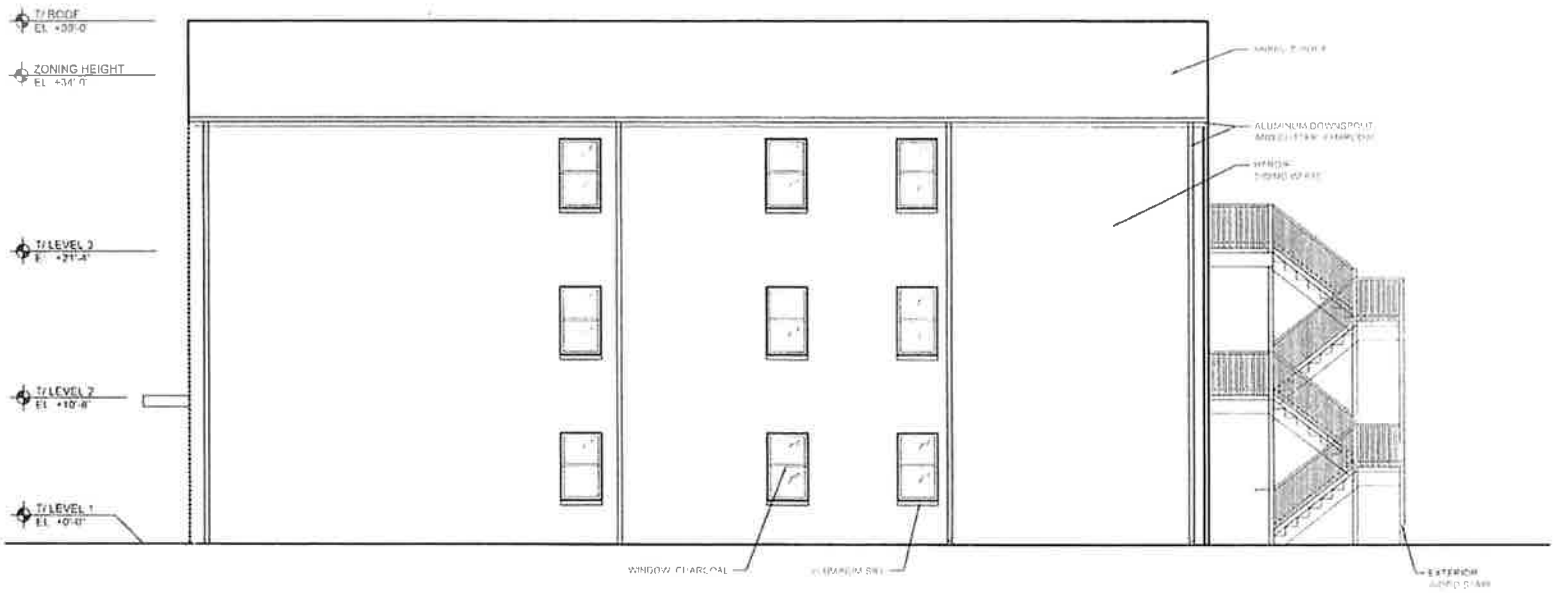
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NORTH ELEVATION

3/32" = 1'-0"

0 4' 8' 16'

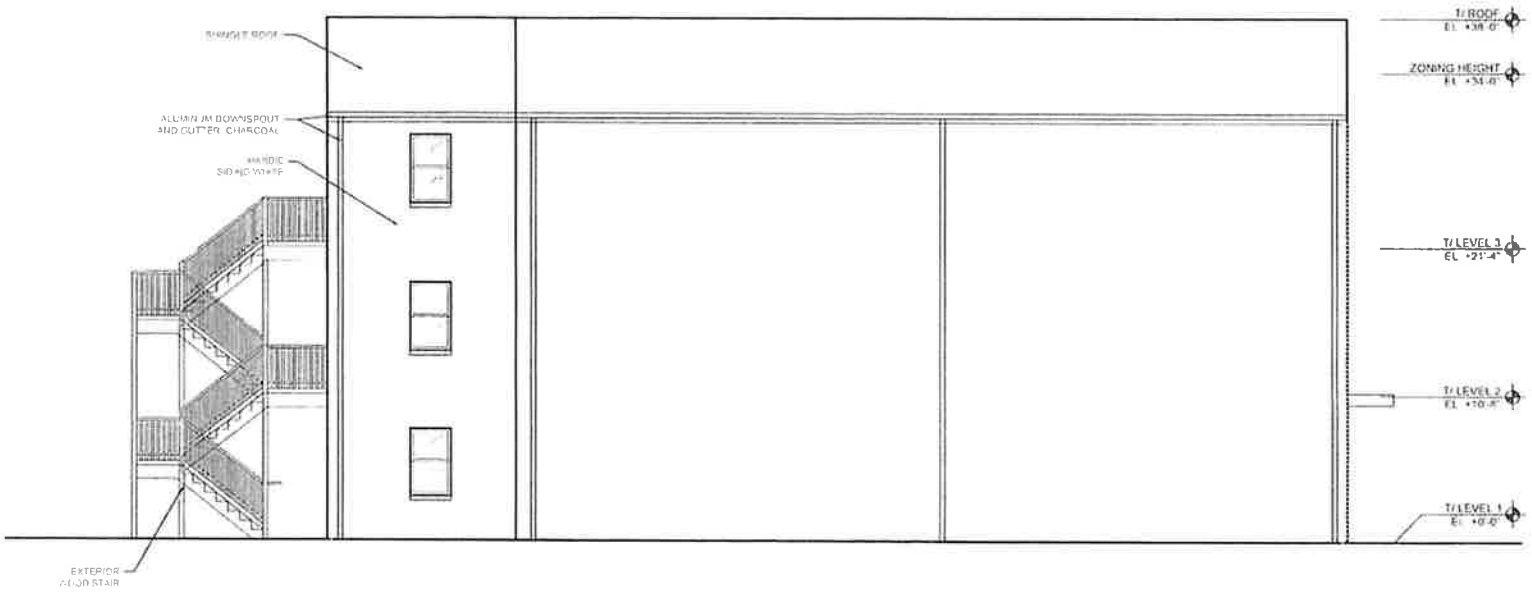
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SOUTH ELEVATION

3/32" = 1'-0"

0 4' 8' 16

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