

**NARRATIVE AND PLANS
FOR THE PROPOSED ZONING MAP AMENDMENT
6411 NORTH NEWGARD AVENUE**

Proposed Zoning: B2-3 Neighborhood Mixed-Use District. The Application is for a Type 1 Map Amendment with Administrative Adjustment pursuant to Section 17-13-0303-D in order that the Applicant may construct a four (4) dwelling unit building with lower level. Three (3) garage parking spaces are planned, subject to an Administrative Adjustment under Section 17-13-1003-EE.

The footprint of the building shall approximately be 21.00 feet by 77.00 feet in size. The building height shall be 39 feet, as defined by City Code.

A. LOT AREA: 3,076.2 SQUARE FEET

B. FLOOR AREA RATIO: 1.6

C. BUILDING AREA: 4,848 SQUARE FEET

D. DENSITY per DWELLING UNIT: 769 SQUARE FEET.

E. OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET, GARAGE PARKING SPACES PROVIDED. (SUBJECT TO AN ADMINISTRATIVE ADJUSTMENT (SECTION 17-13-1003-EE PURSUANT TO THIS TYPE 1 APPLICATION-ZONING MAP AMENDMENT 17-13-0300).

F. FRONT SETBACK: 5 FEET

G. REAR SETBACK: 30 FEET

H. SIDE SETBACK: 1 FEET (SOUTH) 3 FEET (NORTH)

I. BUILDING HEIGHT: 39 FEET

STATEMENT REGARDING 17-3-0308 SPECIFIC CRITERIA FOR TRANSIT-SERVED LOCATIONS.

The project is located within **1,777 feet of the CTA Loyola Red & Purple Line stop.**

1. The project complies with the applicable standards of Section 17-10-0102-B. Applicant will provide 3 parking spaces for 4 dwelling units and will seek an Administrative Adjustment as required under 17-10-0102-B (1); Applicant will provide three bicycle parking spaces under 17-10-0102-B (2). The remainder of 17-10-0102-B is not applicable to this Project;

2. North Newgard Avenue is not designated as a Pedestrian Street. Therefore, the standards of Section 17-3-0504 are not applicable for this Project;

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission. The Project is located in the Service Employment District (SD) and will allow residents at the Project connections to district and facilitate their transfer among modes;

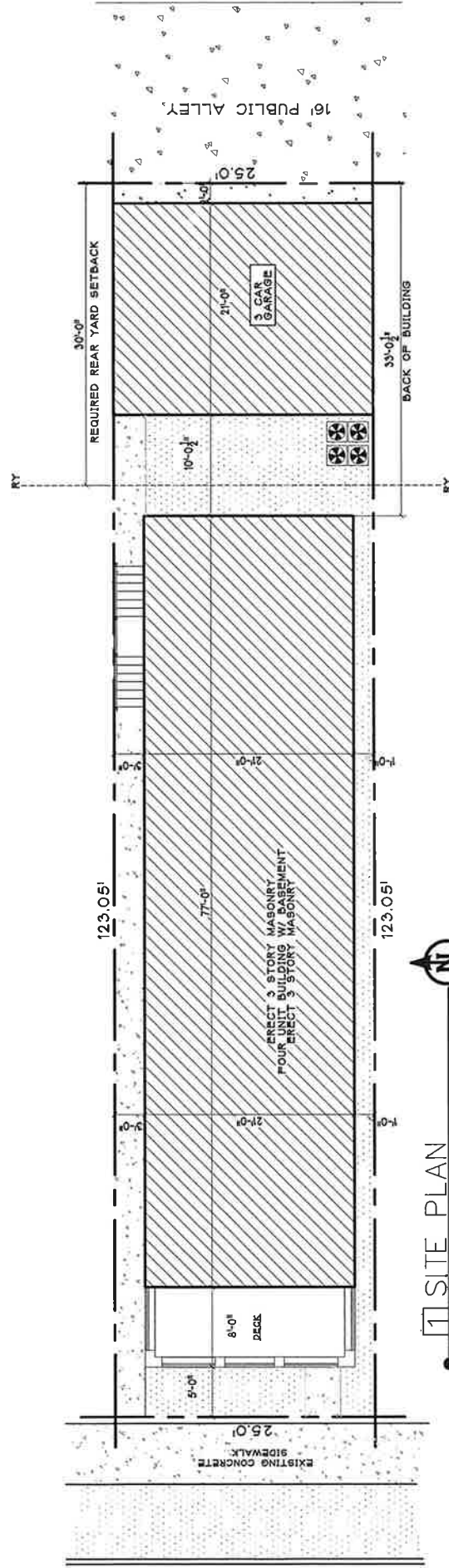
4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio. Applicant will seek an Administrative Adjustment under Section 17-13-1003-EE for the increase from 2 off-street parking spaces to 3 spaces;

5. The City of Chicago's Travel Demand Study and Management Plan rules are not applicable since this Project contains less than 20 Dwelling Units and includes 4 dwelling units only.

PROPOSED ZONING SET BACK INFORMATION			
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
FRONT YARD SETBACK REQUIREMENT:	1/2 OF R-ZONED PROPERTY	0.0'	5'-0"
SIDE YARD SETBACK REQUIREMENT:	10% COMBINED ON SETBACK ADJACENT TO R-ZONE, ONLY	0.0' / 2'-6"	1'-0" / 3'-0"
REAR YARD SETBACK REQUIREMENT:	30% OF THE LOT DEPTH*	30'-0"	33'-0"
MAXIMUM MEAN HEIGHT ALLOWED:	TO BOTTOM OF FLAT ROOF OR TO MID POINT OF RAFTERS	50'-0"	38'-0"
REAR YARD OPEN SPACE REQUIREMENT			
OPEN SPACE	CODE DESCRIPTION	REQUIRED	ACTUAL
OPEN SPACE REQUIREMENT:	NONE REQUIRED	0.0 SF.	260.0 SQ. FT.

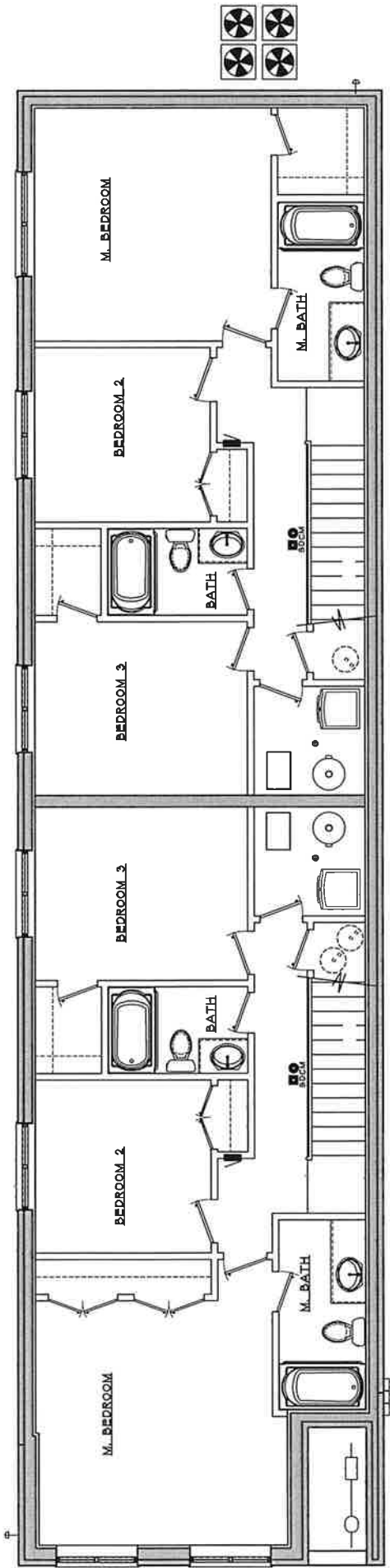
PROPOSED ZONING INFORMATION			
ZONING CLASSIFICATION:	B2-3	400-330 FT. / UNIT	MAXIMUM # OF UNITS ALLOWED PER ZONING: 3.0
LOT DIMENSIONS:	25.0' X 123.05'		
LOT AREA:	3,076.2 SQ. FT. X 3.0 MAXIMUM BUILDABLE SQUARE FOOTAGE* 9,228.6		
		ACTUAL SQUARE FOOTAGE PER PLANS: 4,848	

SQUARE FOOTAGE	
3RD FLOOR	1616
2ND FLOOR	1616
1ST FLOOR	1616
TOTAL	4,848

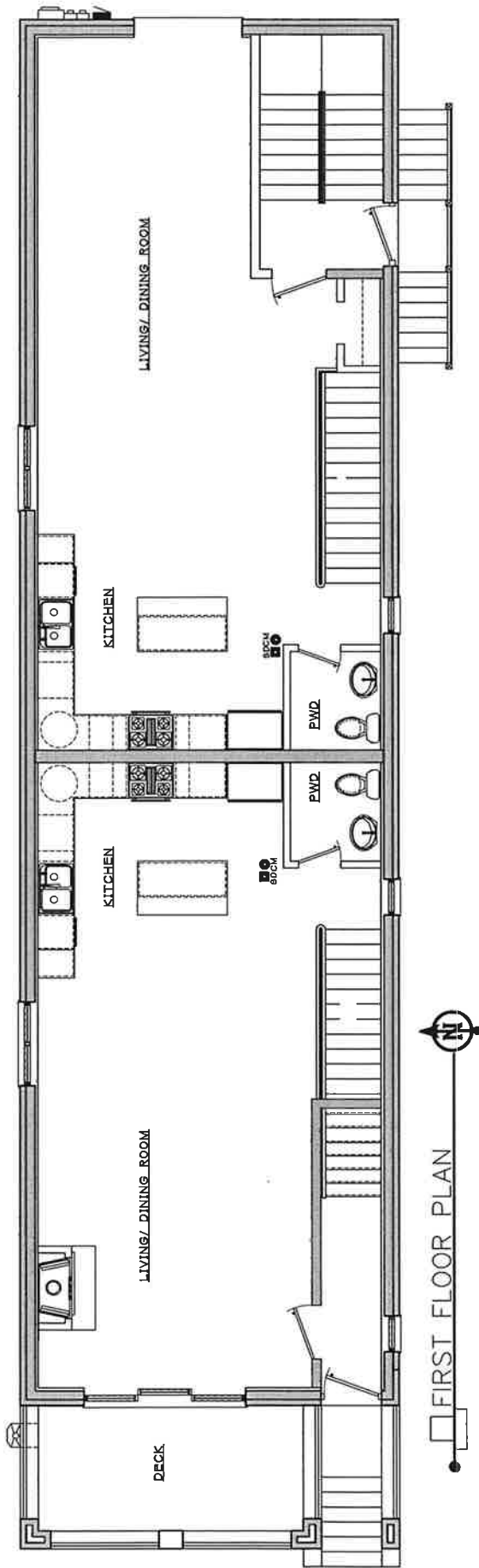


1 SITE PLAN
SCALE: 1/8" = 1'-0"

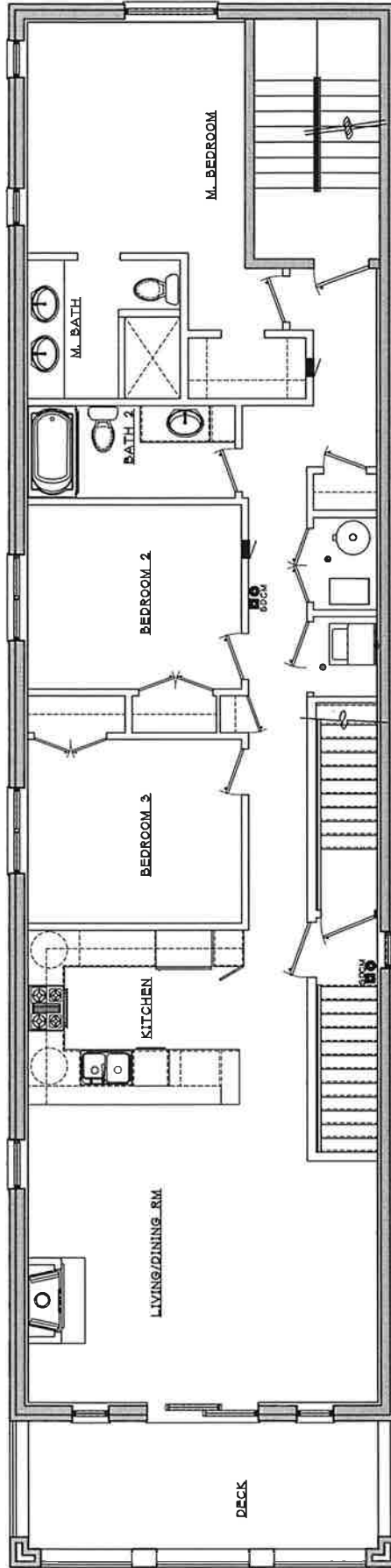
NORTH NEWGARD AVENUE



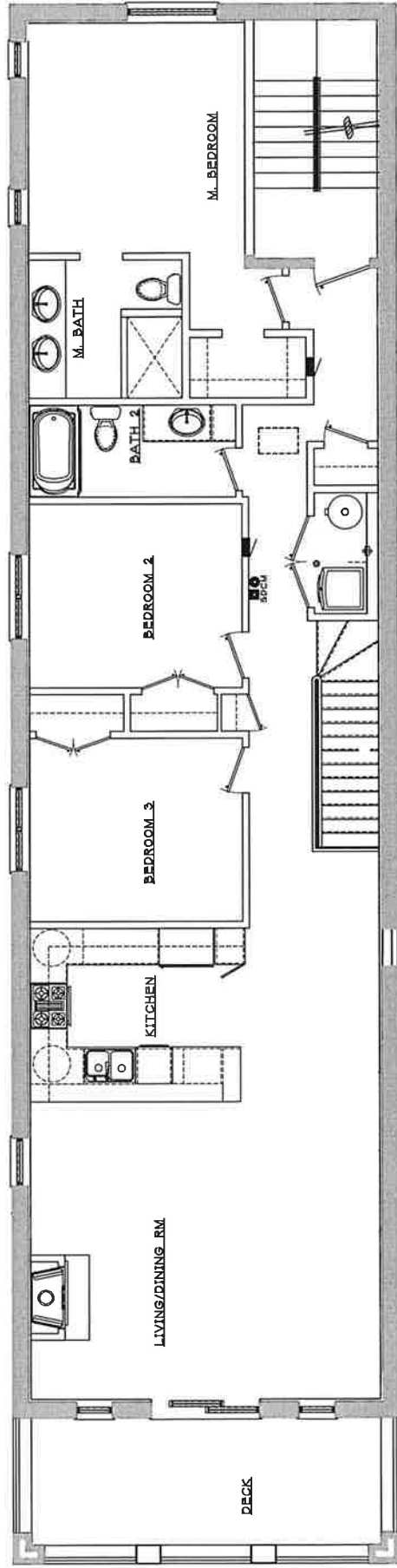

 BASEMENT FLOOR PLAN



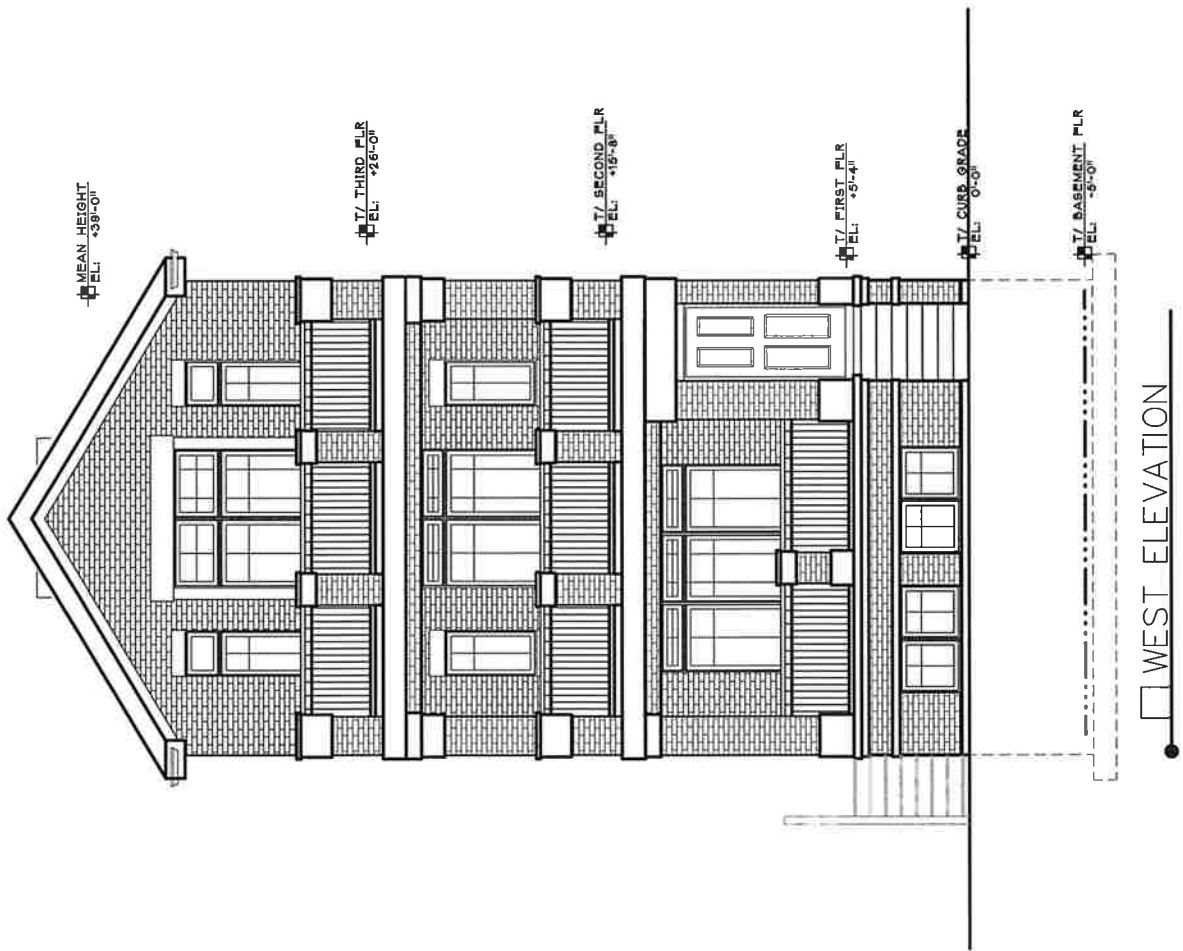
FIRST FLOOR PLAN

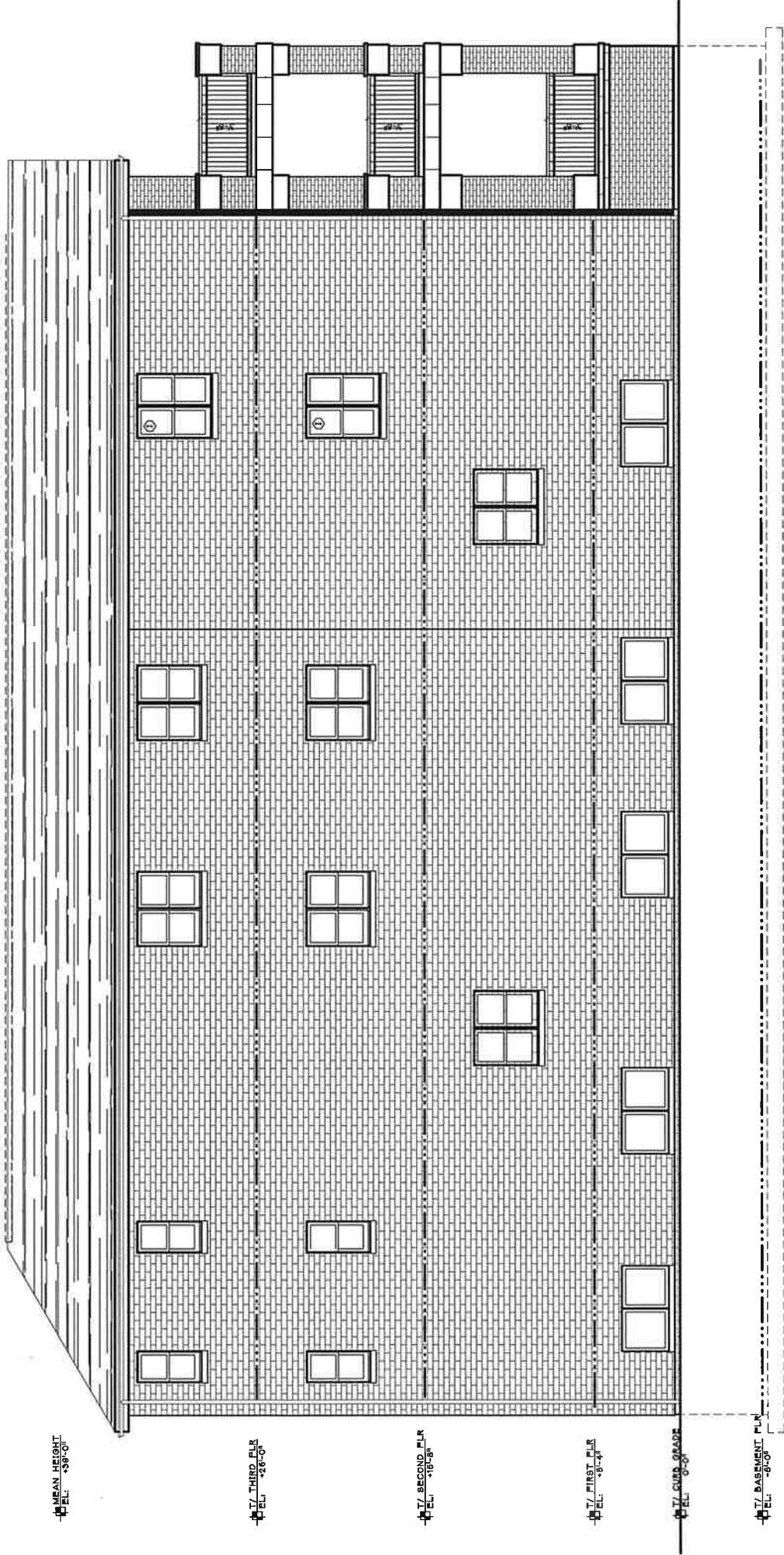


SECOND FLOOR PLAN



THIRD FLOOR PLAN





MEAN HEIGHT
EL: +39'-0"

T1/3 THIRD FLR
EL: +28'-0"

T1/2 SECOND FLR
EL: +18'-0"

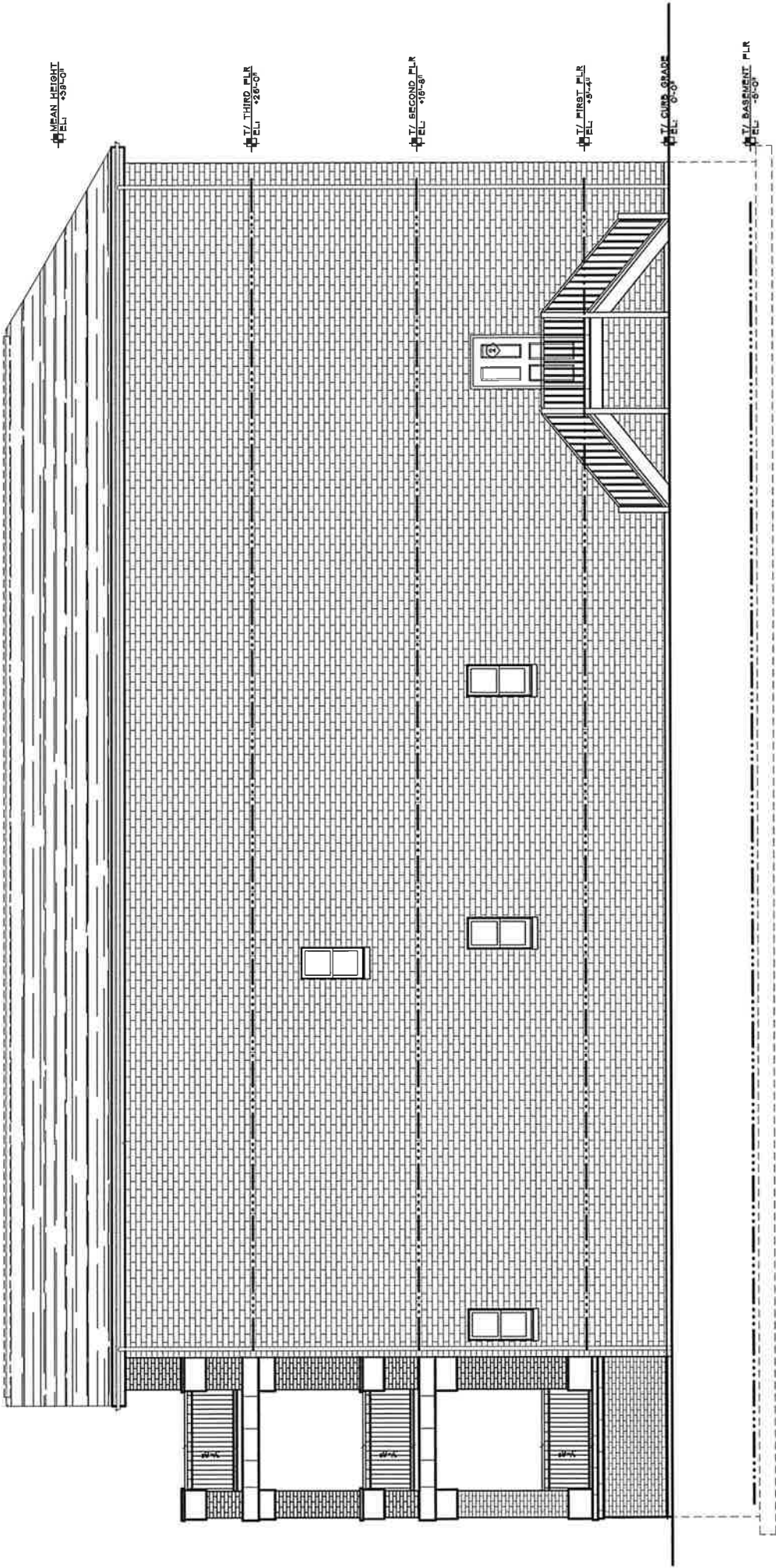
T1/4 FIRST FLR
EL: +9'-0"

T1/4 CURD. GRADE
EL: 0'-0"

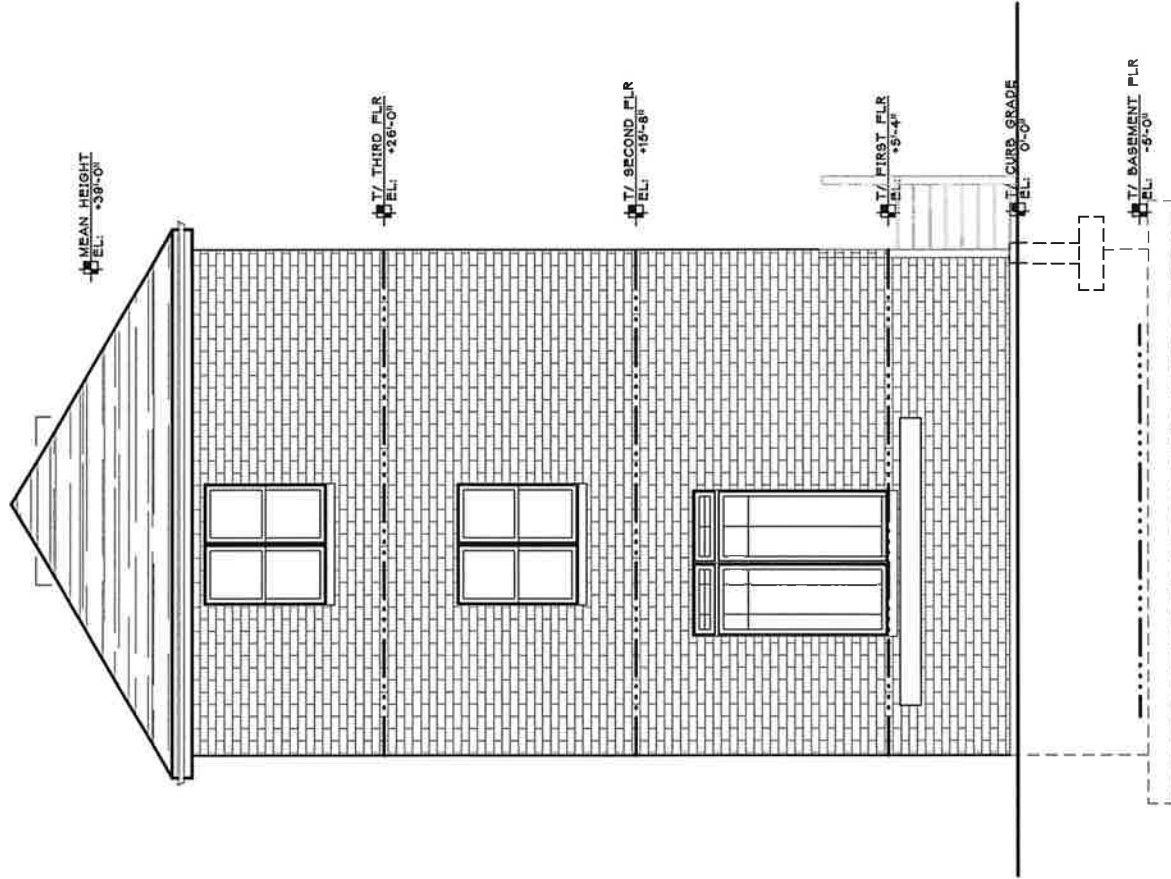
T1/4 BASEMENT FLR
EL: -9'-0"

□ NORTH SIDE ELEVATION

SCALE 1/4" = 1'-0"



□ SOUTH SIDE ELEVATION



MEAN HEIGHT
EL: +39'-0"

T/ THIRD FLR
EL: +28'-0"

T/ SECOND FLR
EL: +19'-8"

T/ FIRST FLR
EL: +9'-4"

T/ CURB GRADE
EL: 0'-0"

T/ BASEMENT FLR
EL: -5'-0"

□ EAST ELEVATION