

17-13-0303-C (1) Narrative Zoning Analysis

2515 North Clybourn Avenue, Chicago, Illinois

Proposed Zoning: *RM-4.5 Residential Multi-Unit District*

Lot Area: 3,750 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new three-story (with basement) three-unit *residential* building, with onsite accessory parking for three (3) vehicles, at the subject property. The programming for the proposed new building calls for one *simplex* unit to be established on each the Basement and the 1st Floor, with one *duplex* unit to be established on and between the 2nd and 3rd Floors. There will be surface parking for a total of three (3) vehicles, located at the rear of the building, with access directly off of the Public Alley. The new proposed improvements will be masonry in construction, with the building measuring 37 feet-7 inches in height (*underside of roof structure*).

- (A) The Project's Floor Area Ratio: 5,052 square feet square feet (1.35 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 3 dwelling units (1,250 square feet per dwelling unit)
- (C) The amount of off-street parking: 3 vehicular spaces
- (D) Setbacks:
 - a. Front Setback: 2 foot-6 inches
 - b. Rear Setback: 45 feet-1 inches
 - c. Side Setbacks:
 - North: 2 feet-0 inches
 - South: 3 feet-0 inches

**The Applicant will seek any additional relief that may be required to cure any non-conforming setback conditions, should such be determined during permit review.*

- (E) Building Height: 37 feet-7 inches (*underside of roof structure*)

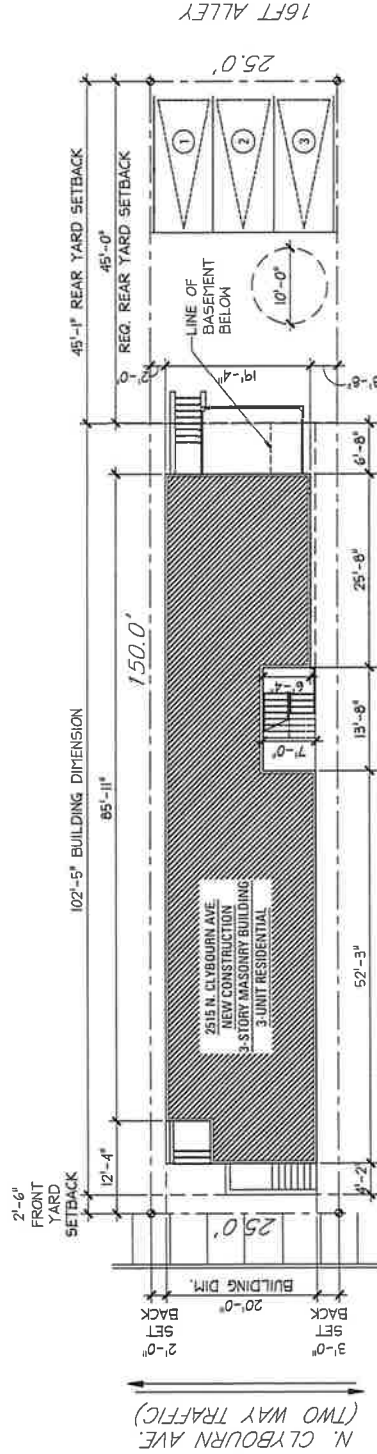
**PLEASE NOTE: The Applicant will comply with Section 17-3-0307 Exceptions, of the Chicago Air Quality Ordinance, should such provisions be determined as applicable.*

2515 N. CLYBOURN

ZONING DATA

ADDRESS: 2515 N. CLYBOURN
 LOT SIZE: (SEE: SITE PLAN AND PLAT OF SURVEY)
 LOT AREA: 3,750 SQ. FT.

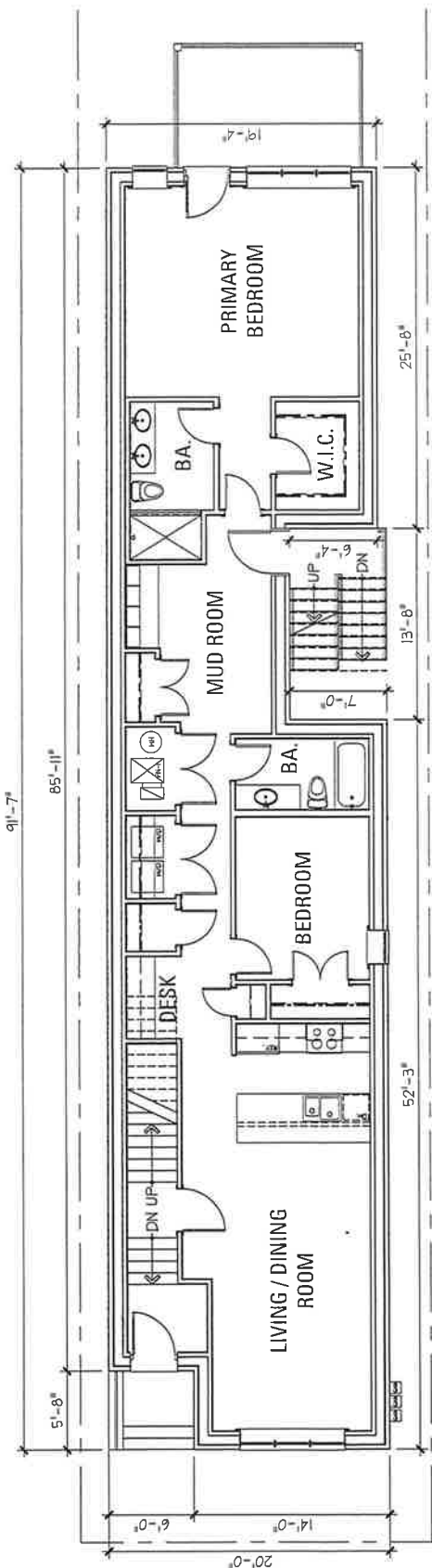
ZONING DISTRICT:	EXISTING	CODE REQUIRED	PROVIDED
F.A.R.	M1-2	RM-4.5	RM-4.5
MINIMUM LOT AREA PER UNIT	2-2	700 SF	700
MINIMUM BUILDABLE AREA:	N/A	6,375 SQ. FT.	5,052 SQ. FT.
MAXIMUM NUMBER OF UNITS:	RESIDENTIAL NOT ALLOWED	5 UNITS MAX	3 UNITS
MAXIMUM BUILDING HEIGHT:	N/A	45'-0"	37'-7"
SETBACKS:			
FRONT YARD	N/A	2'-4" (AVG. OF NEIGHBORS)	2'-6"
REAR YARD	N/A	45'-0"	45'-1"
SIDE YARDS	N/A	5'-0" COMBINED, 2FT MIN.	3'-0" (S); 2'-0" (N)
MINIMUM PARKING:	N/A	3 SPACES	3 SPACES
REAR YARD OPEN SPACE:	N/A	253.75 SF / 10 FT CLEAR DIA	576 SF
LOADING BERTH:	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
COMMERCIAL SPACE:	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED



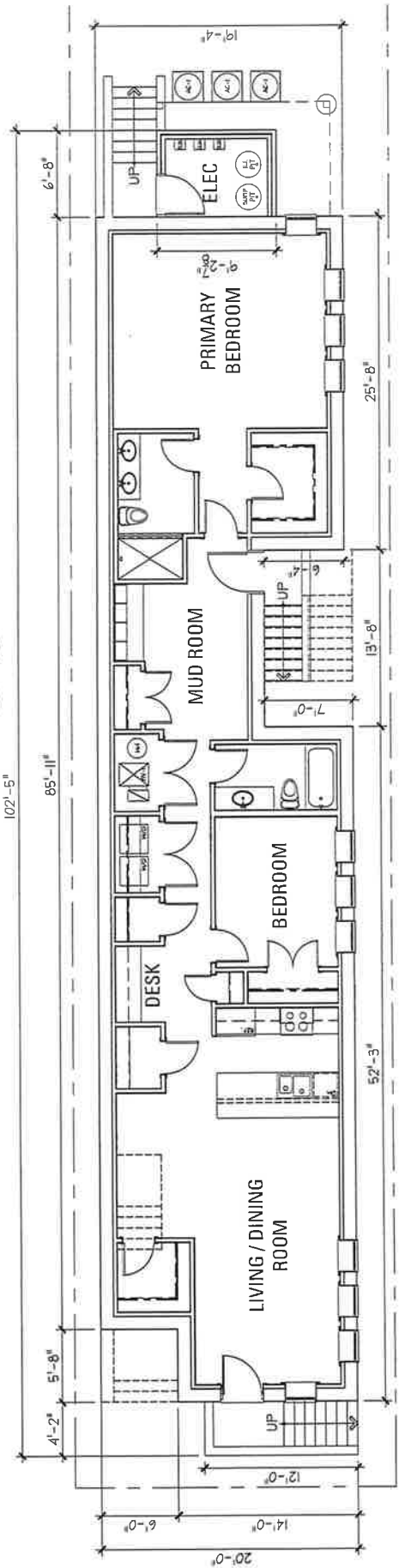
JSA
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proj.# 2009
 description
 NEW RESIDENTIAL CONSTRUCTION
 2515 N. CLYBOURN
 CHICAGO, IL
 05/01/2023; ISSUED FOR REVIEW





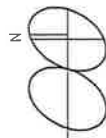
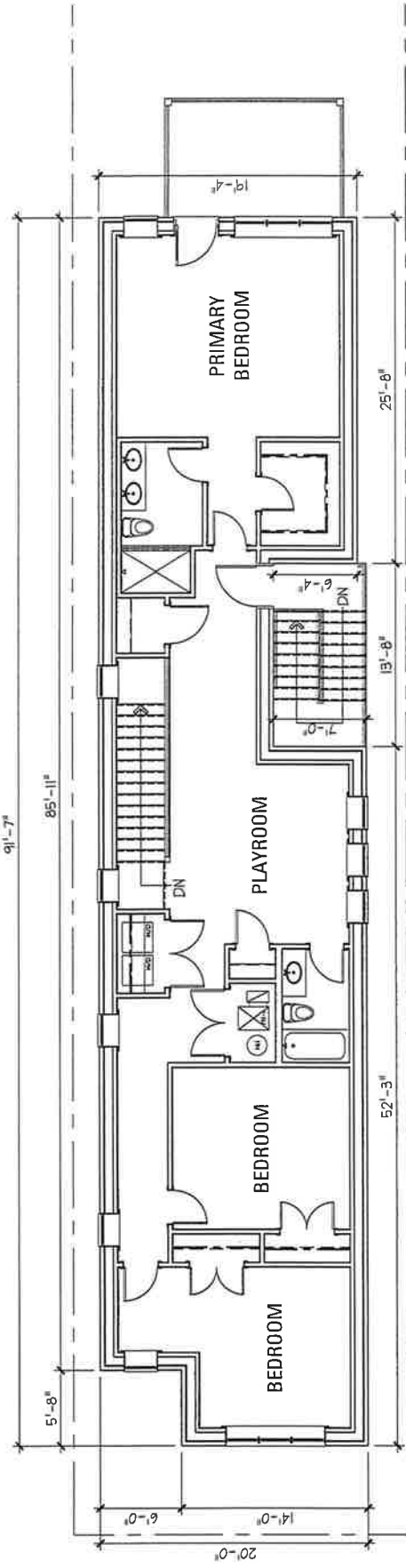
FIRST FLOOR PLAN - 1,684 SF
(SIMPLEX UNIT - 1,577 SF)



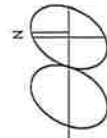
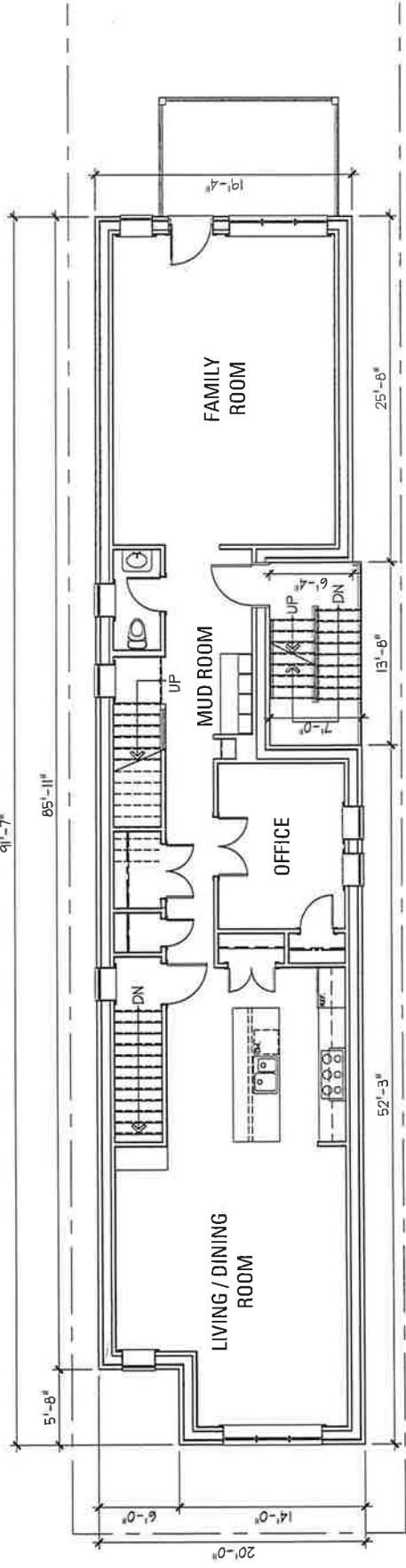
BASEMENT PLAN - 1,746 SF
(SIMPLEX UNIT - 1,684 SF)

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proj.# 2309
p#61
NEW RESIDENTIAL CONSTRUCTION
2515 N. CLYBOURN
CHICAGO, IL
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description



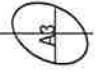
THIRD FLOOR PLAN - 1,684 SF
(DUPLICATE UNIT - 3,297 SF)

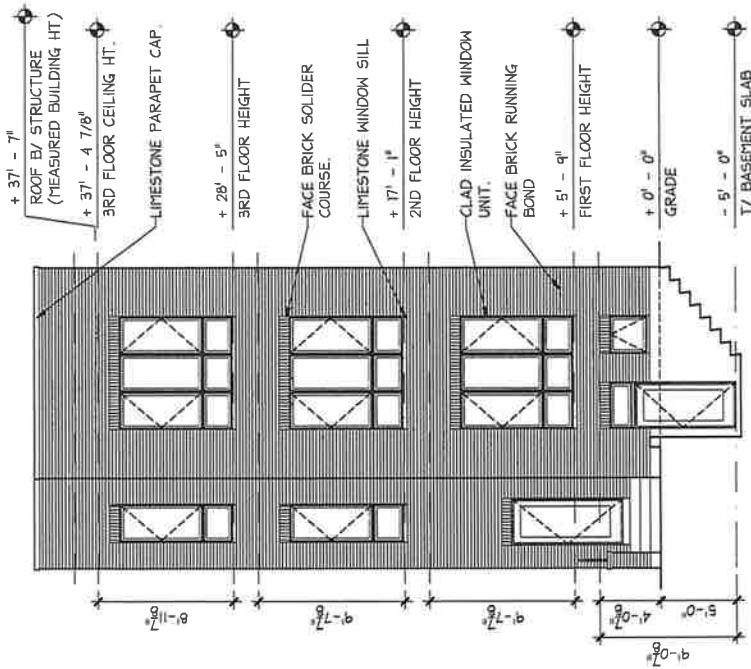


SECOND FLOOR PLAN 1,684 SF
(DUPLICATE UNIT - 3,297 SF)

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 proj. NEW RESIDENTIAL CONSTRUCTION
 2315 N. CLYBOURN
 CHICAGO, IL
 description 05/01/2023; ISSUED FOR REVIEW

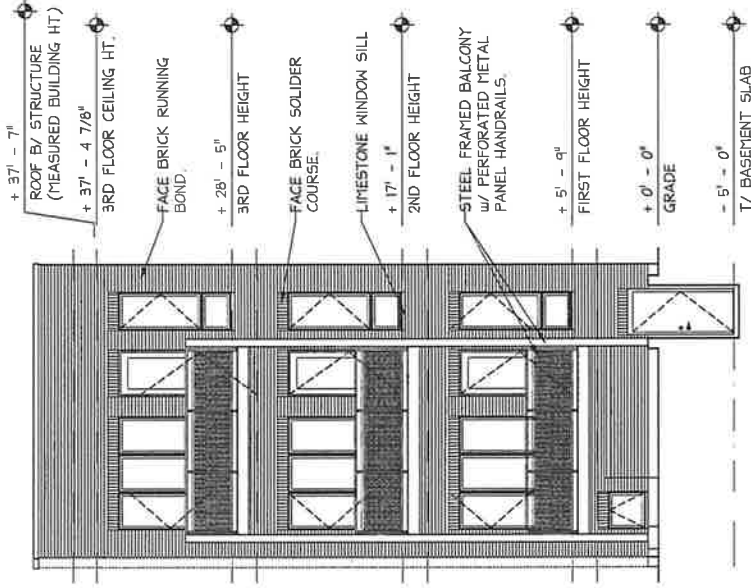




WEST ELEVATION

1/8" = 1'-0"

1

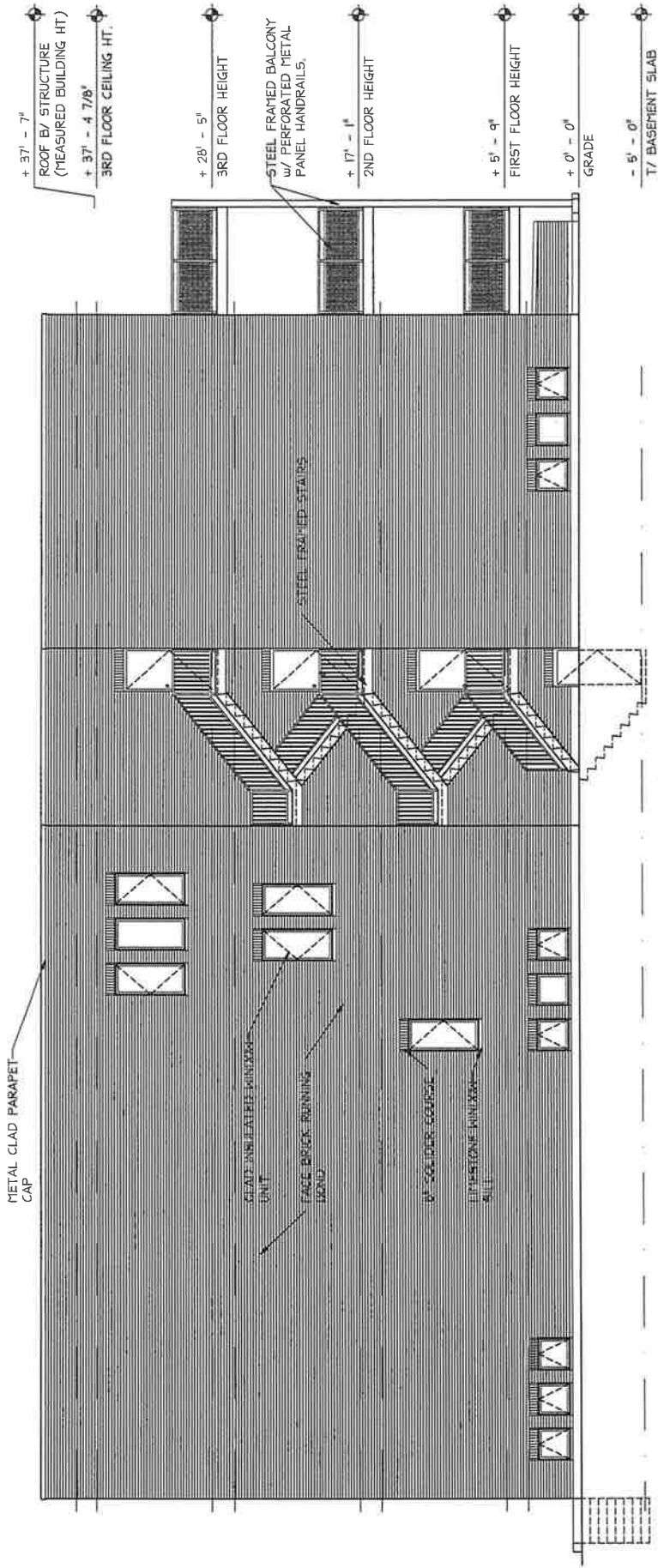


EAST ELEVATION

1/8" = 1'-0"

2



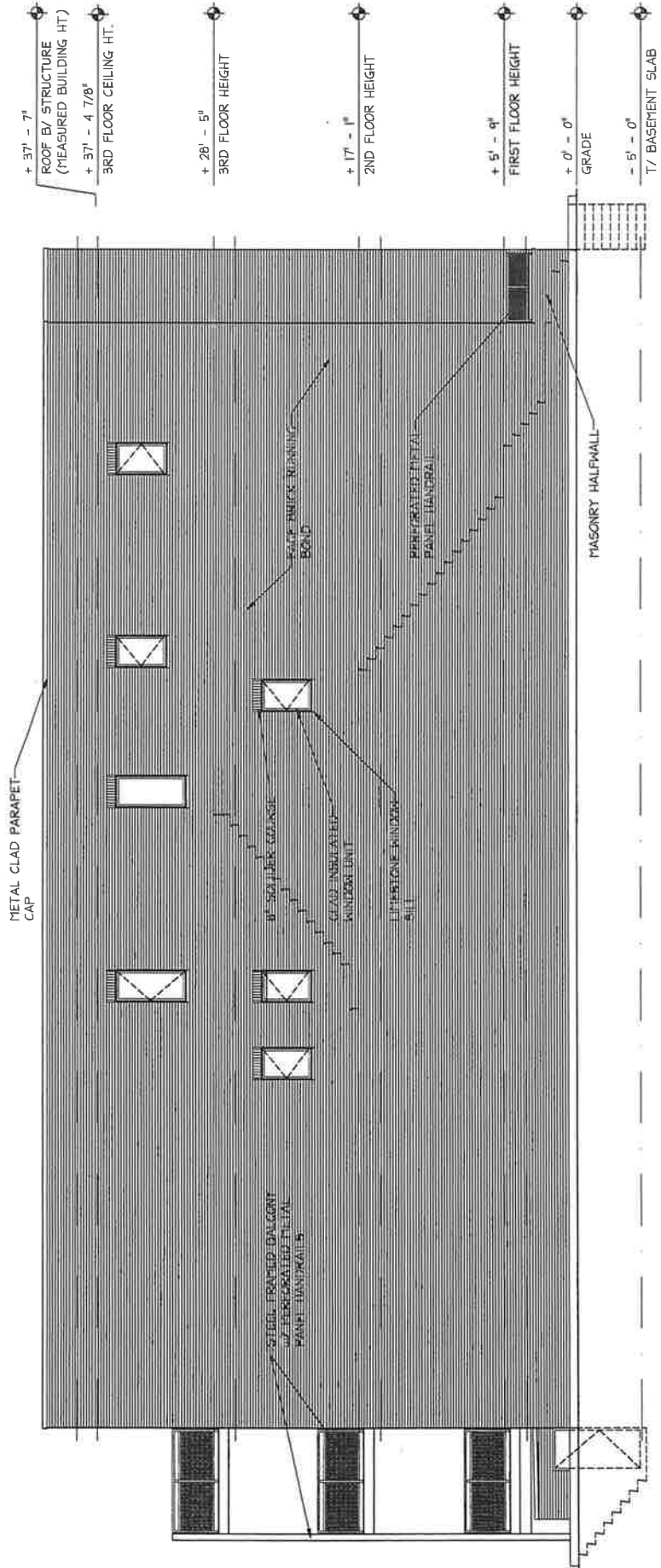


SOUTH ELEVATION
1/8" = 1'-0"

- + 37' - 7" ROOF BY STRUCTURE (MEASURED BUILDING HT.)
- + 37' - 4 7/8" 3RD FLOOR CEILING HT.
- + 28' - 5" 3RD FLOOR HEIGHT
- STEEL FRAMED BALCONY w/ PERFORATED METAL PANEL HANDRAILS.
- + 17' - 1" 2ND FLOOR HEIGHT
- + 5' - 9" FIRST FLOOR HEIGHT
- + 0' - 0" GRADE
- 5' - 0" T/ BASEMENT SLAB

proj.# 2308
 proj. NEW RESIDENTIAL CONSTRUCTION
 2ND FLOOR
 CHICAGO, IL
 description 07/26/2023, ISSUED FOR REVIEW

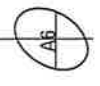
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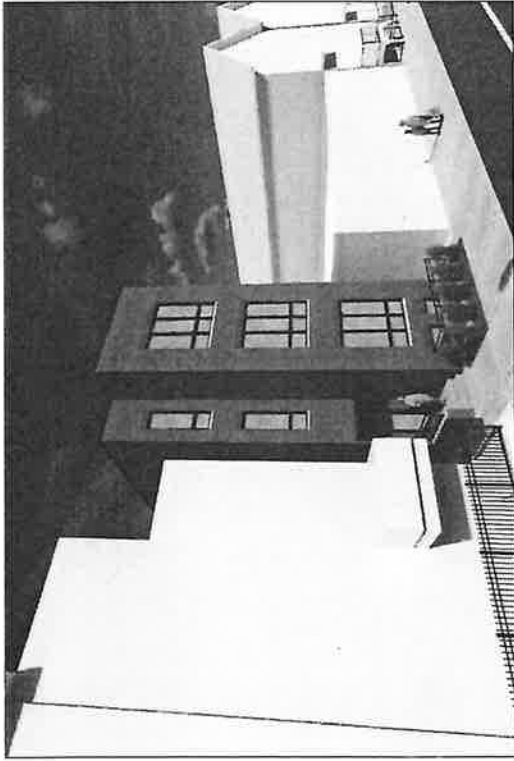


NORTH ELEVATION
1/8" = 1'-0"

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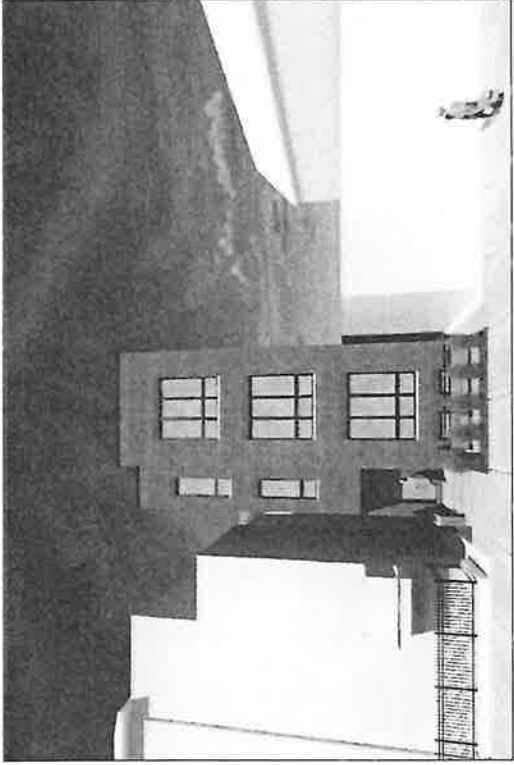
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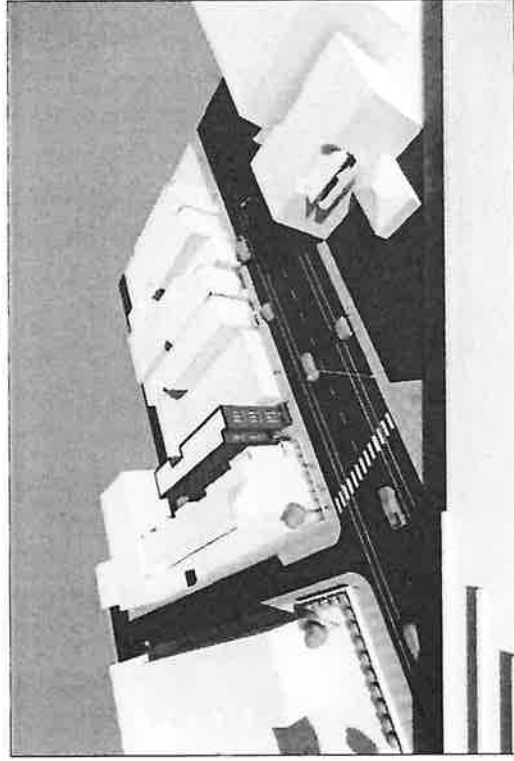
BUILDING RENDERING

1



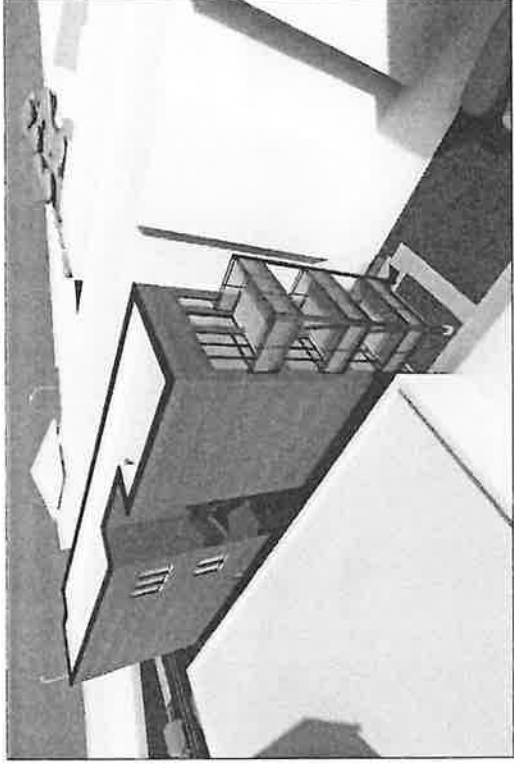
BUILDING RENDERING

2



NEIGHBORHOOD CONTEXT RENDERING

3



BUILDING RENDERING

4

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 proj. NEW RESIDENTIAL CONSTRUCTION
 255 N. CLYBURN
 CHICAGO, IL
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