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17-13-0303-C(1) Type 1 Narrative & Plans – 3240 West Lawrence Avenue, Chicago, IL

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: 6,250 sq. ft.

Proposed Land Use: The Applicant is proposing to adapt and reuse the existing five-story commercial building to establish a mixed-use building that will contain approximately 1,972.27 sq. ft. of retail space and one (1) residential dwelling unit at grade and twenty-five (25) residential dwelling units above. The existing building's height and footprint will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (13 parking spaces) to zero, reduce the rear setback for floors containing residential units from 30 ft. to 7.62 ft., and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

(A) The Project's Floor Area Ratio: 29,023.36 square feet (4.64 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 240 square feet per D.U.
(26 dwelling units proposed)

(C) The amount of off-street parking: zero

*The subject property is a designated Transit Served Location based on its proximity to the Lawrence CTA Bus Route. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking ratio from 50% (13 parking spaces) to zero.

(D) Setbacks:

a. Front Setback: zero
b. Side Setbacks:
West Side: zero
East Side: zero
c. Rear Setback: 7.62 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 feet to 7.62 feet.

(E) Building Height: 70 feet

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INTERIOR REHABILITATION OF EXISTING 5 STORY COMMERCIAL MASONRY BUILDING TO MIXED OCCUPANCY BUILDING WITH 26 NEW DWELLING UNITS AND 1 COMMERCIAL UNITS W/BASEMENT

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8	A1.3 - PROPOSED 3RD
9	A1.4 - PROPOSED 4TH FLOOR PLAN
10	A1.5 - PROPOSED 5TH FLOOR PLAN

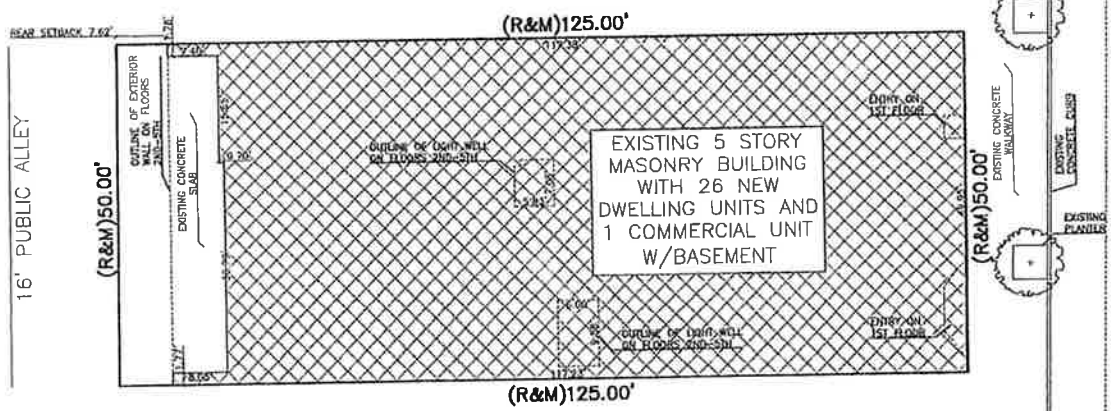
COVER SHEET

3240 W LAWRENCE AVE. CHICAGO, IL 60625

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C1.0

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1 SITE PLAN
Scale: 1/16"=1'-0"

LEGEND

WORK AFFECTED STRUCTURE	PROPERTY LINE
NO WORK	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE

SITE PLAN

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ARCHITECTS

T1.0

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	ORDINANCE REQUIREMENTS	PROPOSED ZONING/BUILDING
ZONING	B1-2	B2-3
LOT AREA	6,250.00 SQ.FT.	6,250.00 SQ.FT.
F.A.R.	6,250.00 x 1.5 = 9,375.00 SQ.FT.	6,250.00 x 5.0 = 31,250.00 SQ.FT. BASEMENT (NOT COUNTED) = 5,494.44 S.F. FIRST FLOOR/GRADE = 5,423.26 S.F. SECOND FLOOR = 5,830.00 S.F. THIRD FLOOR = 5,550.00 S.F. FOURTH FLOOR = 5,500.00 S.F. FIFTH FLOOR = 5,600.00 S.F. TOTAL = 29,023.26 S.F.
MIN. LOT AREA PER UNIT	1,000 SF PER DWELLING UNIT 6,250.00/1,000 = 6 D.U.	200 SF PER DWELLING UNIT 6,250.00/200 = 31 D.U. MAX (28 D.U. PROPOSED)
BUILDING HEIGHT	38.00'	70.00'
SETBACKS	FRONT: N/A REAR: (RESIDENTIAL) = 30.0' SIDE: N/A	FRONT: 0.00' REAR: 7.50' 7.50' (RESIDENTIAL) SIDE: N/A
REQUIRED COMMERCIAL SPACE	6,250.00 x 20% = 1,562.50 SQ.FT.	COMMERCIAL SPACE#1= 1,972.27 SQ.FT.

PARKING CALCULATIONS

PER CITY TABLE 17-10-0207

	MINIMUM AUTOMOBILE PARKING RATIO				MAXIMUM BIKE PARKING			NOTE
UNIT TYPE	RULE	AREA/NO. OF UNITS	REQUIRED	PROVIDED	RULE	REQUIRED	PROVIDED	
COMMERCIAL UNITS PARKING GROUP M	NONE FOR FIRST 4,000 SQUARE FEET THEN 2.5 SPACES PER 1,000 SQUARE FEET	1,972.27 S.F.	0	0	1 PER 5 AUTO SPACES	0	0	
RESIDENTIAL UNITS PARKING GROUP C	1 SPACE PER UNIT FOR FIRST 100 UNITS, 0.50 SPACES PER UNIT FOR ALL ADDITIONAL UNITS	26 UNITS	26	0	1 PER ONE RESIDENTIAL UNIT PER 17-10-0102-B-2	26	20	SEEKING PARKING REDUCTION PER 17-10-0102-B
		TOTAL	26		TOTAL	26	26	

LOADING CALCULATIONS

PER CITY TABLE 17-10-1101

UNIT TYPE	RULE	AREA/NO. OF UNITS	REQUIRED	PROVIDED
MULTI-UNIT RESIDENTIAL	0-24,999 S.F. NO LOADING AREA REQUIRED	29,023.26 S.F.	1	0
RETAIL	0-9,999 S.F. NO LOADING AREA REQUIRED	1,911.52 S.F.	0	0

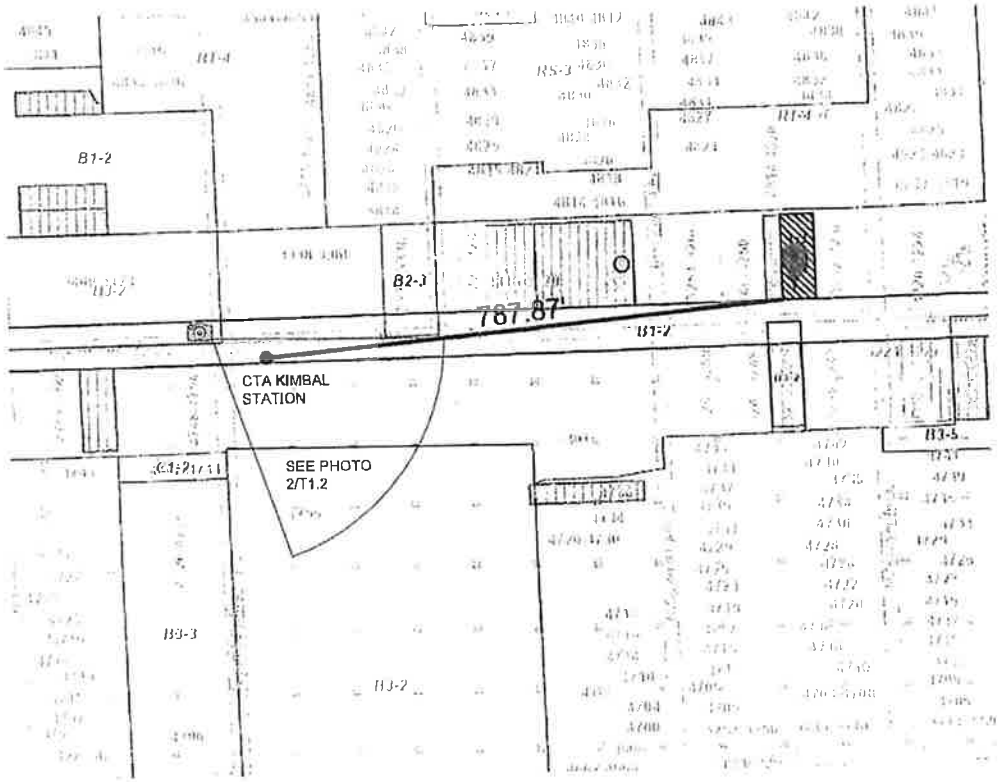
ZONING ANALYSIS

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1 DISTANCE TO CTA STATION
Scale: N.T.S.



2 KIMBAL CTA STATION
Scale: N.T.S.

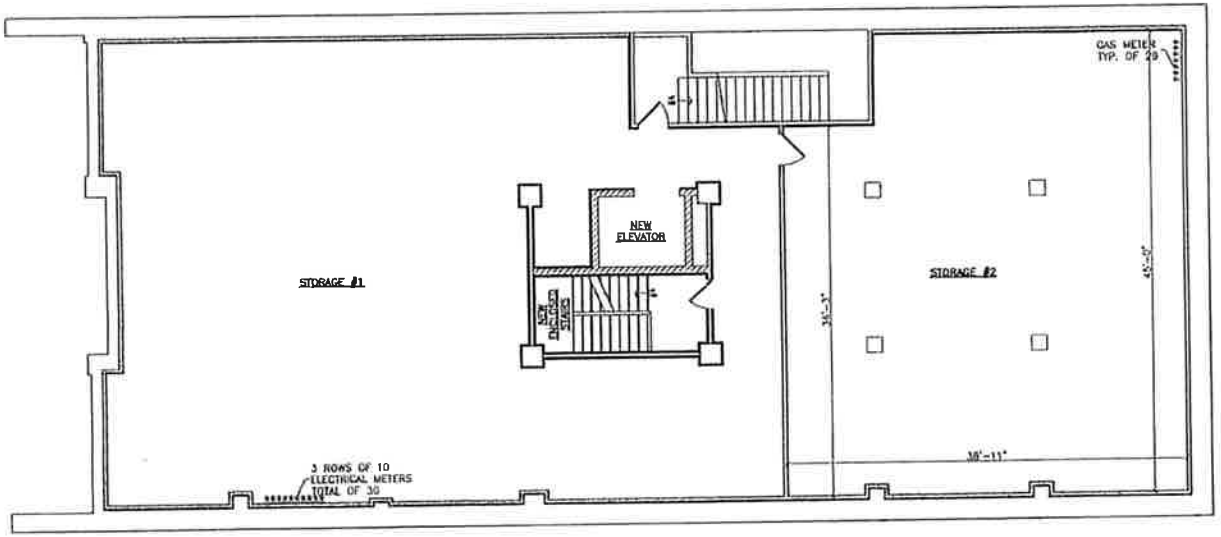
CTA DISTANCE ANALYSIS

3240 W LAWRENCE AVE.
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T1.2

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1 PROPOSED BASEMENT PLAN
Scale: 3/32" = 1'-0"

10 0 5 15
(IN FEET)
3/32 INCH = 1 FOOT

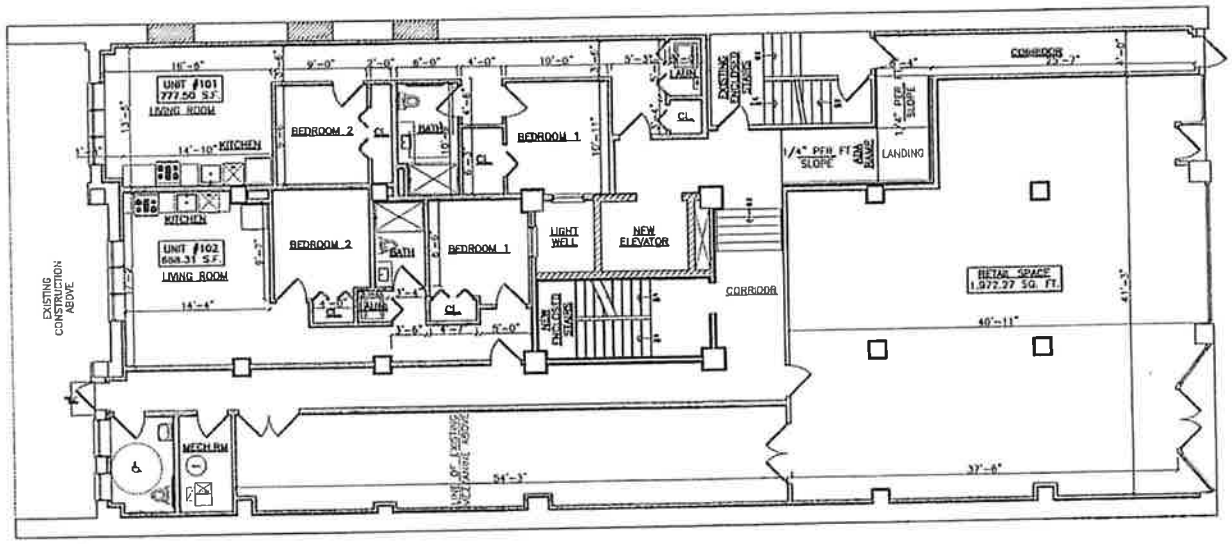
PROPOSED BASEMENT PLAN

3240 W LAWRENCE AVE. CHICAGO, IL 60625

ARCHITECTS

A1.0

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1 PROPOSED 1ST FLOOR PLAN

Scale: 3/32" = 1'-0"

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(IN FEET)
3/32 INCH = 1 FOOT

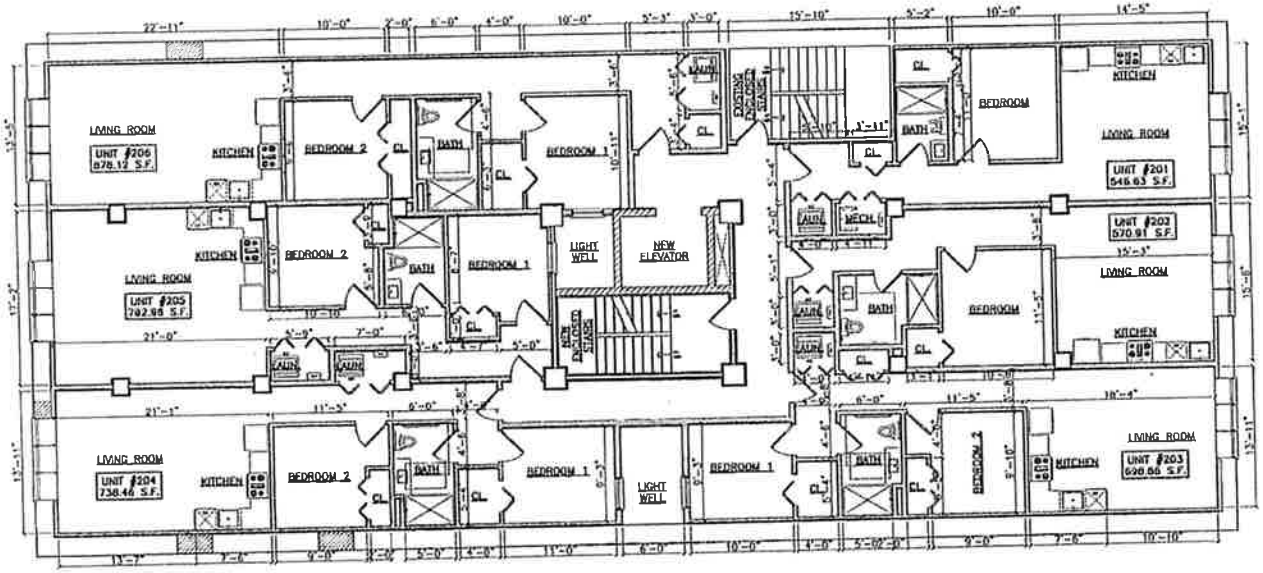
PROPOSED 1ST FLOOR PLAN

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ARCHITECTS

A1.1

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1 PROPOSED 2ND FLOOR PLAN
Scale: 3/32" = 1'-0"

10 0 5 15
(IN FEET)
3/32 INCH = 1 FOOT

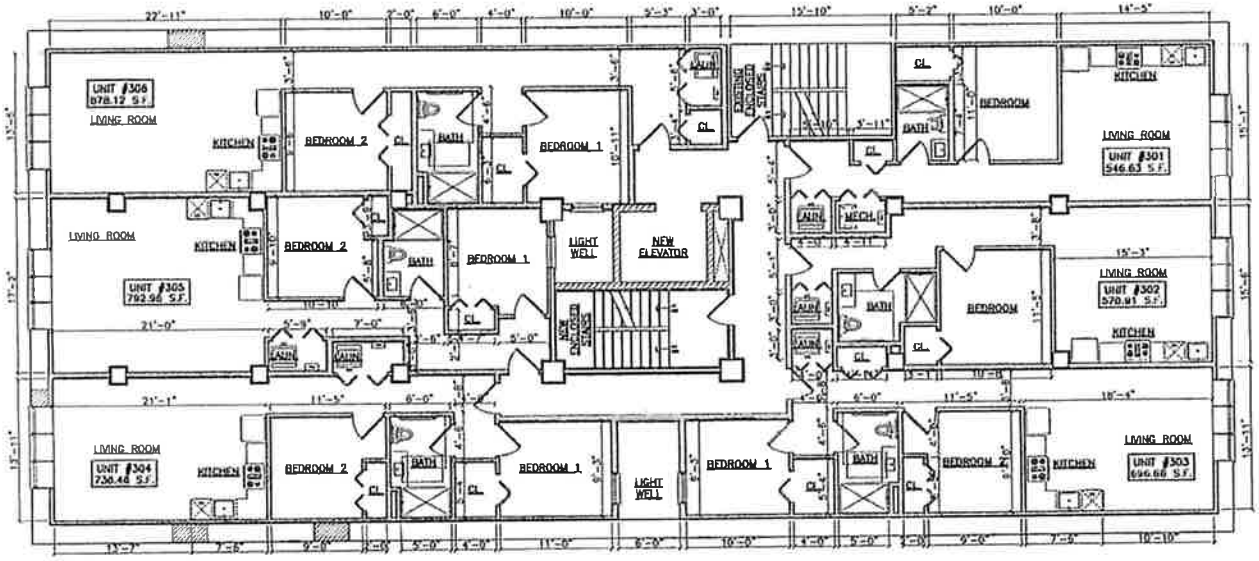
PROPOSED 2ND FLOOR PLAN

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ARCHITECTS

A1.2

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1 PROPOSED 3RD FLOOR PLAN
Scale: 3/32" = 1'-0"

10 0 5 15
(IN FEET)
3/32 INCH = 1 FOOT

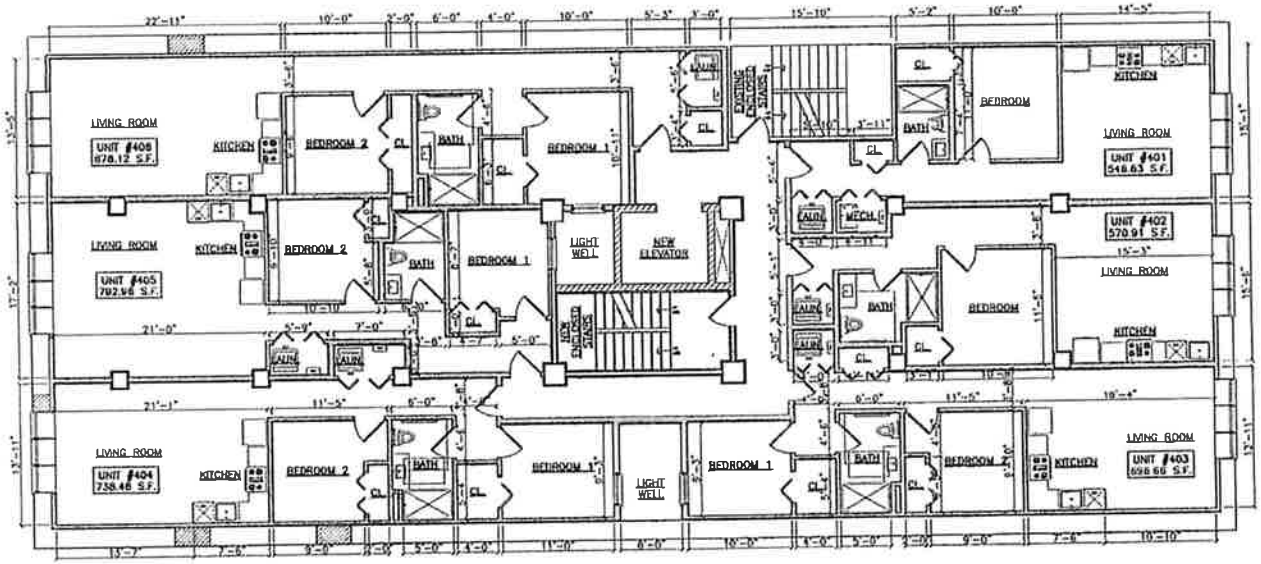
PROPOSED 3RD FLOOR PLAN

3240 W LAWRENCE AVE.
CHICAGO, IL 60625

ARCHITECTS

A1.3

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1 PROPOSED 4TH FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

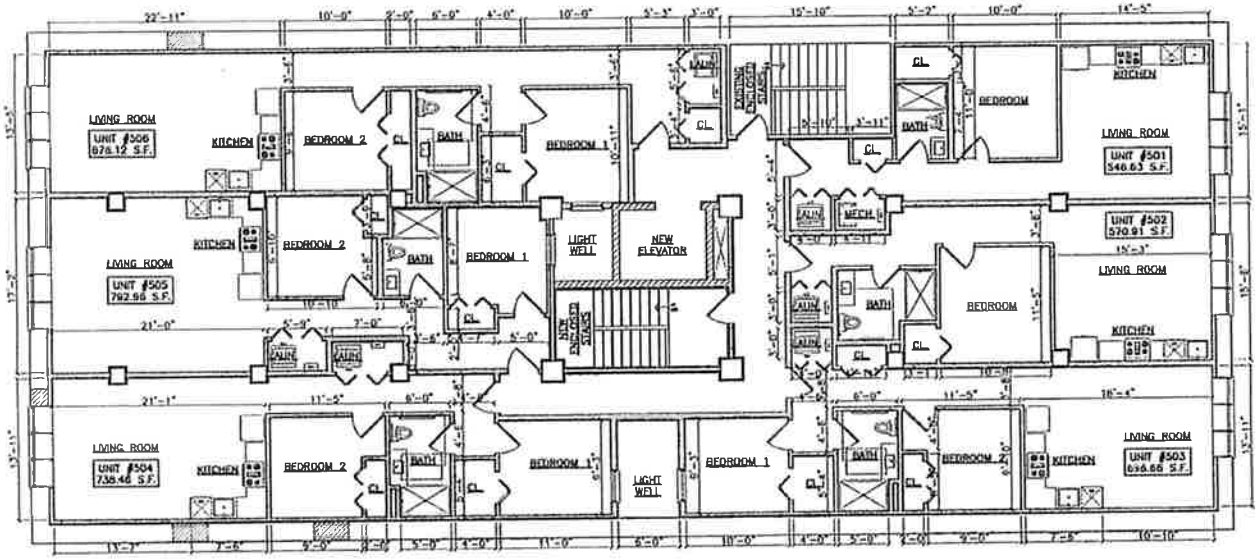
PROPOSED 4TH FLOOR PLAN

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CHICAGO, IL 60625

ARCHITECTS

A1.4

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1 PROPOSED 5TH FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

PROPOSED 5TH FLOOR PLAN

3240 W LAWRENCE AVE.
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ARCHITECTS

A1.5