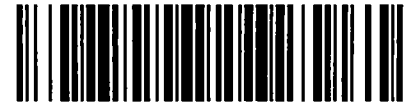




City of Chicago



O2020-4547

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3407-3409 N Bosworth Ave - App No. 20497T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the **RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District** symbols and indications as shown on Map No. 9-G in the area bounded by

a line 99.39 feet north of and parallel to West Roscoe Street; the alley next east of and parallel to North Bosworth Avenue; a line 49.39 feet north of and parallel to West Roscoe Street; North Bosworth Avenue;

to those of an **RM4.5 Residential Multi-Unit District**.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3407-09 N. Bosworth Avenue, Chicago, Illinois 60657

Final for Publication

Narrative and Plan for a Type 1 Zoning Amendment

from RT3.5 to RM4.5

3407-09 N. Bosworth Avenue

Narrative

I. Narrative

The applicant is seeking to rezone the property from an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to an RM4.5 Residential Multi-Unit District and is proposing to build a three-story, six-unit building with approximately 10,344 square feet of floor area.

The site is adjacent to the CTA Brown Line "L" tracks. There are two existing, 2-1/2-story frame residences on the site now, each with two apartments. The overall parcel dimensions for the new development would be 50' x 123'-9.5".

The building would have 32'-4" x 80' footprint. It is designed with outdoor rooftop areas designated for each tenant. The ground-floor dwelling units will be duplexed to the basement below. There would be sunken, below-grade, open terraces at the front and rear of the building, which are adjacent only to the basement level, to be accessed from within the building and not from the exterior. The front terrace would be screened from the public way with a permanent masonry landscaped planter wrought-iron fencing adjacent to the front property line.

The height would be 40' to the top of the rooftop stairwell enclosure. The rooftop mechanical area would be slightly over 50'-tall.

The parking requirements will be met by providing six unenclosed on-site parking spaces in the rear of the property accessed by the alley.

The Applicant would request variations for two items:

- Reducing the rear yard setback from the required 37.5' to the 28'-9"
- Establishing a below grade terrace within the required front yard setback.

Final for Publication

II. Analysis

- 1) Floor Area and Floor Area Ratio
 - a) Lot Area 6,149.21 square feet
 - b) Total building area 10,344 square feet
 - c) FAR 1.68

- 2) Density (lot area per dwelling unit): 1,024.86 square feet/DU

- 3) Off-street Parking: 6 vehicular parking spaces

- 4) Setbacks:

Front:	15'-0"
Rear:	28'-9" (with variation)
Side (north):	5'-4"
Side (south):	4'-8"

- 5) Building Height: 40 ft.

Final for Publication

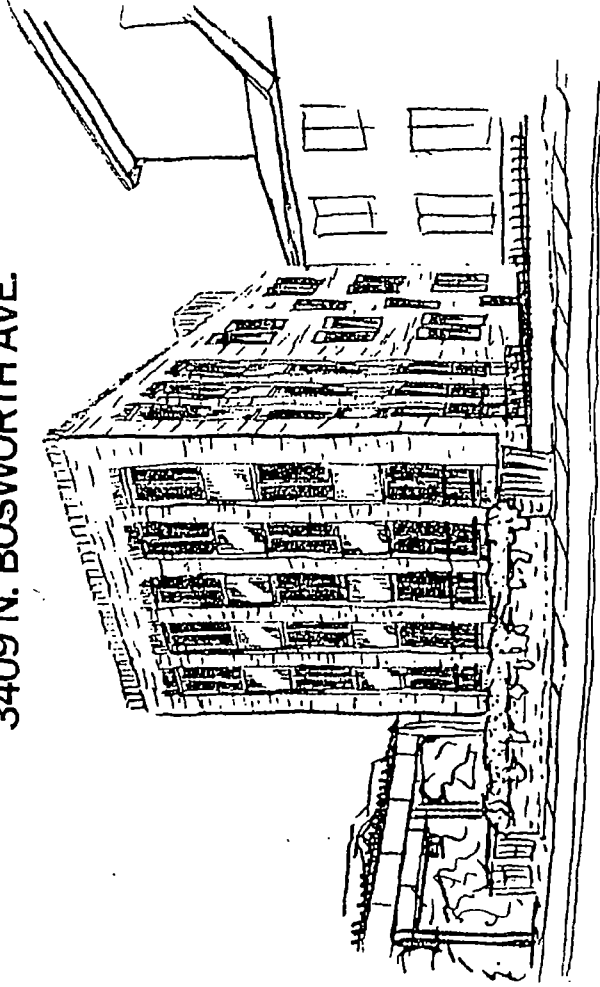
PROJECT INFORMATION
PROJECT NUMBER
1917

ADDRESS
3409 N. BOSWORTH AVE
CHICAGO, IL 60657

CONTACTS
Owner
3409 N. BOSWORTH LLC

TEAM
James Young, Associate Principal
Gabriela Bird, Associate

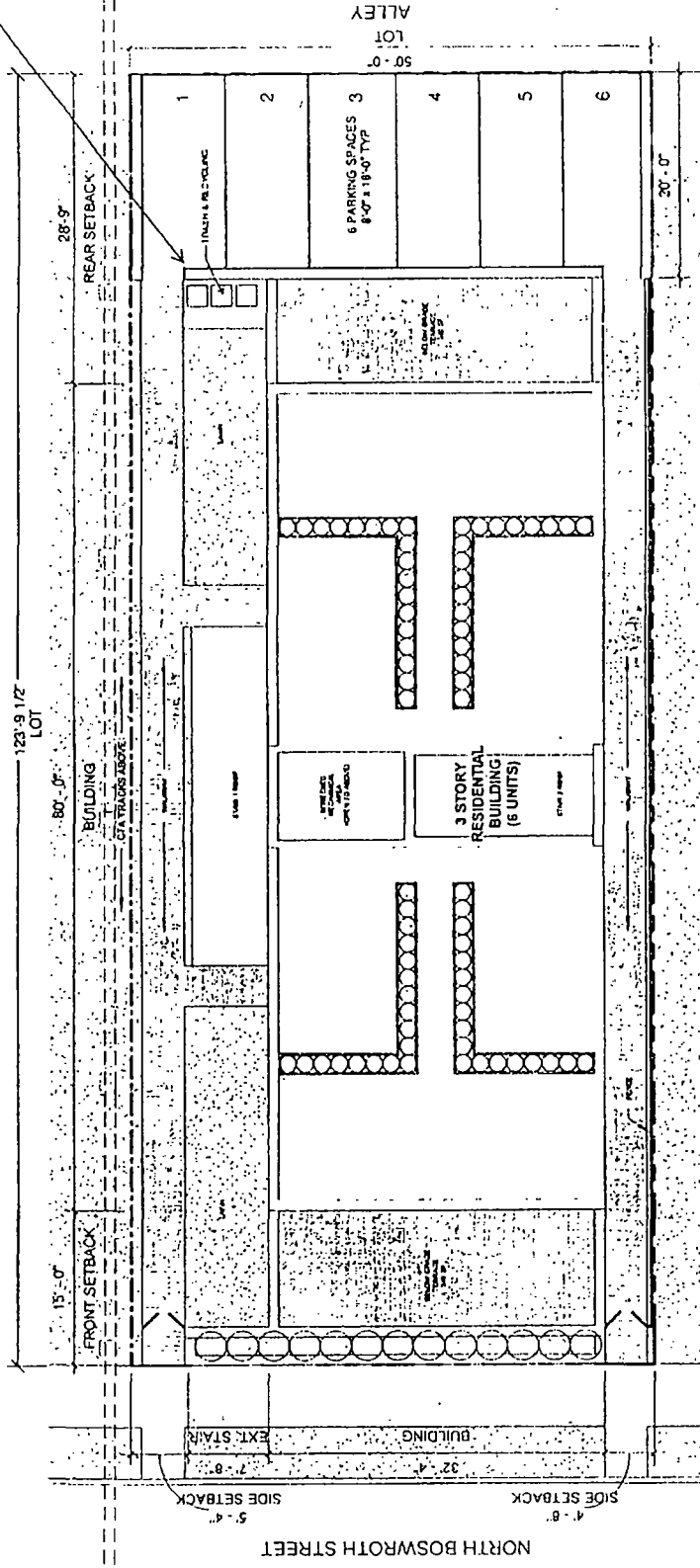
3409 N. BOSWORTH AVE.



CONCEPT
2020.05.14

Final for Publication

5' MASONRY WALL OR FENCE RUNNING N/S ALONG PARKING SPACES & SCREENING OF TRASH RECEPTACLES



1 SITE PLAN
3/32" = 1'-0"



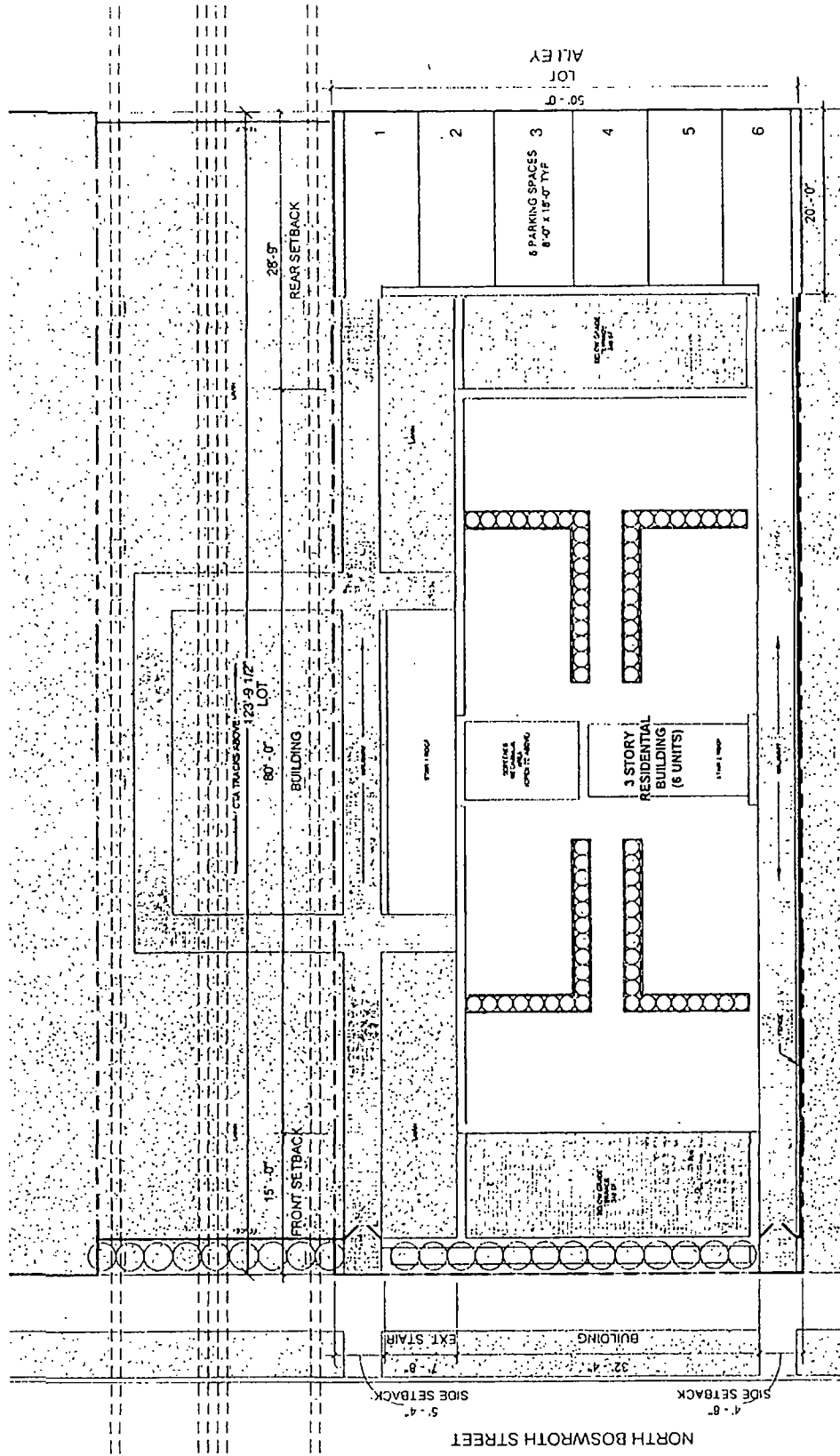
001

3409 N BOSWORTH AVE

SITE PLAN

BOOTH HANSEN

Final for Publication



1 SITE PLANE W/SIDE YARD
 3/32" = 1'-0"



001A
 3506 N BOSWORTH AVE
 19'-"

SITE PLAN WITH SIDE YARD

BOOTH HANSEN

Final for Publication

ZONING ANALYSIS FOR 3406 N BOSWORTH AS RM-4.5

ZONING DISTRICT RM-4.5
 PERMITTED USES MULTI-UNITS (3- UNITS) RESIDENTIAL & SINGLE ROOM OCCUPANCY CO-LIVING
 PARKING STANDARD 1 SPACE PER UNIT
 MIN. STANDARD 700 SF/UNIT
 MAX PER UNIT 1041 SF/UNIT
 UNITS ALLOWABLE 8

SITE AREA 50' X 123' 9" = 6,190 SF
 F.A.R. 1.70 (10,523 SF)

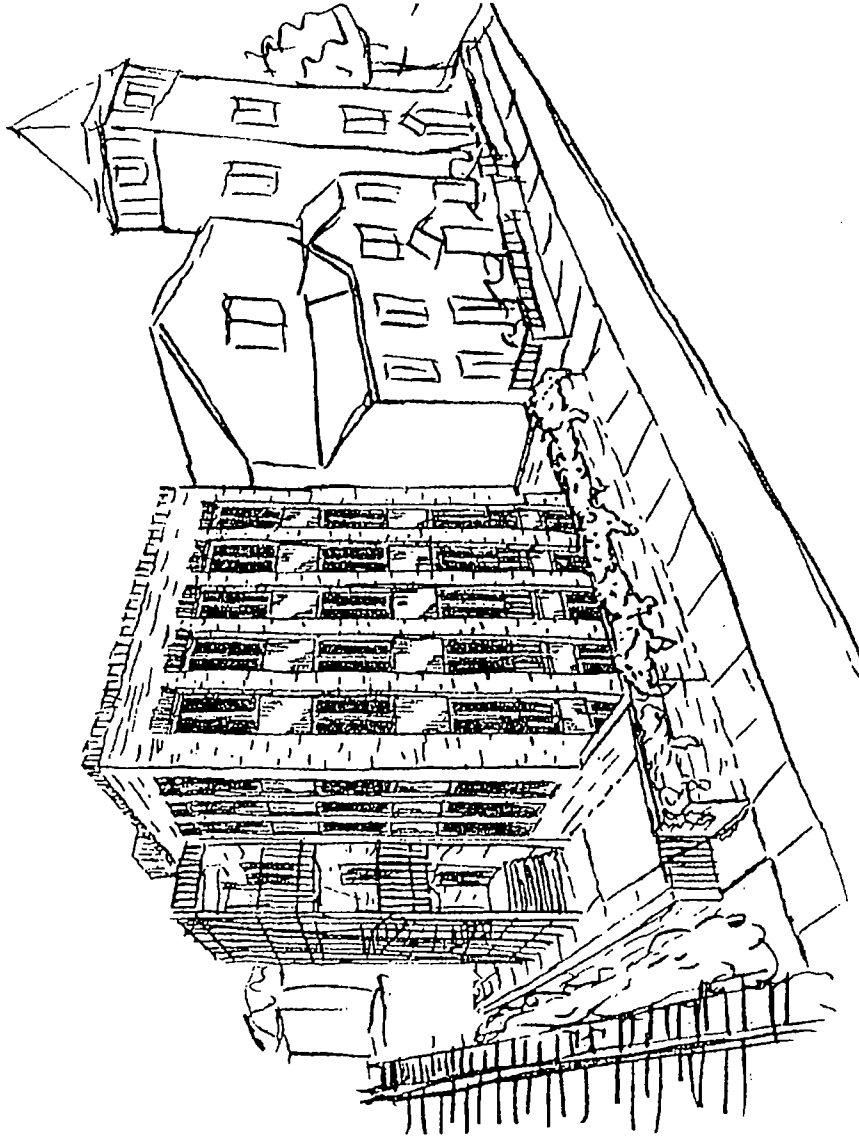
FRONT SETBACK 15'-0"
 SIDE SETBACK COMBINED TOTAL = 20% OF LOT WIDTH = 10'-0"
 TOTAL (NONE REQD TO EXCEED 5'-0")
 30% OF 123'-9" = 38'-10" (ADMIN ADJUST TO 28'-0")
 REAR SETBACK 50 SF PER DU (MIN DIM = 10'-0" ON ANY SIDE)
 MIN. REAR YARD OPEN SPACE 47'-0" (TO BROOF STRUCTURE)
 MAX. HEIGHT ALLOWABLE

PARKING PROVIDED 6 SPACES

UNITS PROVIDED 6 UNITS
 UNIT MIX (4) 2 BEDROOM UNITS
 (2) 4 BEDROOMS
 LEVEL 03 (2) 2 BEDROOMS
 LEVEL 02 (2) 2 BEDROOMS
 LEVEL 01 (2) 4 BEDROOMS
 BASEMENT N/A (DUPLICATE DOWN)

AREA BREAKDOWN FOR 3406 N BOSWORTH

ROOF	300 GSF
LEVEL 03	2,568 GSF = 2,121.5 SF + 160 SF
LEVEL 02	2,568 GSF = 2,121.5 SF + 160 SF
LEVEL 01	2,568 GSF = 2,121.5 SF + 160 SF
BASEMENT	2,568 GSF = 1,150 SF + 1,000 SF + 405 SF
TOTAL GSF	10,344 GSF
TOTAL FAR SF	19,344 SF (ROOF ACCESS PENTHOUSE EXEMPT)



BOOTH HANSEN

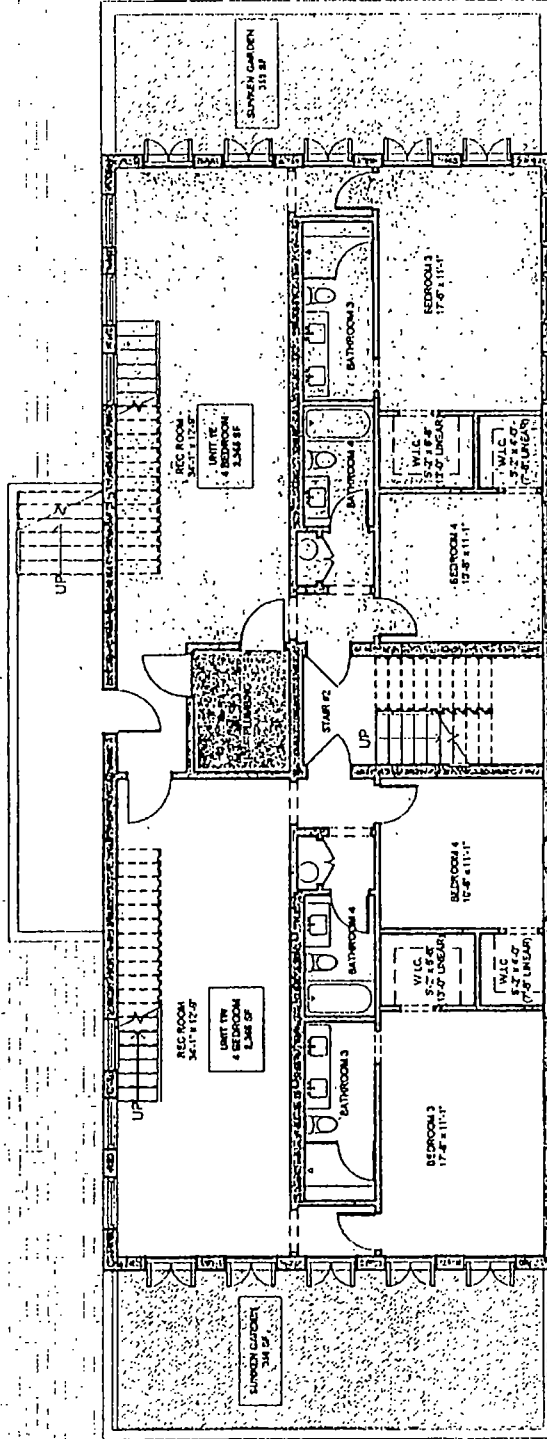
ZONING ANALYSIS

002

3406 N. BOSWORTH AVE

317

Final for Publication



1 BASEMENT
1/8" = 1'-0"



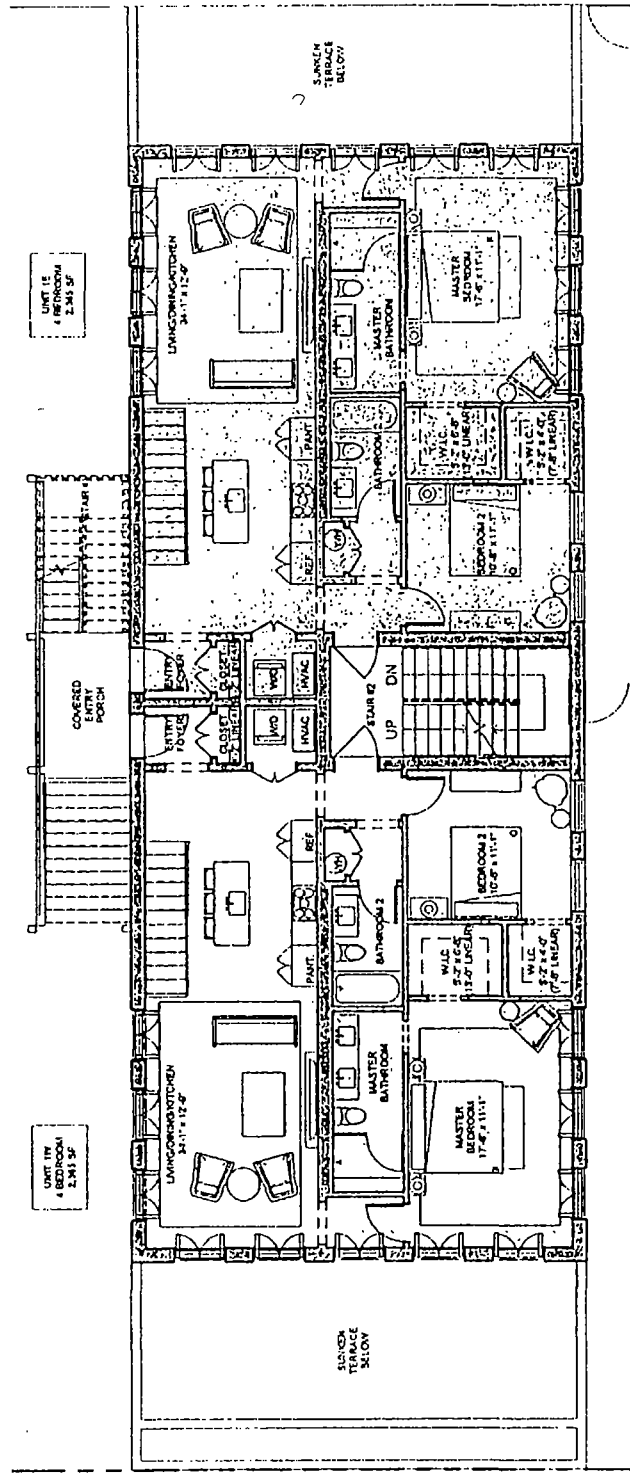
100

3-09 N BOSWORTH AVE
317

BASEMENT

BOOTH HANSEN

Final for Publication



1 FLOOR 1
1/8" = 1'-0"

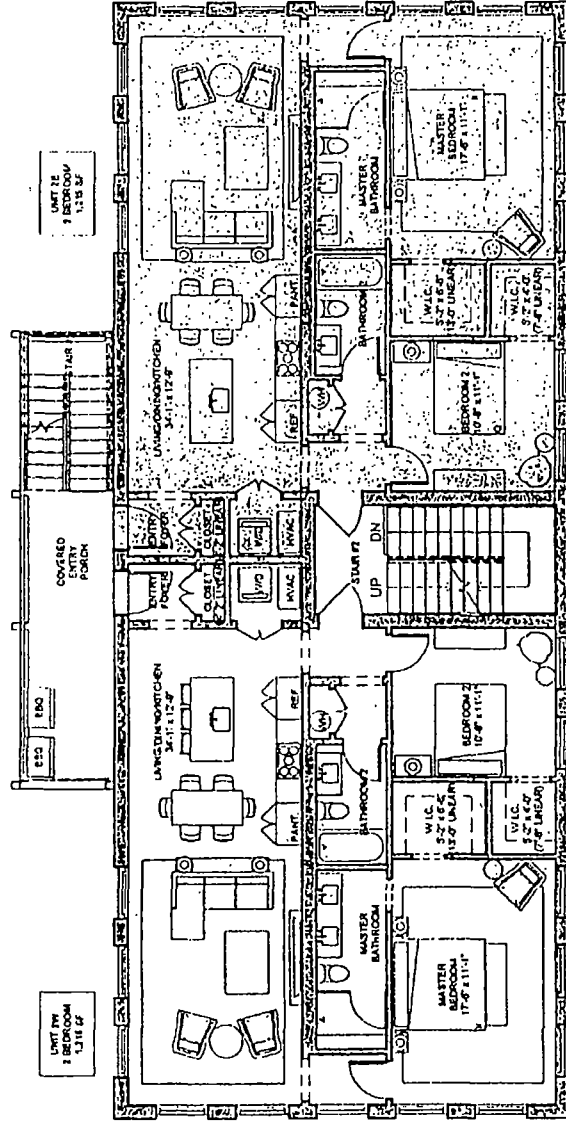


BOOTH HANSEN

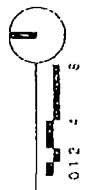
FLOOR 1

101
3409 N BOSWORTH AVE
971

Final for Publication



1 FLOOR 2
1/8" = 1'-0"

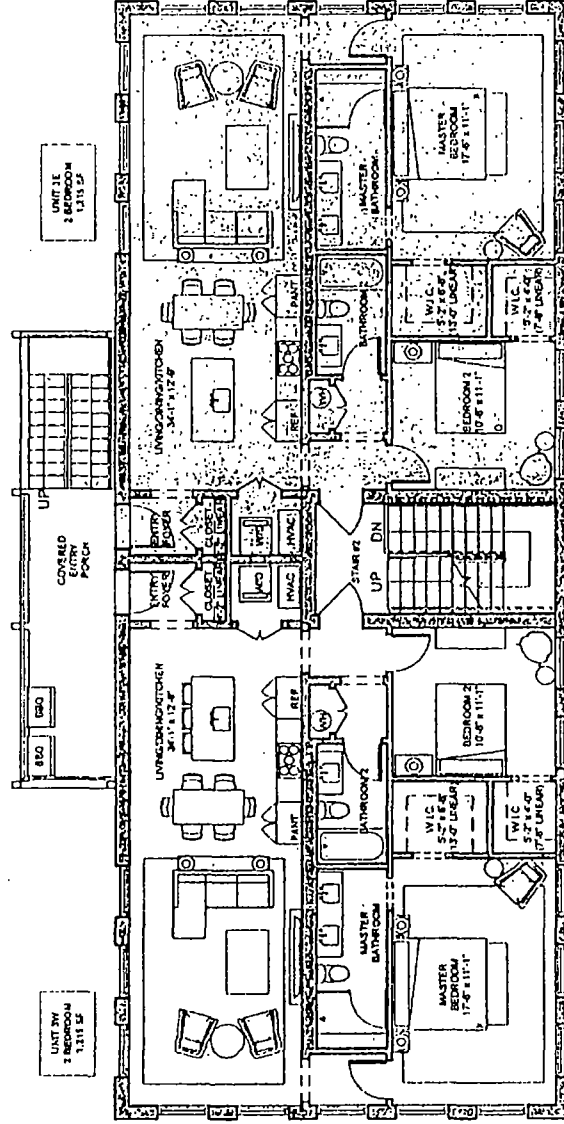


BOOTH HANSEN

FLOOR 2

102
3409 N. BOSWORTH AVE
1917

Final for Publication



FLOOR 3

1 1/8" = 1'-0"



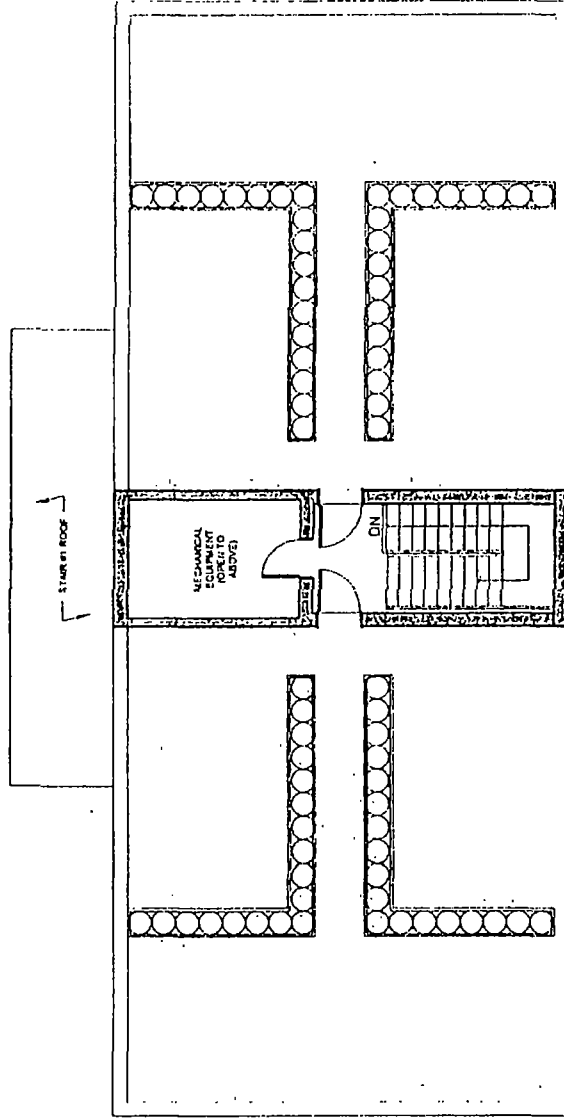
BOOTH HANSEN

FLOOR 3

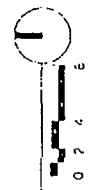
3409 N BCSWORTH AVE
1917

103

Final for Publication



1 T/ROOF
1/8" = 1'-0"



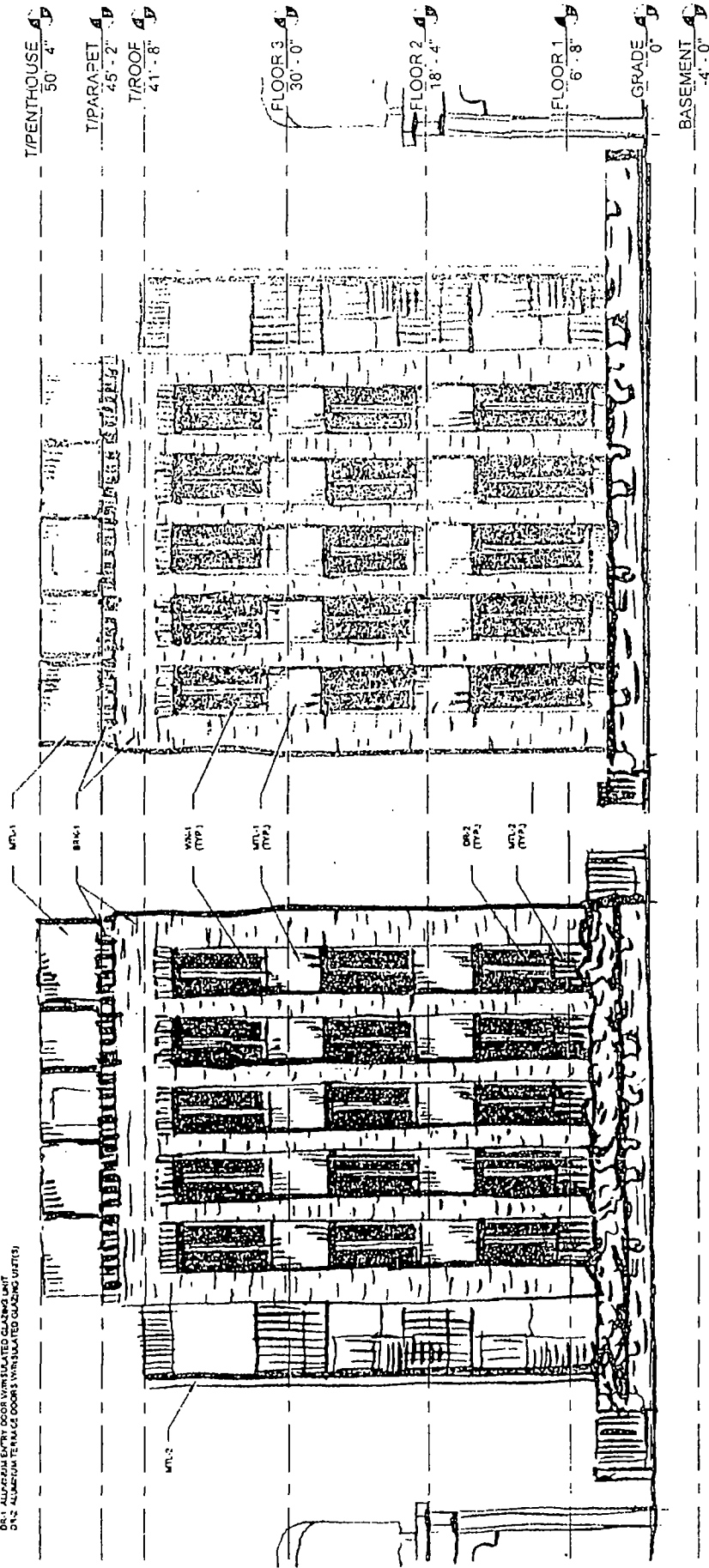
104
3409 N BOSWORTH AVE
12-7

ROOF PLAN

BOOTH HANSEN

Final for Publication

EXTERIOR MATERIALS LEGEND:
 BRV-1 MODULAR FACE BRICK
 BRV-2 CUSTOM FABRICATED ARCHITECTURAL SHEET METAL
 BRV-3 CUSTOM FABRICATED ARCHITECTURAL METALWORK
 W-1 ALUMINUM WINDOW WITH INSULATED GLAZING UNIT
 DR-1 ALUMINUM ENTRY DOOR WITH INSULATED GLAZING UNIT
 DR-2 ALUMINUM TERRACE DOOR WITH INSULATED GLAZING UNIT(S)



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

2 EAST ELEVATION
1/8" = 1'-0"



2000

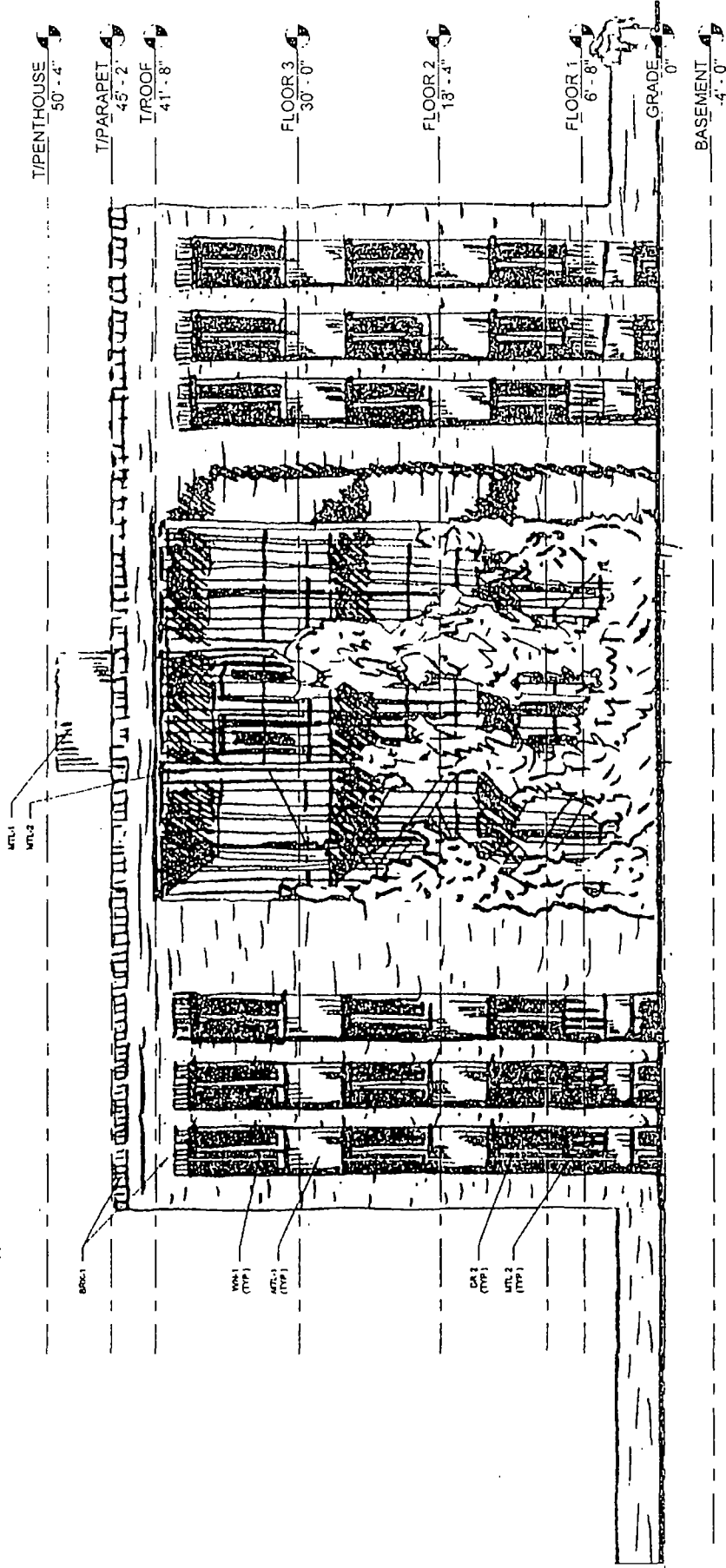
BOOTH HANSEN

ELEVATIONS

3409 N. 905TH AVE
 157

Final for Publication

EXTERIOR MATERIALS LEGEND
 METAL SHEET
 MET-1: CUSTOM FABRICATED ARCHITECTURAL SHEET METAL
 MET-2: CUSTOM FABRICATED ARCHITECTURAL METALWORK
 MET-3: ALUMINUM FABRICATED ARCHITECTURAL METALWORK
 DR-1: ALUMINUM ENTRY DOORS (W/ALUMINUM GLAZING UNITS)
 DR-2: ALUMINUM TERRACE DOORS (W/INSULATED GLAZING UNITS)



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



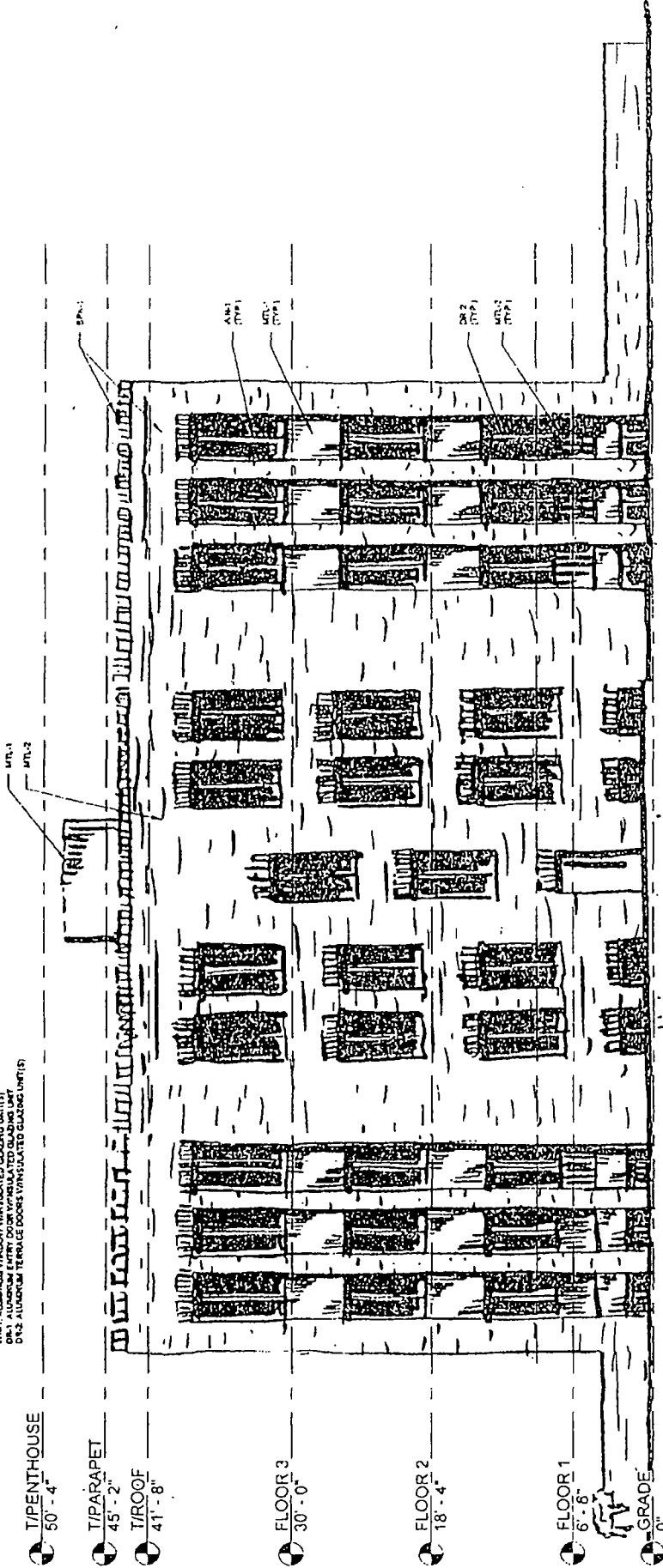
201
 3405 N BOSWORTH AVE
 917

ELEVATIONS

BOOTH HANSEN

Final for Publication

- EXTERIOR MATERIALS LEGEND
 BRK-1 MODULAR FACE BRICK
 MFL-1 CUSTOM FABRICATED ARCHITECTURAL SHEET METAL
 MFL-2 CUSTOM FABRICATED ARCHITECTURAL SHEET METAL
 MFL-3 ALUMINUM WINDOW/DOOR INSULATED GLAZING UNIT
 DR-1 ALUMINUM ENTRY DOOR/INSULATED GLAZING UNIT
 DR-2 ALUMINUM TERRACE DOOR/INSULATED GLAZING UNIT



1 SOUTH ELEVATION

1/8" = 1'-0"



200

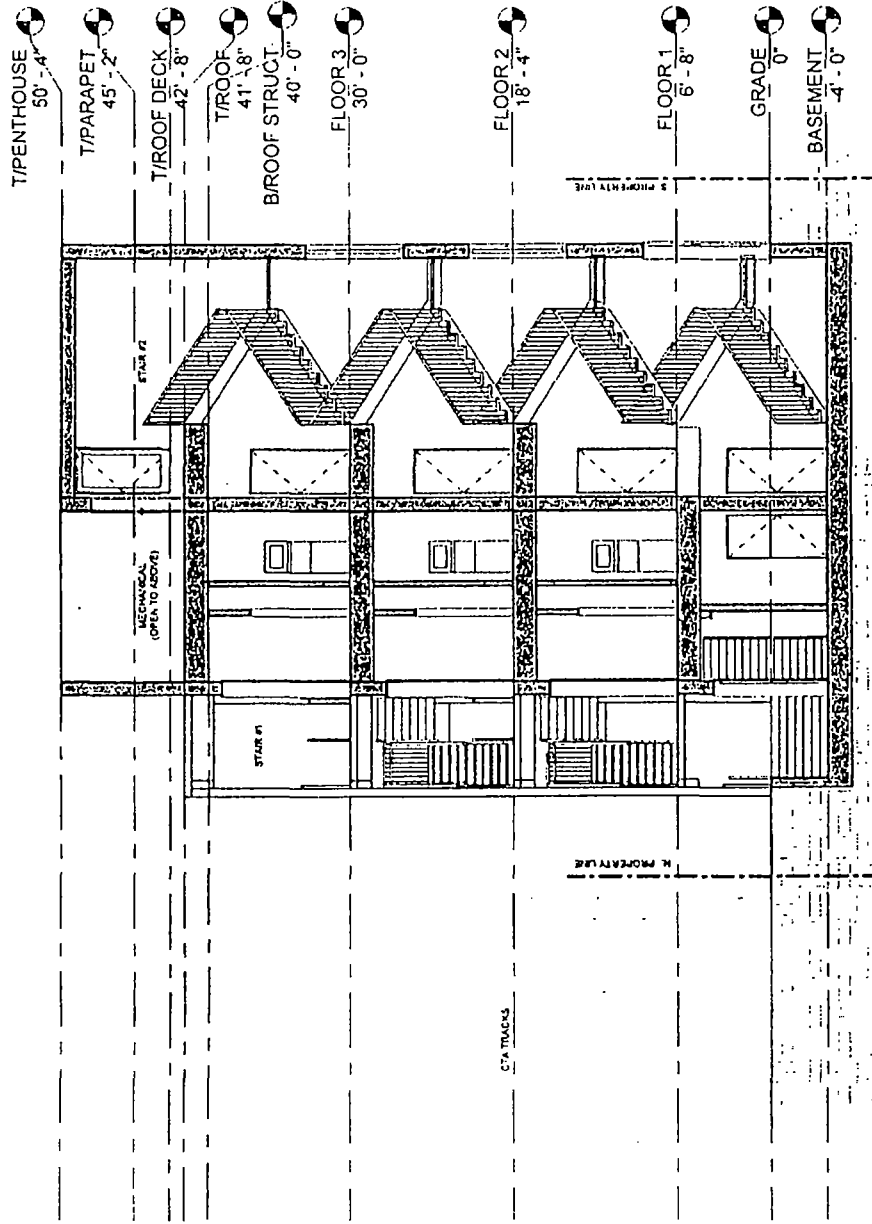
BOOTH HANSEN

ELEVATIONS

1400 N SCSWORTH AVE

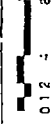
10.17

Final for Publication



1 BUILDING SECTION - N/S

1/8" = 1'-0"



300

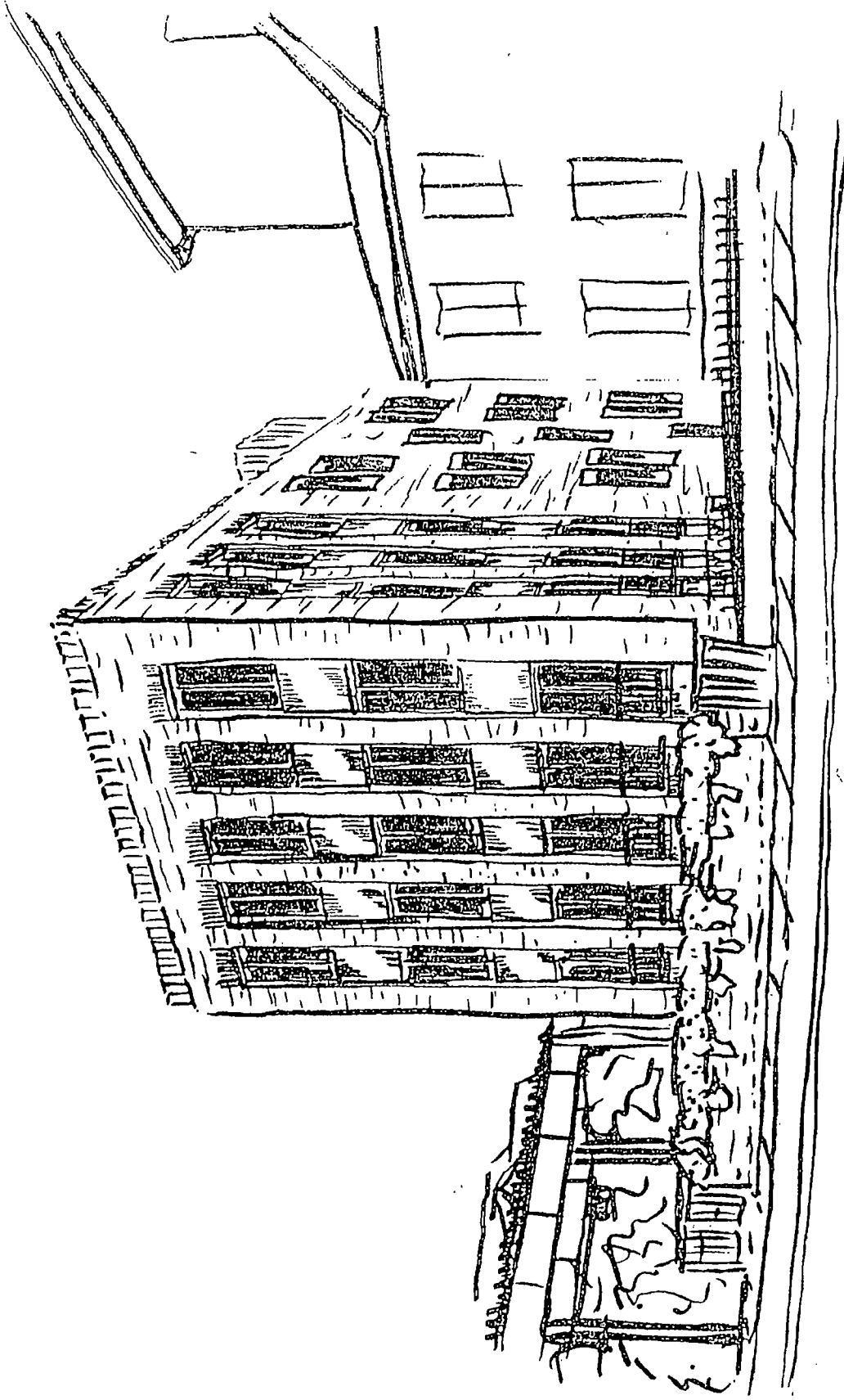
3409 N BOSWORTH AVE

191'

BUILDING SECTIONS

BOOTH HANSEN

Final for Publication



900

3109 N BOSWORTH AVE

12-7

VIEW FROM BOSWORTH AVE.

BOOTH HANSEN