17-13-0303-C(1) Type 1 Narrative & Plans – 5920 N. Ridge, Chicago, IL

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: 25,874 square feet (irregular lot shape)

Proposed Land Use: The Applicant is proposing to convert a portion of the existing grade level retail space to seventeen (17) dwelling units. Approximately 3,066 sq. ft. of retail space will remain. The existing fifty-two (52) dwelling units located above grade will remain. Once completed, the existing building will have a total of sixty-nine (69) dwelling units. The three-story building will remain 35 ft. in height. The subject property is a Transit Served Location and will be supported by twenty-three (23) auto parking spaces and sixty-nine (69) bicycle parking spaces.

(A) The Project's Floor Area Ratio: 57,523.75 square feet (2.22 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 374.99 square feet per D.U. (52 existing residential units to remain with 17 proposed residential units.)

(C) The amount of off-street parking: 23 parking spaces

*The subject property is a designated Transit Served Location since the property is immediately adjacent to the Clark Street CTA Bus Line Corridor pursuant to Section 17-17-0400-B. Given this designation, the Applicant is submitting a Type 1 Zoning Map Amendment to seek relief pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, specifically, reducing the parking requirement by more than 50%. Pursuant to Sec. 17-13-1003-EE, the Applicant will maintain twenty-three (23) off-street parking spaces to serve the resulting unit mixed-use building.

(D) Setbacks:

a. Front Setback: zero (existing to remain)

b. Side Setbacks:

West Side: zero (existing to remain)

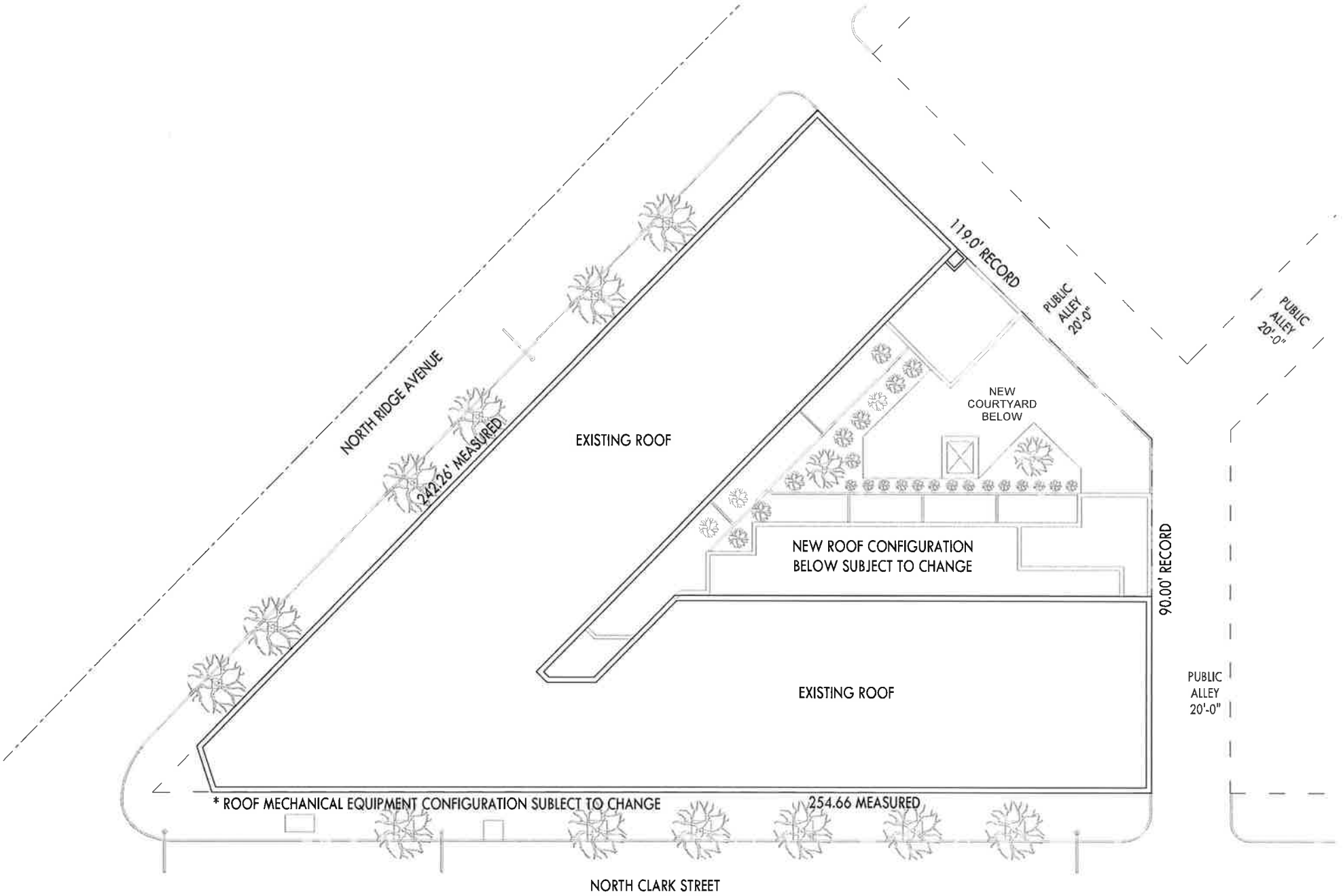
East Side: zero (existing to remain)

c. *Rear Setback: zero (existing to remain)

*The Applicant is submitting a Type 1 Zoning Map Amendment to seek relief pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation. More specifically, pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to zero (please note irregular lot shape).

(E) Building Height: 35 feet (existing to remain)

(F) Loading Berth: Pursuant to Section 17-13-1101, the Applicant is seeking to waive the one loading berth required for the resulting mixed-use building.



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

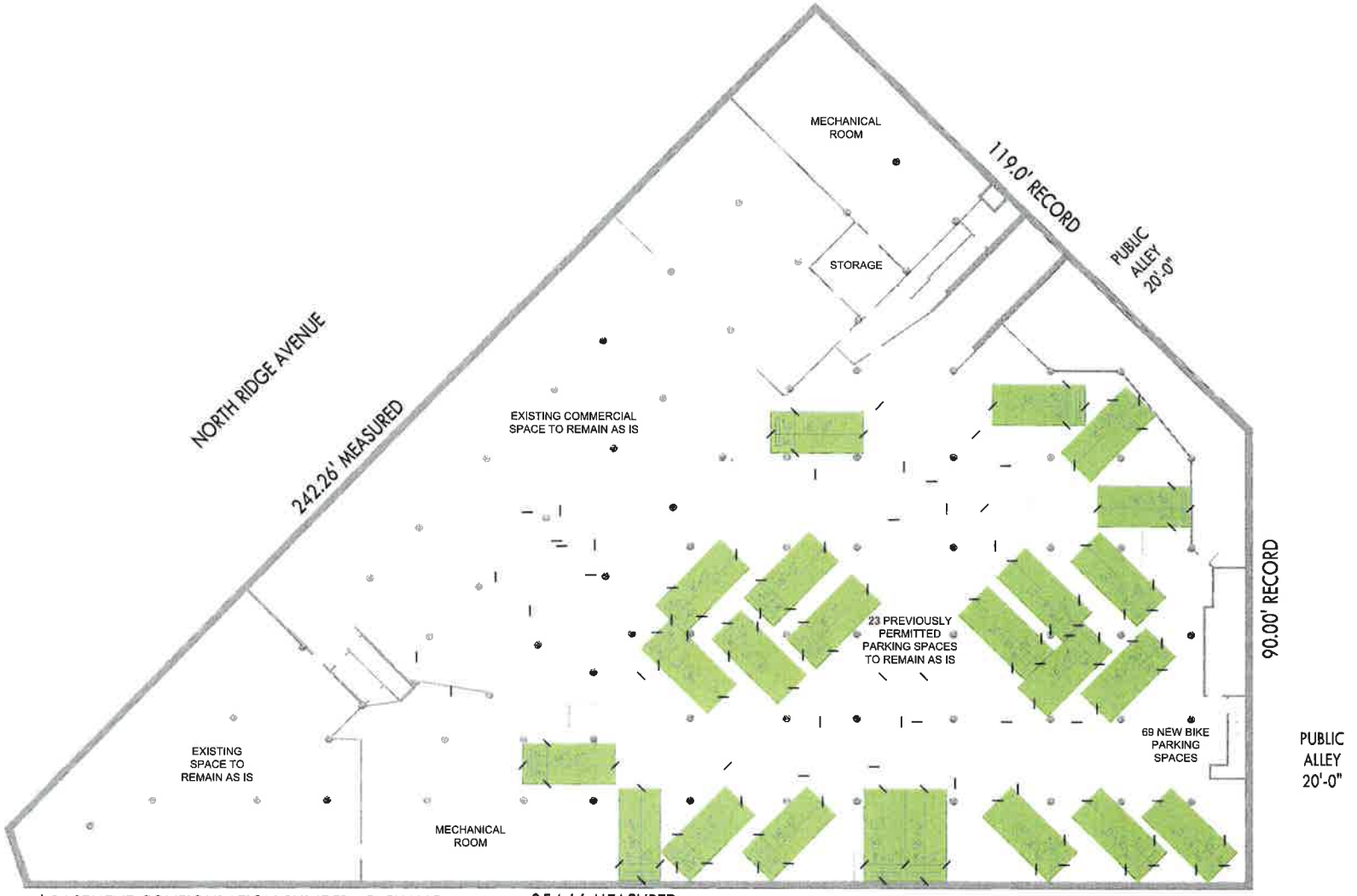
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BASEMENT PLAN 1/32" = 1'-0"

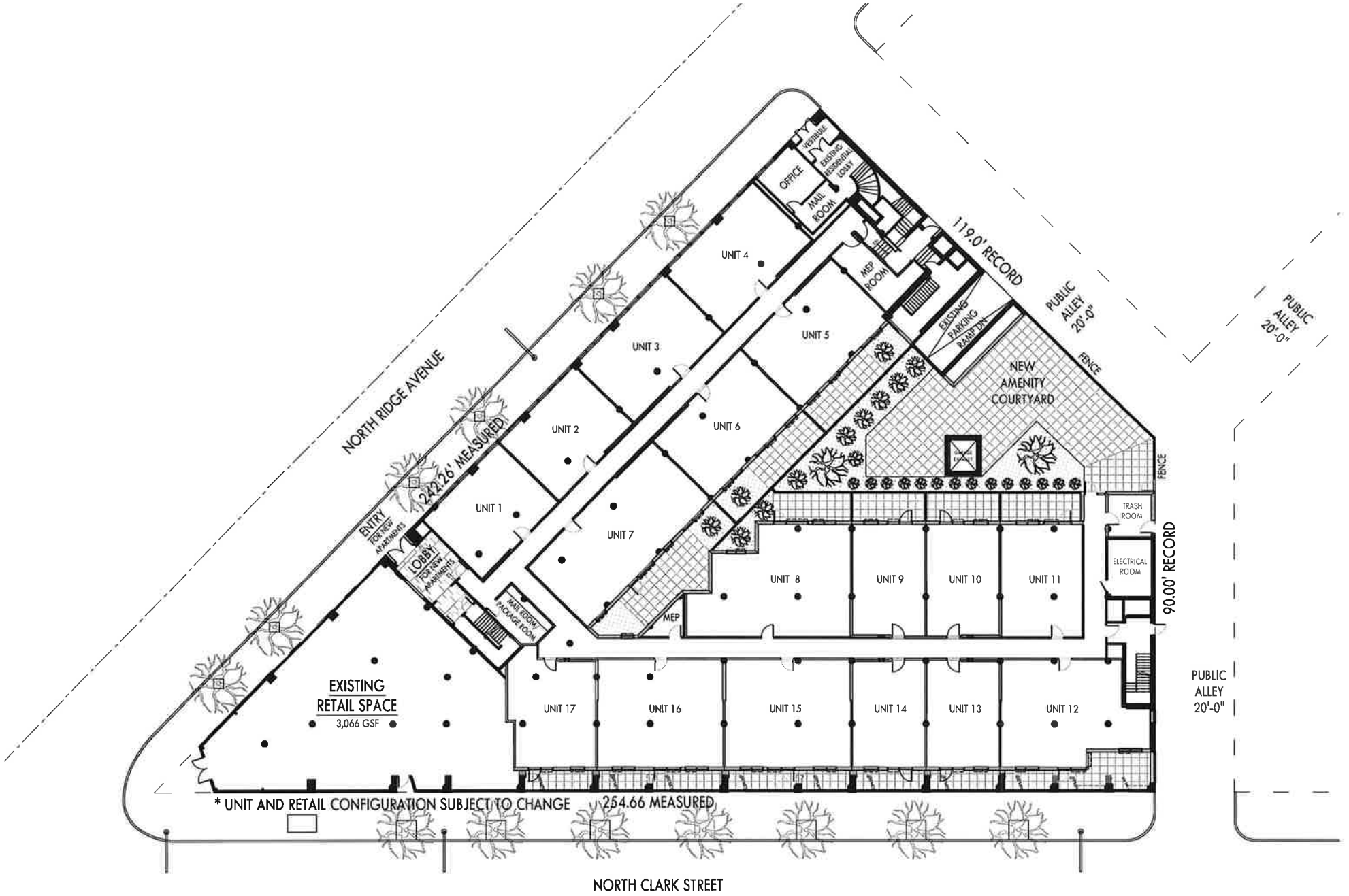
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LEVEL 1 PLAN 1/32" = 1'-0"

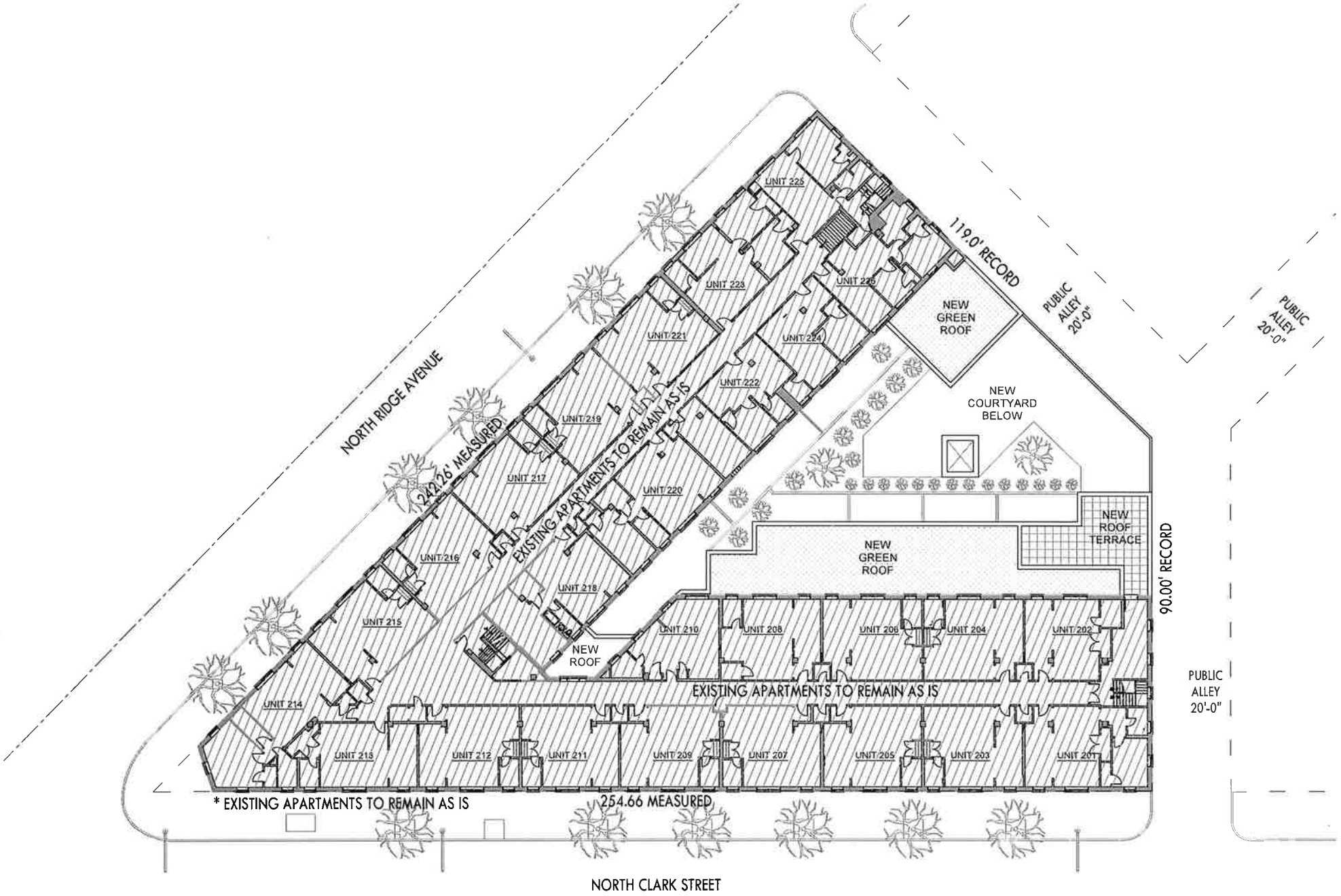
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LEVEL 2 PLAN 1/32" = 1'-0"

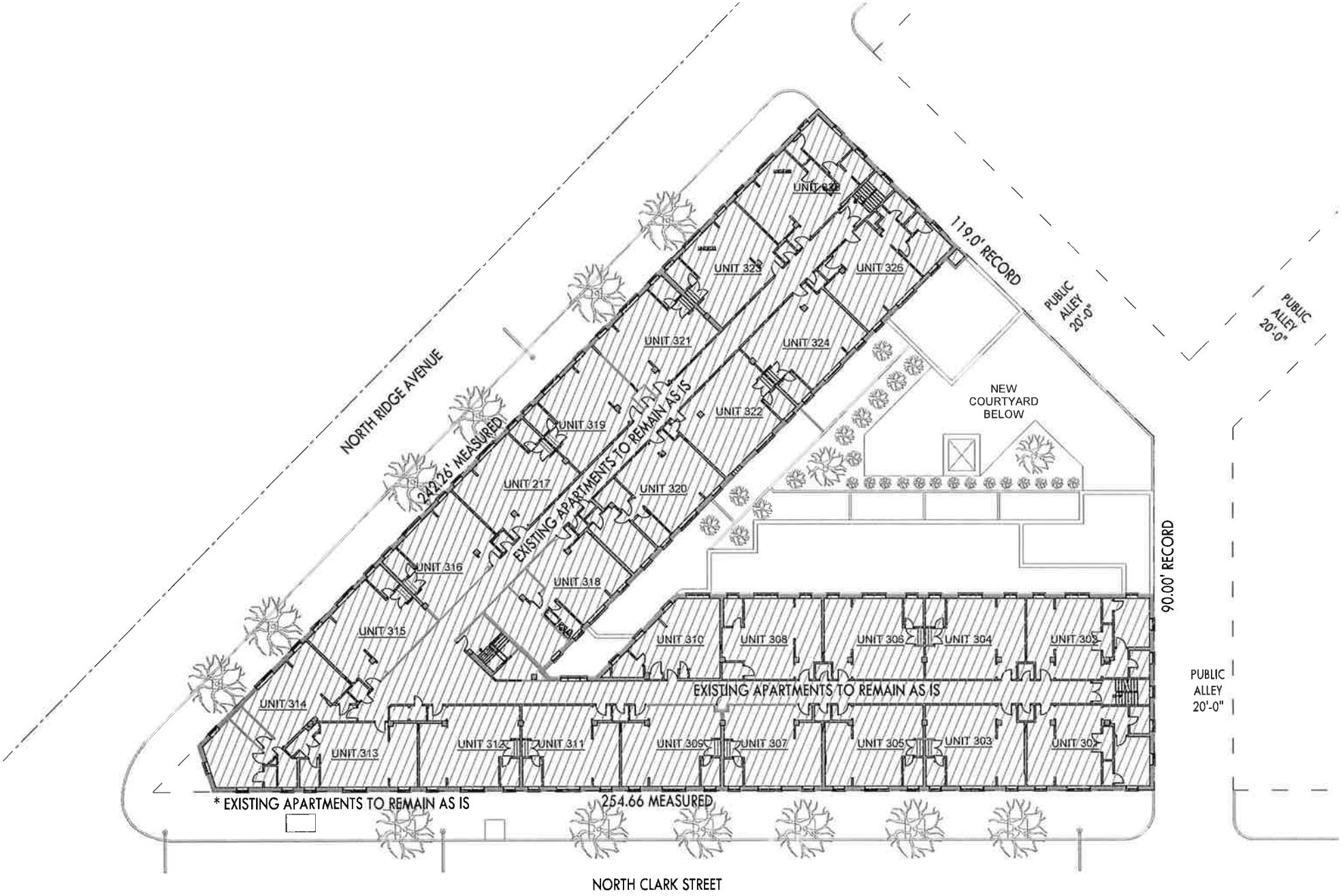
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LEVEL 3 PLAN 1/32" = 1'-0"

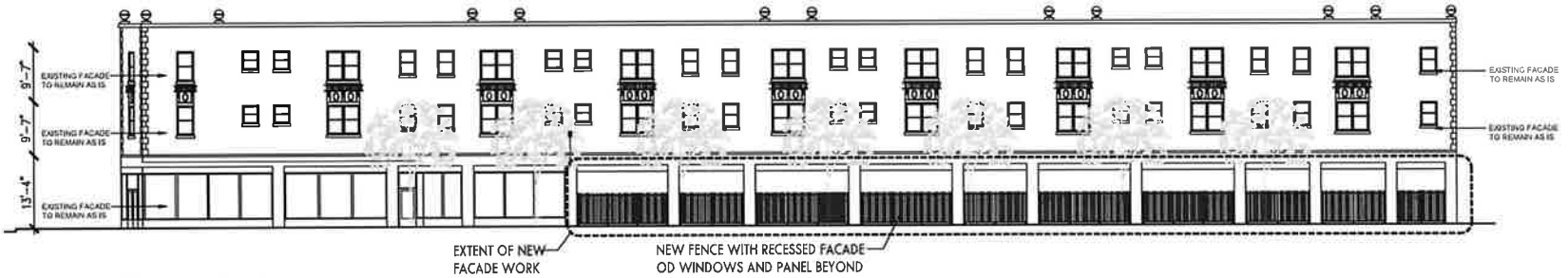
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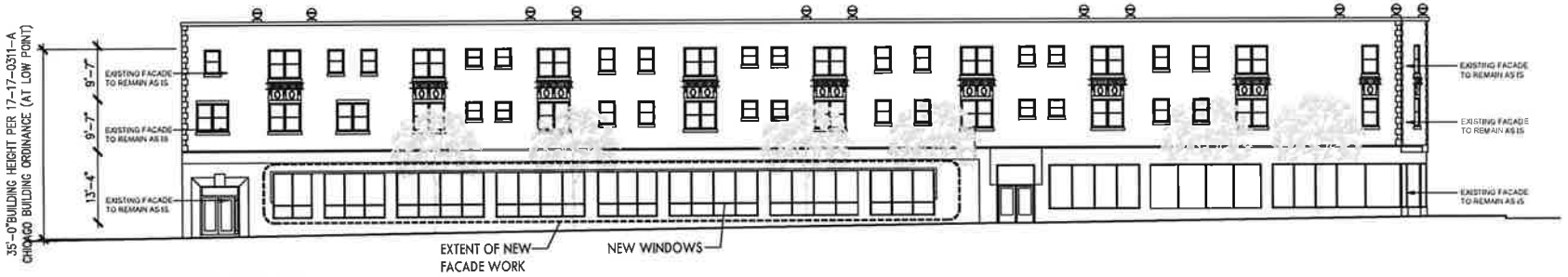
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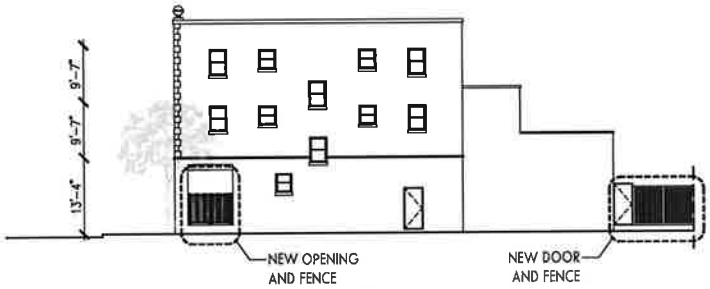
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WEST ELEVATION



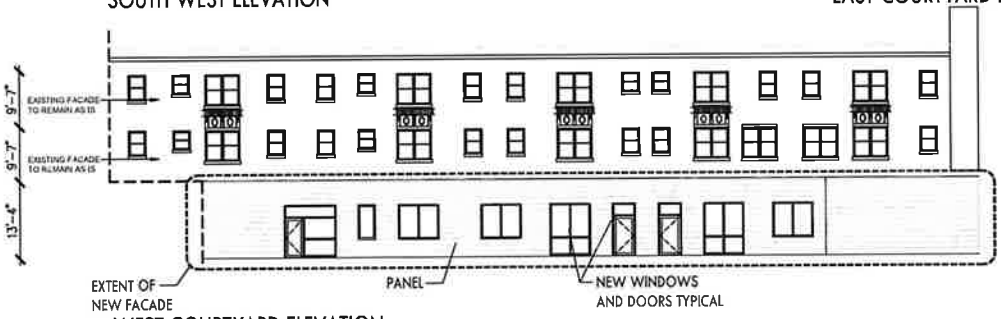
EAST ELEVATION



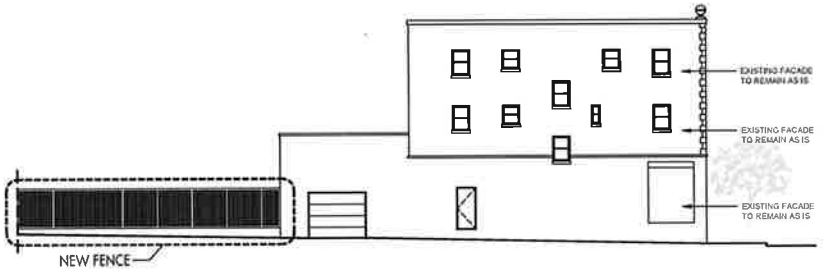
SOUTH WEST ELEVATION



EAST COURTYARD ELEVATION



WEST COURTYARD ELEVATION



SOUTH EAST ELEVATION

BUILDING ELEVATIONS 1/32" = 1'-0"

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