17-13-0303-C(1) Type 1 Narrative & Plans – 4639 South Wallace Street, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 8,472.5 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new five-story mixed-use building and a one-story detached garage. The proposed building will measure 56 ft.-6 inches in height and will contain 10,179 sq. ft. of commercial space floors 1 and 2, which will be occupied by a daycare facility. There will be ten (10) dwelling units on floors 3 through 5. The subject property is a Transit Served Location. 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 off-street parking requirement for a Transit Served Location to six (6) parking spaces, reduce the front yard setback from 10 ft. to 10 inches, reduce the north side setback to from 5 ft. to 4 inches, reduce the south side setback from 5 ft. to 4 ft., and seeking all relief necessary, as allowed by the code, for the Type 1 plan set.

(A) The Project's Floor Area Ratio: 23,859 square feet (2.82 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 2,385.9 square feet per D.U. (10 residential units)

(C) The amount of off-street parking: 6 parking spaces

*The subject property is a designated Transit Served Location (47th Street CTA Bus Line Corridor Roadway Segment). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required number of off-street parking spaces from eight (8) parking spaces to six (6) parking spaces.

(D) Setbacks:

a. *Front Setback: 0 ft.-10 inches (proposed)
b. *Side Setbacks:
North Side: 0 ft.-4 inches (proposed)
South Side: 4 ft. (proposed)
c. Rear Setback: 42 ft. (proposed)

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front yard setback from 10 ft. to 10 inches, reduce the north side setback to from 5 ft. to 4 inches, reduce the south side setback from 5 ft. to 4 ft.

(E) Building Height: 56 ft.-6 inches

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 290 linear feet of the 47th Street CTA Bus Line Corridor roadway segment. The proposed mixed-use building containing 10,179 sq. ft. of commercial space, for a daycare facility, on the 1st and 2nd floors and ten (10) residential units above will be supported by six (6) off-street parking spaces and fourteen (14) bicycle parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit a decrease in the number of required off-street parking spaces, from eight (8) parking spaces to six (6) parking spaces.

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of 10 inches from the subject lot's front property line along South Wallace Street to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along South Wallace Street.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the 47th Street CTA bus route. The Applicant believes the project will improve a lot located along South Wallace Street for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain commercial uses on floors 1 and 2, which will be occupied by a daycare facility. There will be ten (10) residential units on floors 3 through 5. The proposed building will be supported by six (6) off-street parking spaces and fourteen (14) bicycle parking spaces. The Applicant is seeking administrative approval to permit the off-street parking decrease pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace two (2) older residential buildings with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated CTA bus route (47th Street CTA Bus Line), the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

4639-43 S Wallace Street

Chicago **Illinois**

ZONING DATA

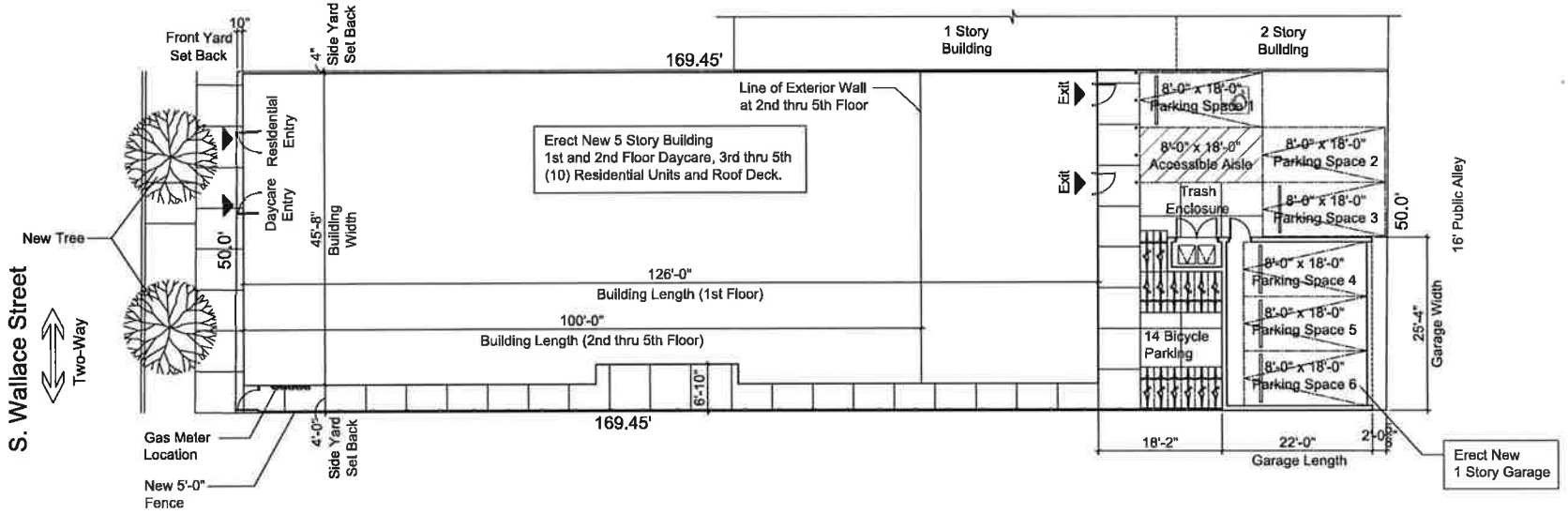
Address:	4639 S Wallace Street - TSL
Zoning District	
Existing:	RS-3
Proposed:	B2-3 (Seeking Zoning Change)
Lot Dimensions:	50.0' X 169.45'
Lot Area:	8,472.5 Sq.Ft.
Minimum Lot Area per Dwelling Unit:	400 Sq.Ft. per Dwelling Unit
Maximum Number of Dwelling Units:	8,472.5 / 400 = 21 Dwelling Units ALLOWED
Proposed Number of Dwelling Units:	10 Dwelling Units Proposed
Floor Area Ratio (FAR):	3.0 (Max Ratio)
Maximum Allowable Floor Area:	8,472.5 x 3.0 (Max Ratio) = 25,417.5 Sq.Ft.
Maximum Building Height:	65'-0"
Proposed Building Height:	56'-6"
Proposed Floor Area:	
First Floor:	5,668 Sq.Ft.
Second Floor:	4,511 Sq.Ft.
Third Floor:	4,511 Sq.Ft.
Fourth Floor:	4,511 Sq.Ft.
Fifth Floor:	4,087 Sq.Ft.
Roof Deck:	571 Sq.Ft.
Total:	23,859 Sq.Ft. < 25,417.5 Sq. Ft.
Actual FAR:	23,859 Sq.ft. / 8,472.5 Sq.Ft. = 2.82 Actual Far

Required Yards: (Abutting RS-3)	
Front Yard Setback:	20'-0" / 2 = 10'-0"
Side Yard Setback (North):	5'-0"
Side Yard Setback (South):	5'-0"
Rear Yard Setback (Floor With DU):	30'-0"
Rear Yard Setback:	16'-0"
Proposed Yards:	
Front Yard Setback:	0'-10" (Seeking Zoning Relief)
Side Yard Setback (North):	0'-4" (Seeking Zoning Relief)
Side Yard Setback (South):	4'-0" (Seeking Zoning Relief)
Rear Yard Setback (Floor With DU):	68'-2"
Rear Yard Setback:	42'-2"
Residential Parking: (TSL)	
Required Residential Parking:	10 DU / 50% (TSL) = 5 Parking Spaces
Required Daycare Parking:	1 Per 3 Employees 18 Employees = 6 / 50% (TSL) = 3 Parking Spaces 8 Parking Spaces Required
Proposed Parking:	6 Parking Spaces (Seeking Zoning Relief)
EVSE Ready or EVSE Installed	
Required:	6
Provided:	6
Bicycle Parking:	
Required DU:	10 Bicycle Parking Spaces
Required Daycare:	4 Bicycle Parking Spaces
Provided:	14 Proposed Bicycle Parking Spaces
Off Street Loading:	
Required Loading:	Not Required
Proposed Loading:	(0)

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SUITE 300
CHICAGO, ILLINOIS 60606
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4639-43 S Wallace Street

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1 / P02 Site Plan

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

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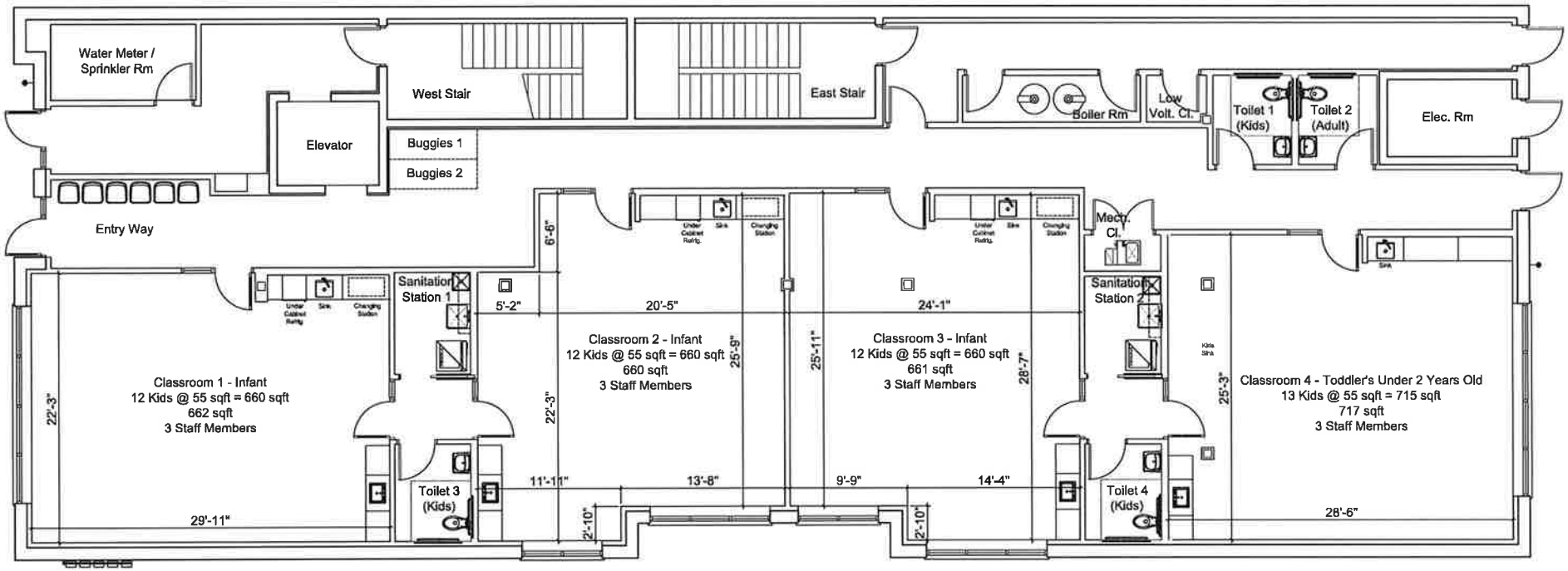
168 N. WELLS STREET
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4639-43 S Wallace Street

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Occupancy		
Classroom 1	12 Kids	3 Staff Members
Classroom 2	12 Kids	3 Staff Members
Classroom 3	12 Kids	3 Staff Members
Classroom 4	13 Kids	3 Staff Members
Classroom 5	20 Kids	2 Staff Members
Classroom 6	20 Kids	2 Staff Members
Support Staff		2 Staff Member
Total	89 Kids	18 Staff Members



Note: 10'-0" Ceilings Height

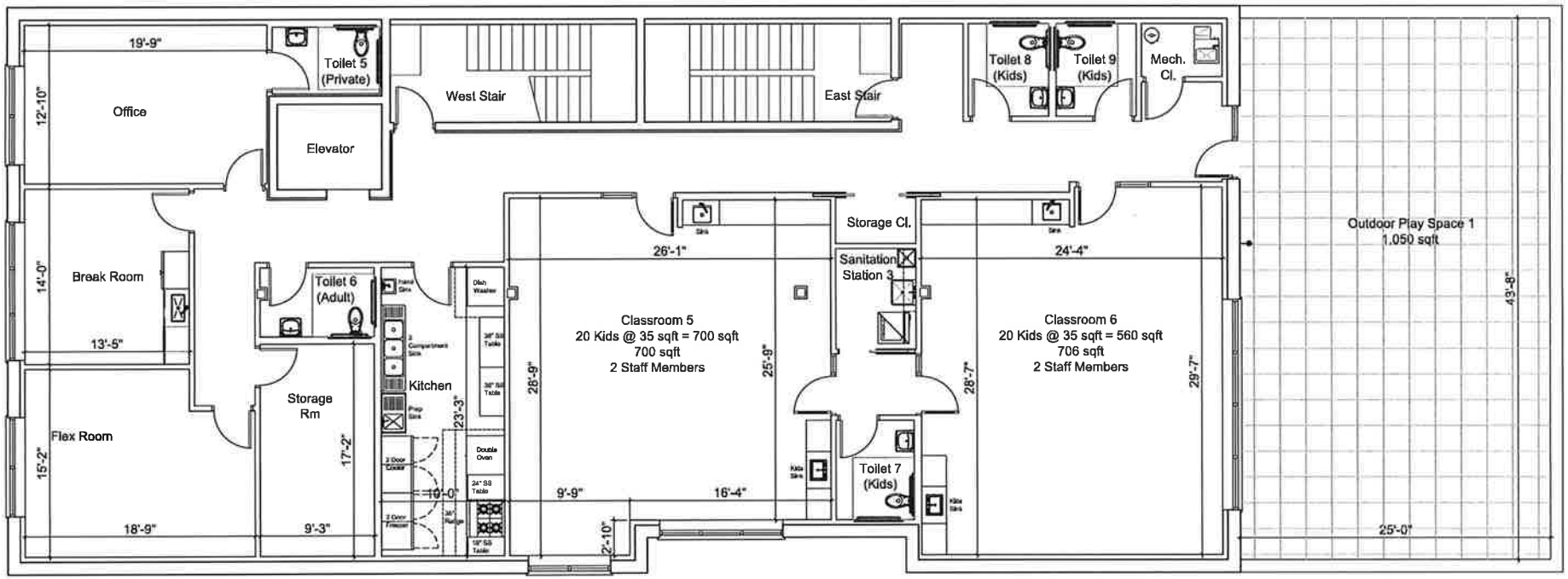
1 / P03 1st Floor Plan
Scale: 1/8" = 1'-0"

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4639-43 S Wallace Street

Chicago **Illinois**

Outdoor Play Space
Required: 89 Kids x 75 sqft = 6,675 sqft 25% x 6,675 sqft = 1,669 sqft Provided 2nd Floor Roof = 1,050 sqft Roof = 790 sqft Total - 1,840 sqft



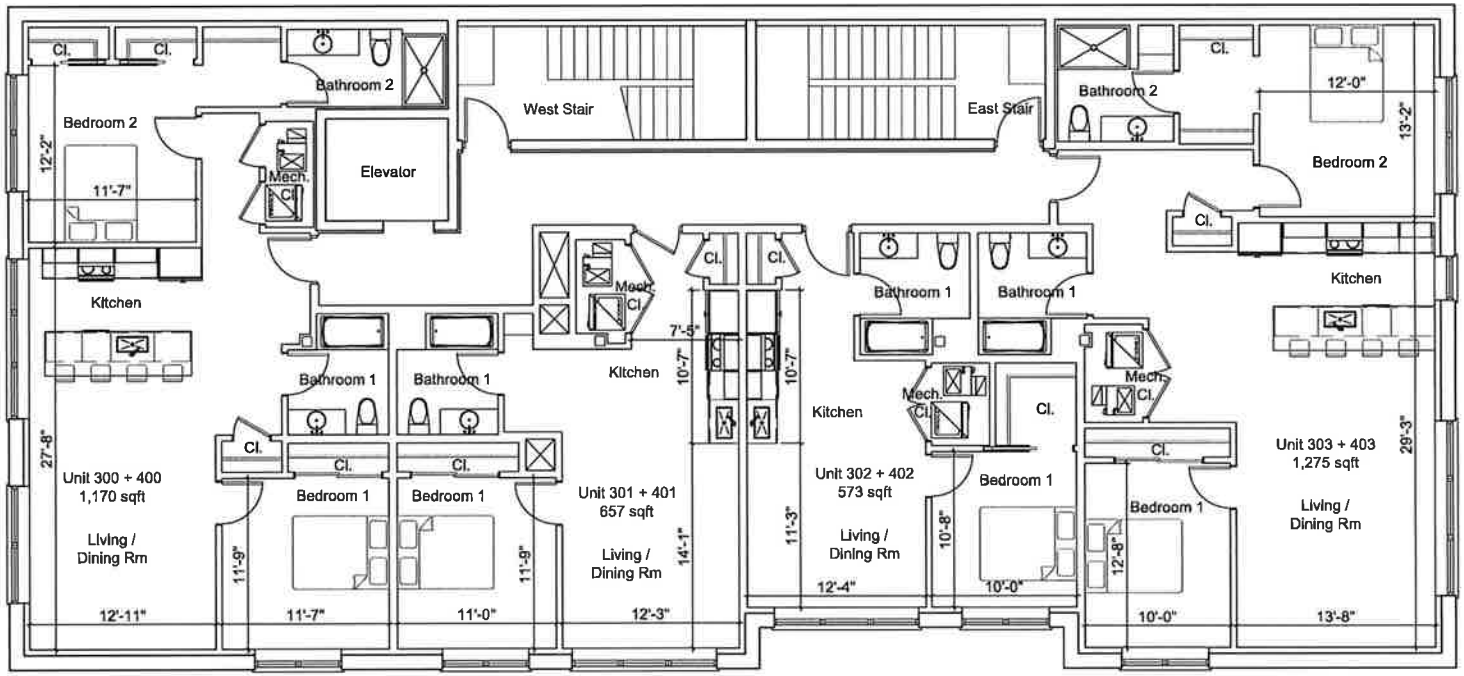
Note: 9'-0" Ceilings Height

1 / P04 2nd Floor Plan
Scale: 1/8" = 1'-0"

X I O S ARCHITECTS AND CONSULTANTS L.T.D.
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SUITE 302
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4639-43 S Wallace Street

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1 / P05 3rd and 4th Floor Plan

Scale: 1/8" = 1'-0"

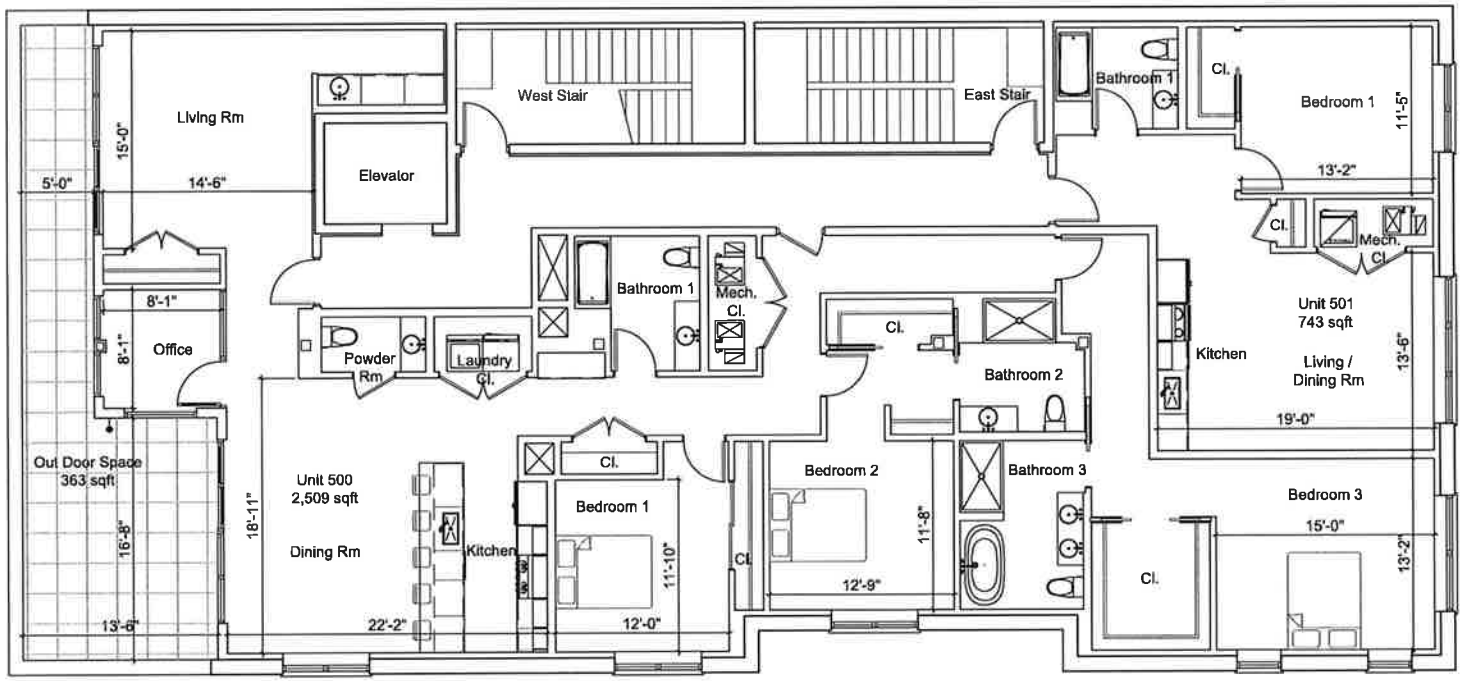
X I O S ARCHITECTS AND CONSULTANTS L.T.D.

100 W. WELLS STREET
SUITE 700
CHICAGO, ILLINOIS 60603

PHONE: 312-750-1333
FAX: 312-750-1336

4639-43 S Wallace Street

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1 / P06 5th Floor Plan

Scale: 1/8" = 1'-0"

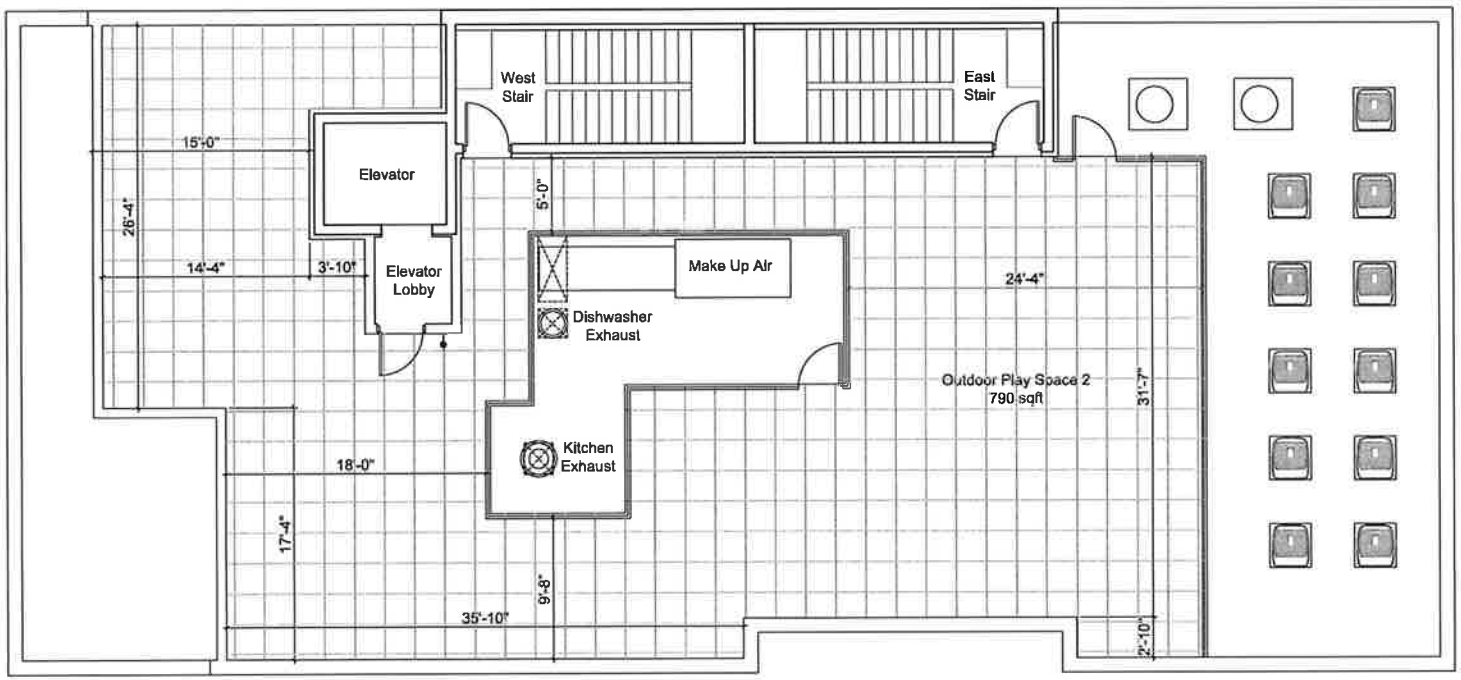
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155 N. WELLS STREET
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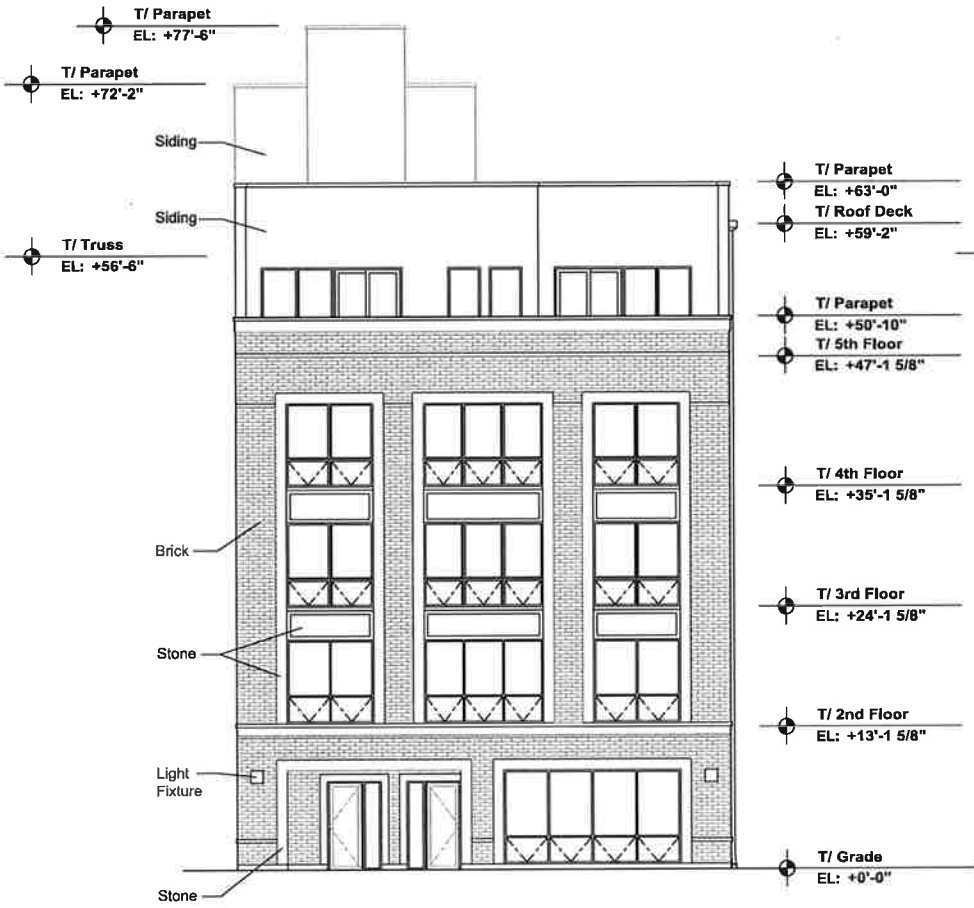
1 / P07 **Roof Plan**
Scale: 1/8" = 1'-0"

N

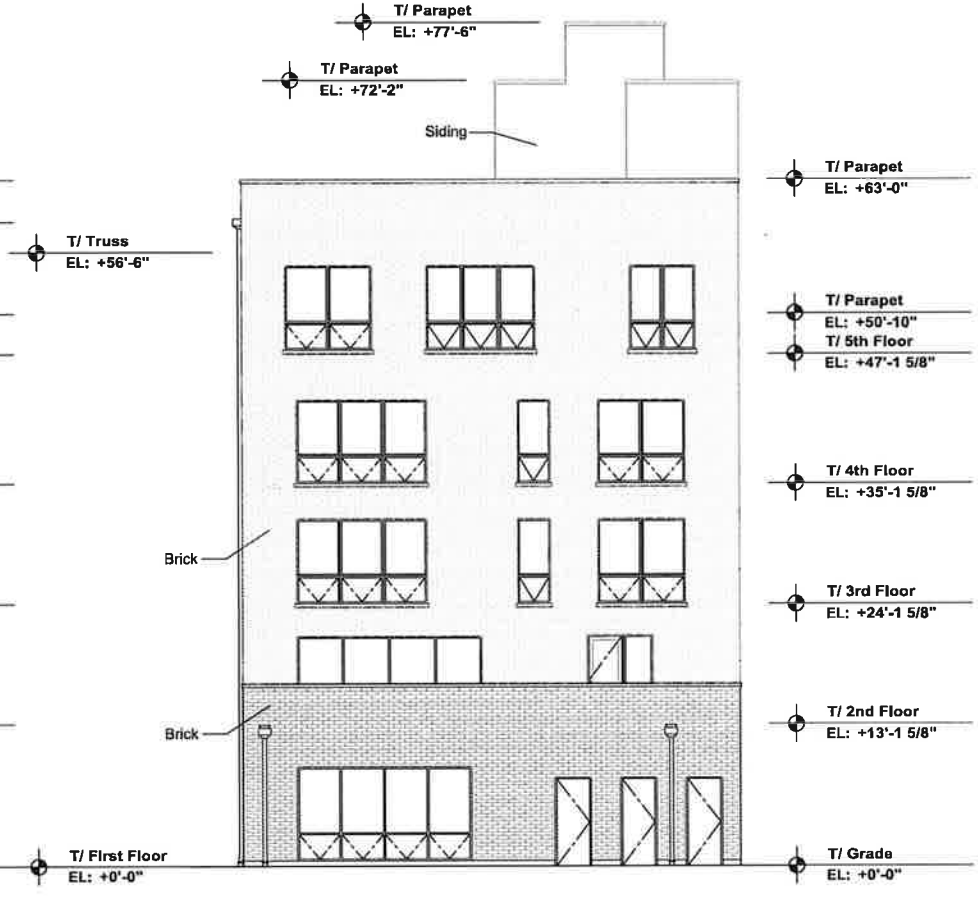
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4639-43 S Wallace Street

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1 P08 West Elevation
Scale: 3/32" = 1'-0"

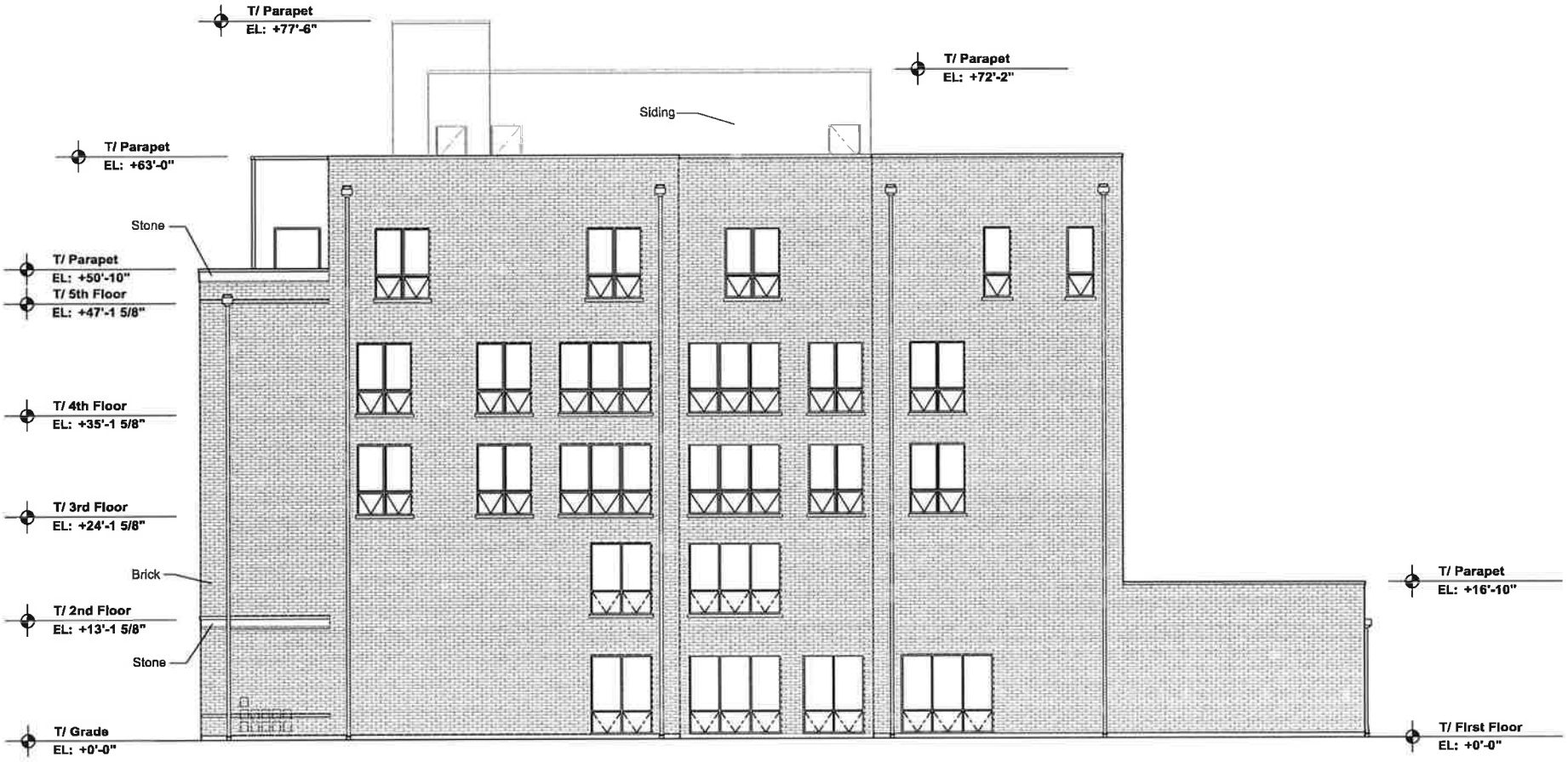


2 P08 East Elevation
Scale: 3/32" = 1'-0"

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4639-43 S Wallace Street

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1 P09 South Elevation

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

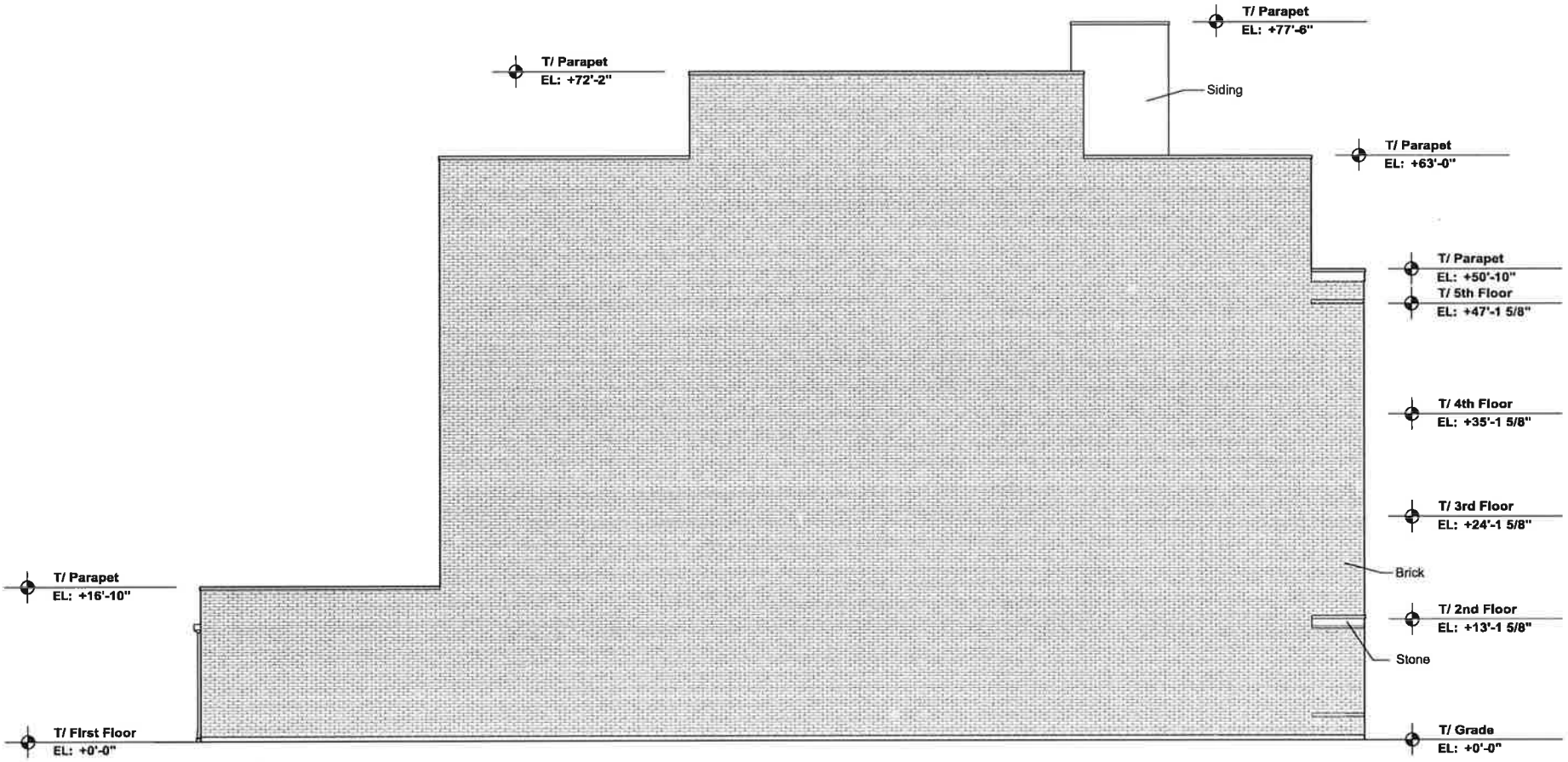
X I O S ARCHITECTS AND CONSULTANTS L.T.D.

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SUITE 200
CHICAGO, ILLINOIS 60606

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FAX: 312-750-1335

4639-43 S Wallace Street

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1 / P10 North Elevation

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

X l O S ARCHITECTS AND CONSULTANTS L.T.D.

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