FINAL FOR PUBLICATION

SUBSTITUTE NARRATIVE AND PLANS ZONING MAP AMENDMENT

TYPE 1 REZONING APPLICATION

AT 2469-2471 N CLYBOURN AVENUE

FROM M1-2 TO RM4.5

1.A Narrative:

Applicant is requesting a Type 1 Zoning Map Amendment, changing the underlying zoning classification from M1-2 to RM-4.5, while remaining consistent with the Bulk and Density Standards for the RM-4.5 classification. Currently the property is a vacant lot measuring 50'x 150'. Applicant is looking to build two residential buildings in its stead on the two, 25' x 150'zoning lots with areas of 3,750 square feet each. The proposed residential buildings will both be 3-stories with basements, with three units each. Each building will further have a two-car garage with an additional rear, outdoor, paved parking space. The applicant seeks zoning relief to remedy the setback requirements and parking relief if needed as per Section 17-10-0200. Equitable Transit-Served Location qualifies for an administrative adjustment. The applicant will comply with section 17-3-0307 exceptions of the Chicago Air Quality Ordinance, should such provision be determined as applicable.

The proposed buildings will have no commercial space. Each building will have a width and length of 21x90 feet. The development will have:

2469 N Clybourn

a. Lot area: 3,750 square feet
b. Floor area ratio of 1.57
c. Density (lot area per dwelling unit): 1,250
d. Off-street parking: 3
e. Setbacks:
    a. front setback: 15 feet
    b. combined side: 4'
        i. North: 3.0 feet
        ii. South: 1.0 foot
    c. rear setback: 45 feet
f. Building height: 38 feet

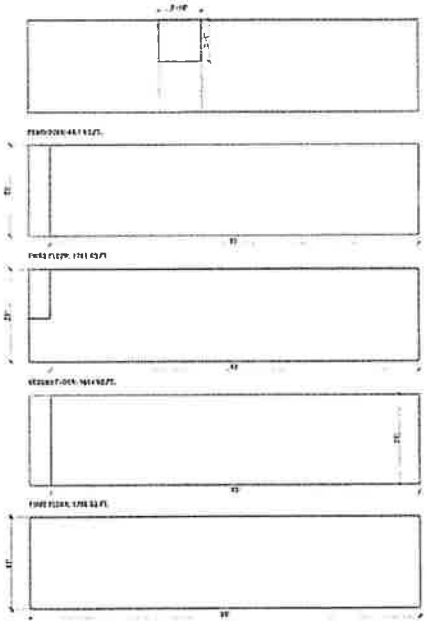
2471 N Clybourn

a. Lot area: 3,750 square feet
b. Floor area ratio of 1.568
c. Density (lot area per dwelling unit): 1,250
d. Off-street parking: 3
e. Setbacks:
    a. front setback: 15 feet
    b. combined side: 4'
        i. North: 1.0 foot
        ii. South: 3.0 feet
    c. rear setback: 45 feet
f. Building height: 38 feet.

The improvements requiring amendment are consistent with the established character of the neighborhood and do not adversely affect neighboring properties by not impairing the neighboring properties' light, air, and general enjoyment of their properties. The Property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance because the surrounding neighborhood has completely changed over the years and now the neighboring properties have almost all been improved with a multi-story, multi-unit residential buildings. Therefore, the proposed building will conform with the neighboring properties and will conform with the general esthetic of the neighborhood, compared to how it currently sits. For these reasons and others, its current zoning has only perpetuated its vacancy.

FINAL FOR PUBLICATION

SPR 2019 CBC
NEW 3 STORY 3 DWELLING UNIT W/ BASEMENT AND NEW 1 STORY FRAME GARAGE
TYPE III-B CONSTRUCTION



PENTHOUSE: 987 SQ.FT. (R4)
THIRD FLOOR: 1963.5 SQ.FT.
SECOND FLOOR: 1934.5 SQ.FT.
FIRST FLOOR: 1943.5 SQ.FT.
BASEMENT FLOOR: 1943.5 SQ.FT. (B3)
TOTAL F.A.R.: 9692.5 SQ.FT.

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR:

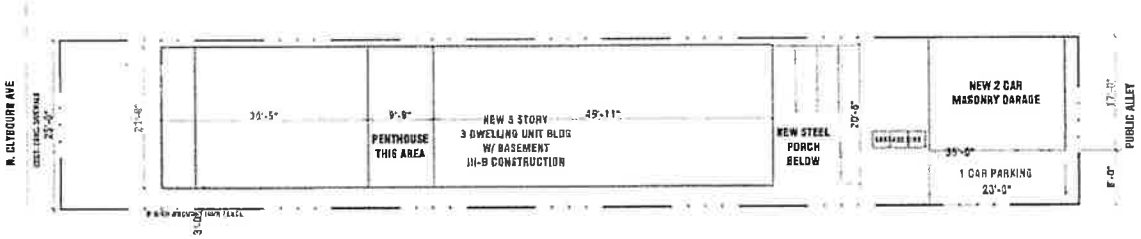
(ADDRESS) 2459 N CLYBOURN AVE

FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO, EXCEPT 18-13-303.

SIGNED: _____ DATE: 12-2-22

(ARCH., S.E., OR P.E.)
ILLINOIS LIC. NO.:

AFFIX ORIGINAL PROFFESSIONAL WET-INK SEAL HERE



CODE MATRIX					

REVISIONS:

ANGELICA BORROMEO
AIA · NCARB · LEED · AP
7340 N MERIDE AVE.
CHICAGO, ILLINOIS 60640
(773) 763-1895

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME, OR UNDER MY SUPERVISION, AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO CITY OF CHICAGO BUILDING CODES.

11-30-22
EFFECTIVE DATE

11-30-24
EXPIRATION DATE

SEAL

SIGNATURE

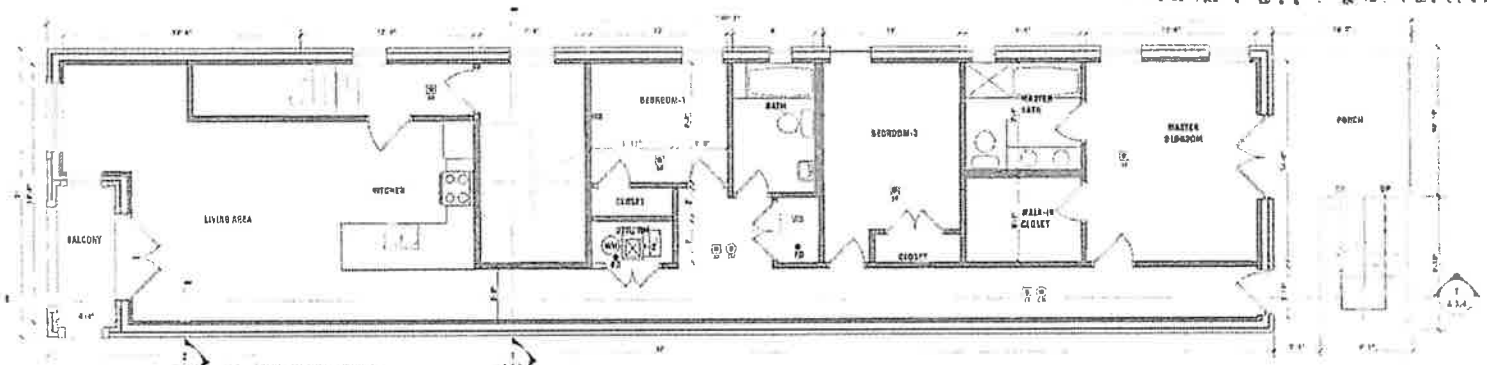
SHEET CONTENTS:
COVER SHEET

JOB TITLE:
NEW 3 STORY/ 3 DU BLDG

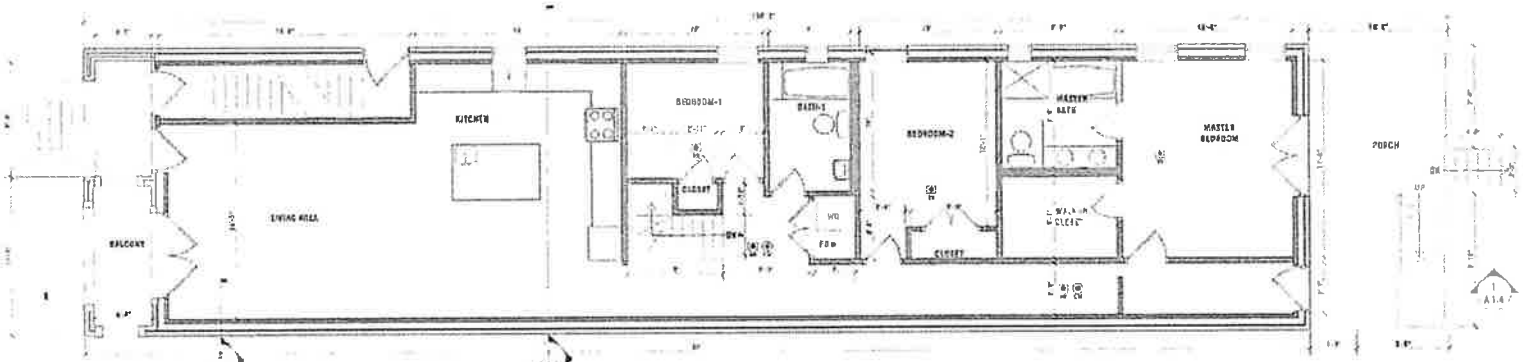
ADDRESS:
2459 N CLYBOURN AVE.
CHICAGO IL

CS 1.0
SHEET NO

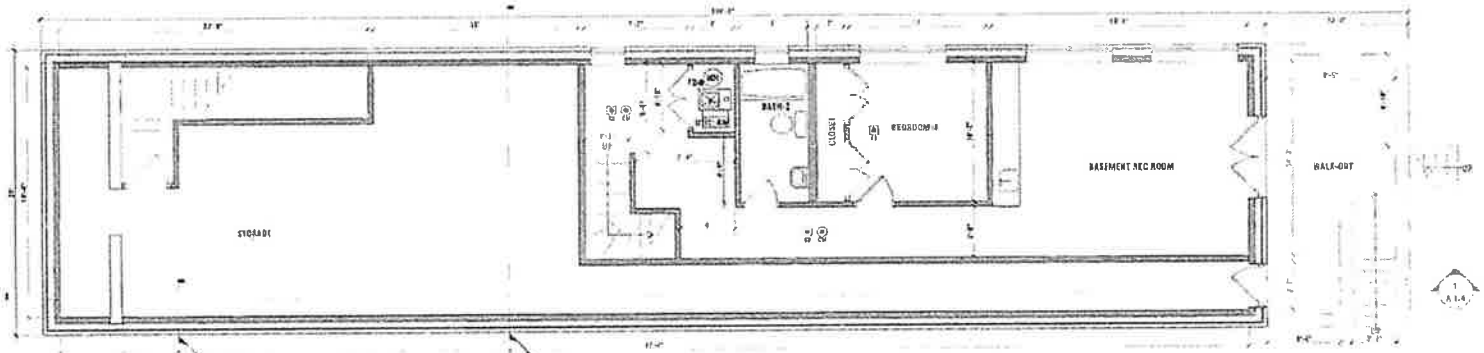
FINAL FOR PUBLICATION



3 SECOND FLOOR PLAN



2 FIRST FLOOR PLAN



1 BASEMENT FLOOR PLAN

ANGELICA BORROMEO
A.I.A. - NCARB - LEED AP
7340 W FARGO AVE.
CHICAGO, ILLINOIS 60645
(773) 763-1895

I CERTIFY THAT THESE PLANS, PLATS AND SPECIFICATIONS ARE TRUE AND CORRECT TO MY KNOWLEDGE AND BELIEF AND COMPLY WITH THE CHICAGO BUILDING CODE.

11-30-12
EFFECTIVE DATE

11-30-14
EXPIRATION DATE

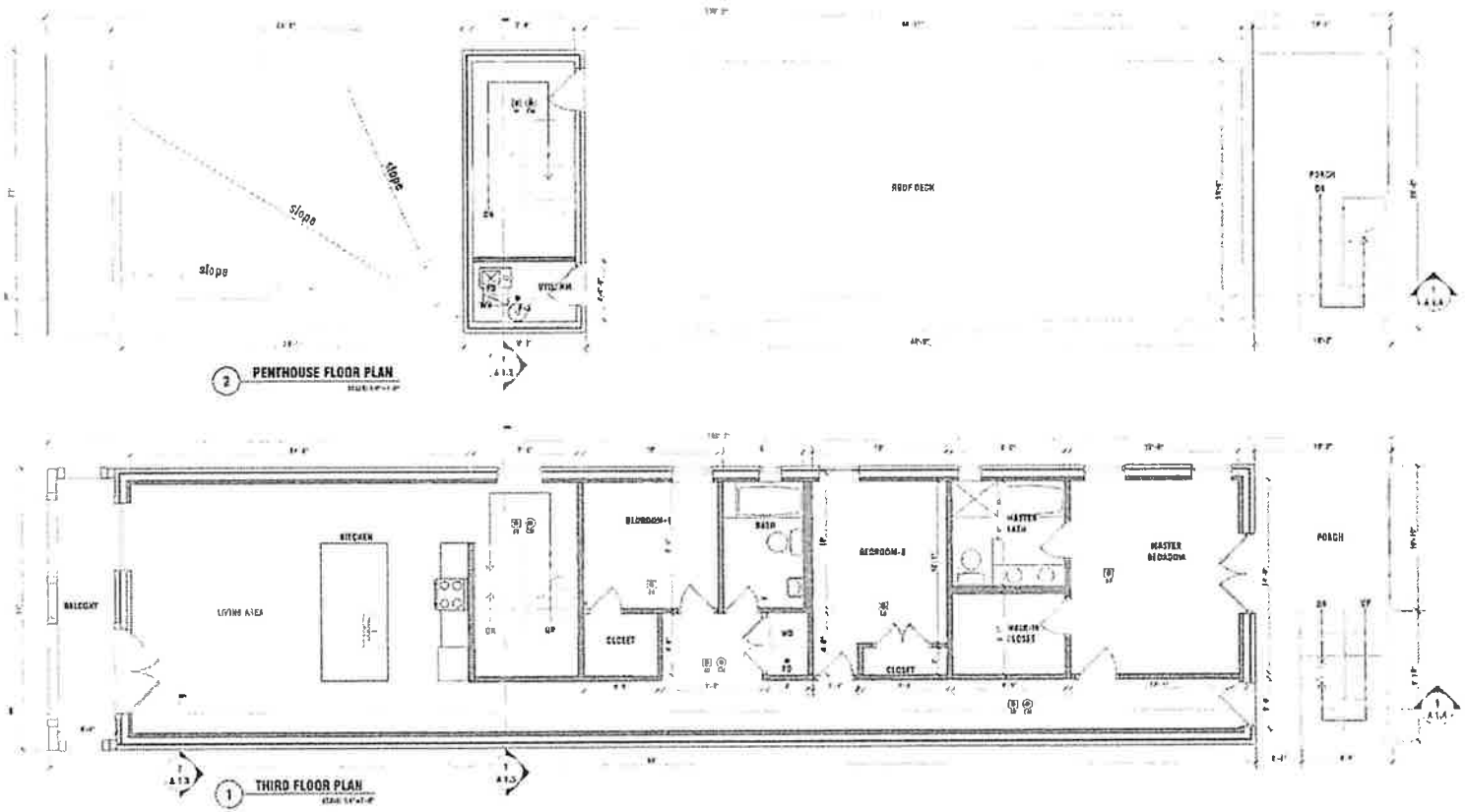
SHEET CONTENTS:
FLOOR PLANS

JOB TITLE:
NEW 3 STORY/ 3 DU BLDG

ADDRESS:
2448 N CLYBOURN AVE.
CHICAGO IL

A 1.1
SHEET NO.

FINAL FOR PUBLICATION



REVISIONS:

ANGELICA BORROMEO

AIA • NCARB • LEED • AP

7340 N MEADE AVE.
CHICAGO, ILLINOIS 60646
(773) 765-1695

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, AND, TO THE BEST OF MY KNOWLEDGE, CONFORM TO CITY OF CHICAGO BUILDING CODES.

11-30-22
EFFECTIVE DATE

11-30-24
EXPIRATION DATE

WITH SEAL • SIGNATURE

SHEET CONTENTS:

FLOOR PLANS

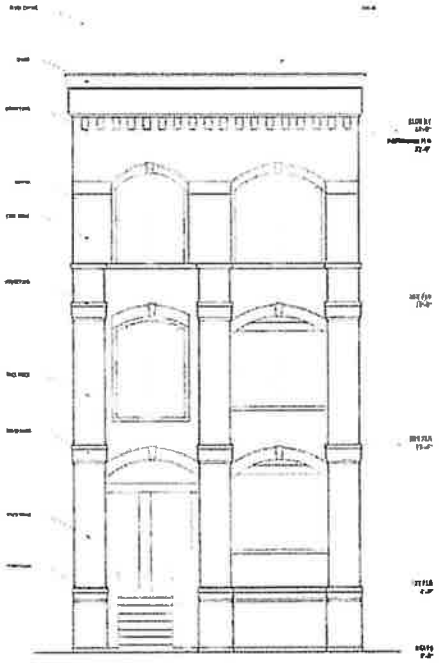
JOB TITLE:
NEW 3 STORY/ 3 DU BLDG

ADDRESS:
2400 N CLYBOURN AVE.
CHICAGO IL.

A 1.2

SHEET NO.

FINAL FOR PUBLICATION



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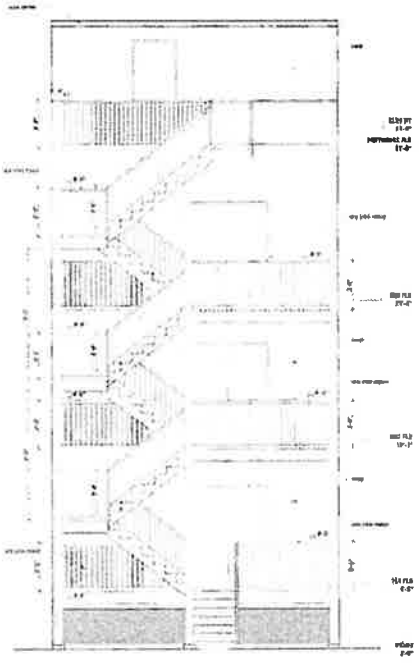


2 REAR ELEVATION

REVISIONS:

ANGELICA BORROMEO

AIA · NCARB · LEED · AP

7340 N MEADE AVE,
CHICAGO, ILLINOIS 60646
(773) 763-1895

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO CITY OF CHICAGO BUILDING CODES.

01-28-22
INITIATION DATE

11-30-23
RE-INITIATION DATE

WEST IRAN - SIGNATURE

SHEET CONTENTS:
ELEVATIONS

JOB TITLE:
NEW 3 STORY/ 3 DU BLDG

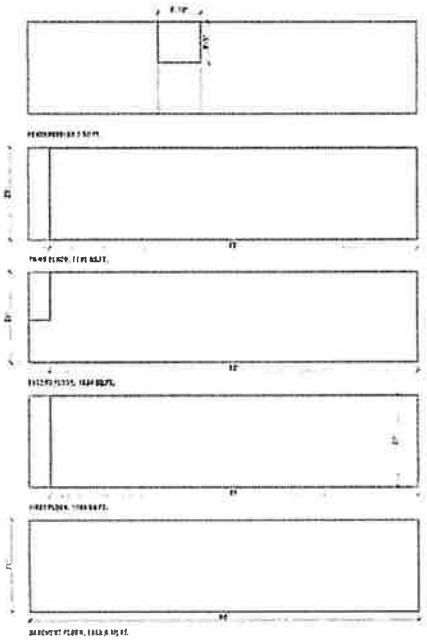
ADDRESS:
2469 N CLYBOURN AVE.
CHICAGO IL.

A 1.6

SHEET NO.

FINAL FOR PUBLICATION

SPR 2019 CBC
NEW 3 STORY 3 DWELLING UNIT W/ BASEMENT AND NEW 1 STORY MASONRY GARAGE/ NEW 6FT WROUGHT IRON FENCE TYPE III-A CONSTRUCTION



ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REPL) AND CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR:

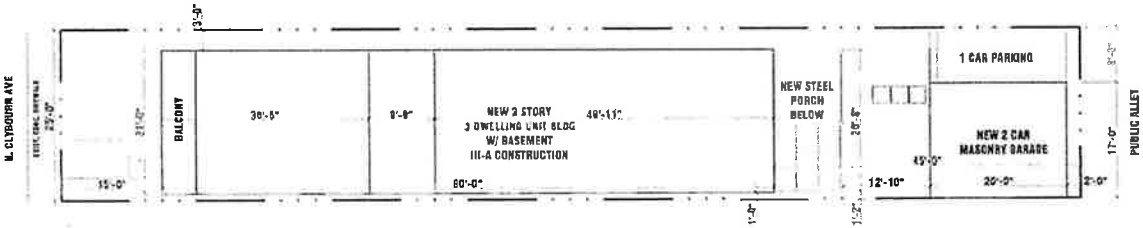
(ADDRESS) 2471 N CLYBOURN AVE

FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO, EXCEPT 18-13-302.

SIGNED: _____ DATE: _____

(PRINT NAME, CEPE)
ILLINOIS LIC. NO.

APPLY ORIGINAL PROFESSIONAL WET-INK SEAL HERE



SHEET INDEX

SHEET NO.	SHEET CONTENT
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CODE MATRIX

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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

ANGELICA BORROMEO
AIA - NCARB - LEED - AP
7340 N MEADE AVE.
CHICAGO, ILLINOIS 60646
(773) 763-1895

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME, OR UNDER MY SUPERVISION, AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO CITY OF CHICAGO BUILDING CODES.

11-13-19
EFFECTIVE DATE

11-13-20
EXPIRATION DATE

WET SEAL - SIGNATURE

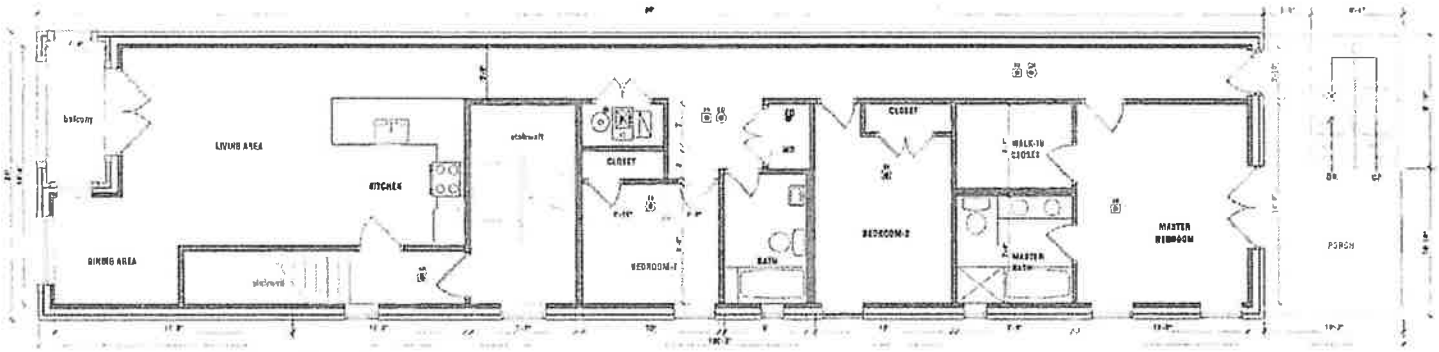
SHEET CONTENTS:
COVER SHEET

JOB TITLE
NEW 3 STORY/ 3 DU BLDG

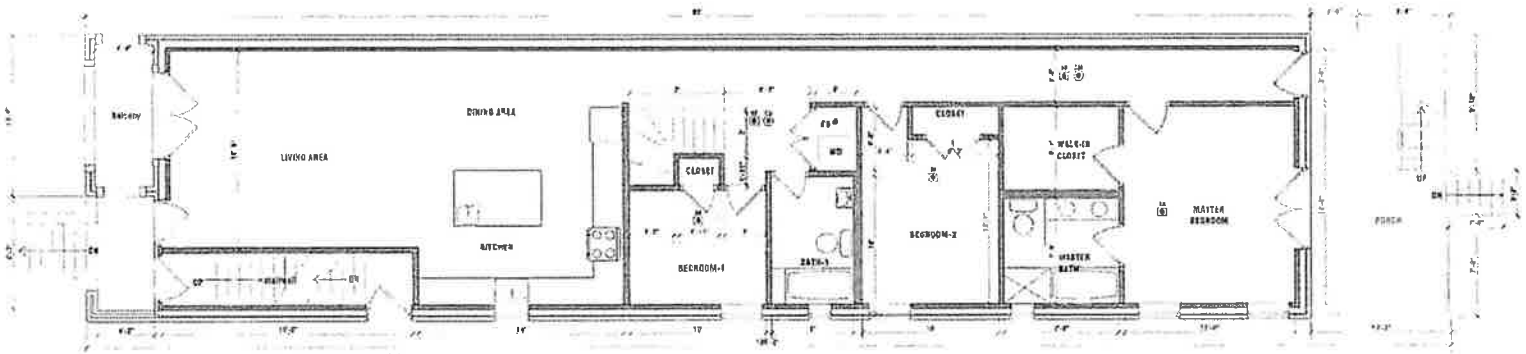
ADDRESS:
2471 N CLYBOURN AVE.
CHICAGO IL

CS 1.0

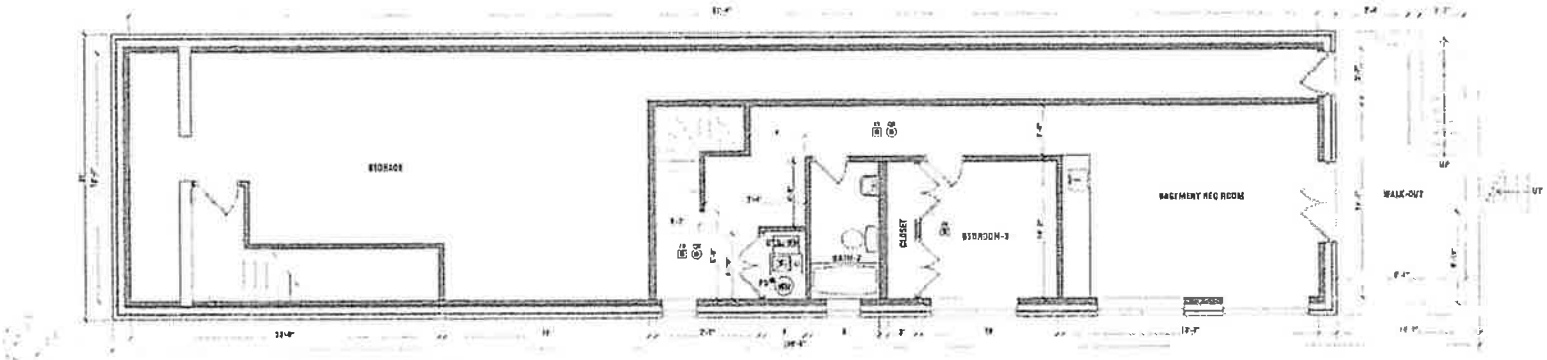
FINAL FOR PUBLICATION



3 SECOND FLOOR PLAN



2 FIRST FLOOR PLAN



1 BASEMENT FLOOR PLAN

REVISIONS:

ANGELICA BORROMEO

AIA - NCARB - LEED - AP

7340 N MEADE AVE.
CHICAGO, ILLINOIS 60646
(773) 763-1895

ENGINEER CERTIFIES THAT THESE PLANS WERE SELF-PREPARED BY ME, OR UNDER MY SUPERVISION, AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO CITY OF CHICAGO BUILDING CODES.

11-30-20
APPROVAL DATE

11-30-20
EXPIRATION DATE

WET SEAL - SIGNATURE

SHEET CONTENTS:
FLOOR PLANS

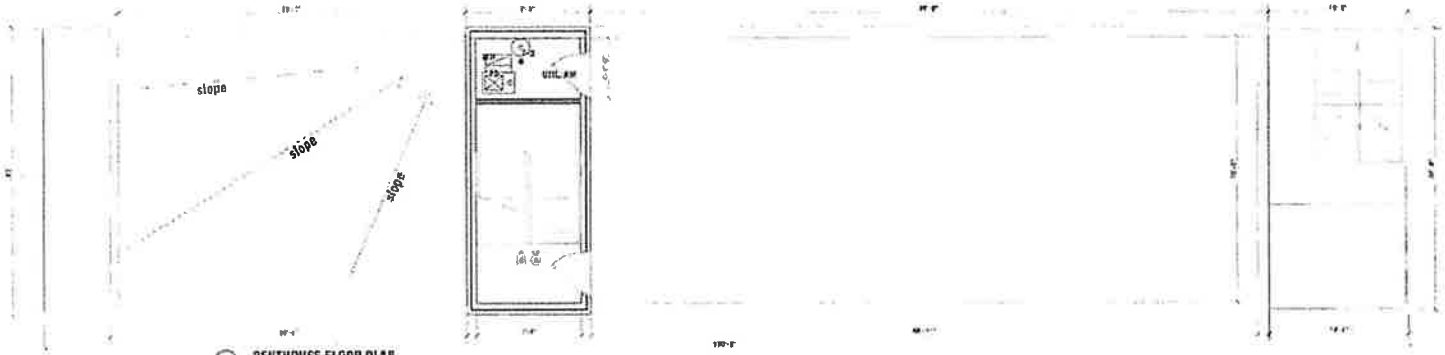
JOB TITLE:
NEW 3 STORY/ 3 DU BLDG

ADDRESS:
2471 N CLYBOURN AVE.
CHICAGO IL

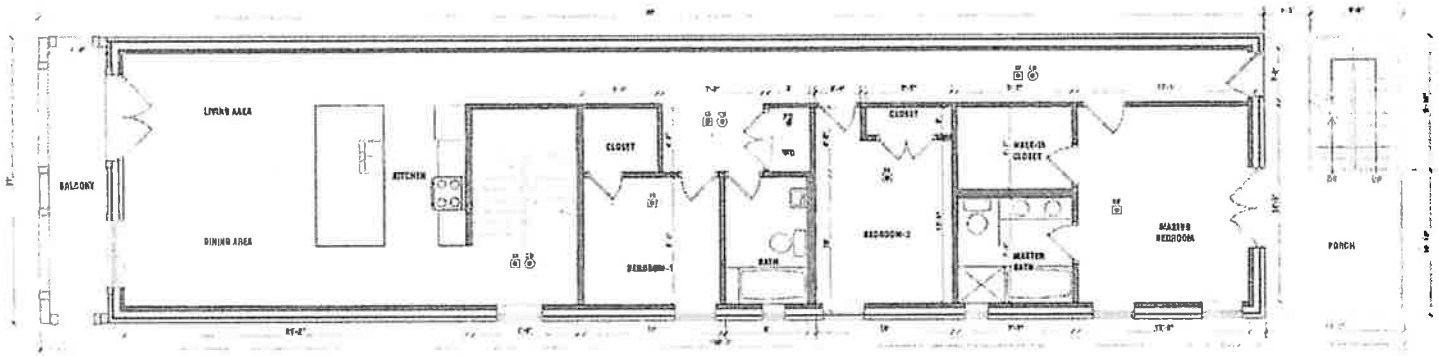
A 1.1

SHEET NO.

FINAL FOR PUBLICATION



2 PENTHOUSE FLOOR PLAN



1 THIRD FLOOR PLAN

ANGELICA BORROMEO

AIA - NCARB - LEED - AP

7340 N MEADE AVE.
CHICAGO, ILLINOIS 60646
(773) 763-1695

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO CITY OF CHICAGO BUILDING CODES.

11-10-22
EFFECTIVE DATE

11-10-24
EXPIRATION DATE

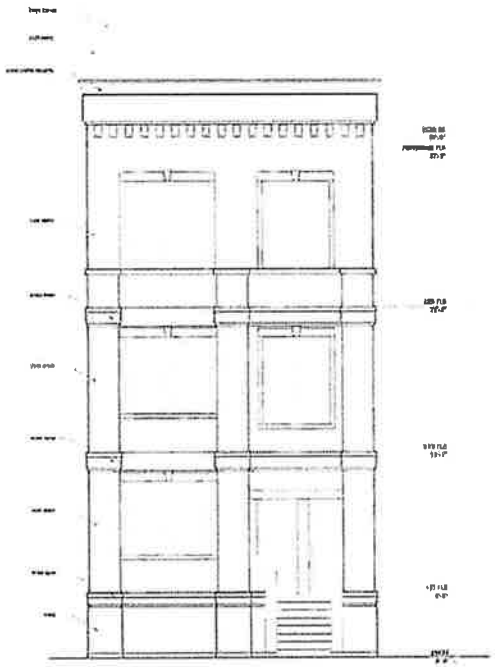
SHEET CONTENTS:
FLOOR PLANS

JOB TITLE:
NEW 3 STORY/ 3 DU BLDG

ADDRESS:
2474 N CLYBOURN AVE.
CHICAGO IL.

A 1.2
SHEET NO.

FINAL FOR PUBLICATION



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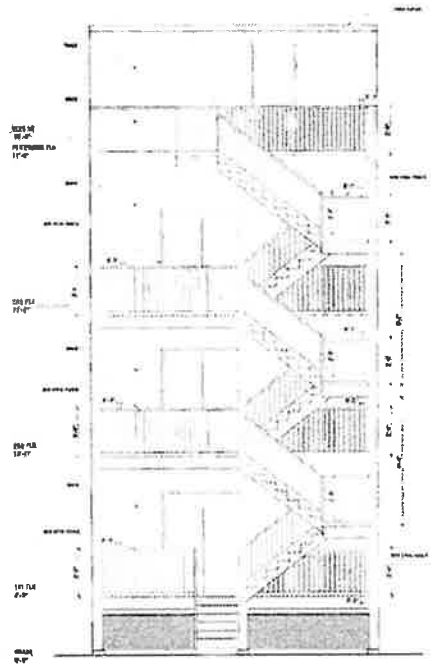

2 REAR ELEVATION

REVISIONS:

ANGELICA BORROMEO

AIA - NCARB - LEED - AP

7340 N MEADE AVE.
CHICAGO, ILLINOIS 60646
(773) 763-3895

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO CITY OF CHICAGO BUILDING CODES.

11-30-23
EFFECTIVE DATE

11-30-24
EXPIRATION DATE

WET SEAL - SIGNATURE

SHEET CONTENTS:
ELEVATIONS

JOB TITLE:
NEW 3 STORY/ 3 DU BLDG

ADDRESS:
2471 E GLENOURA AVE.
CHICAGO IL.

A 1.6

SHEET NO.