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Application No. 22651-T1 – Substitute

17-13-0303-C(1) Substitute Type 1 Narrative & Plans – 2501 N. Clark St, Chicago, IL

Proposed Zoning: B3-5 Community Shopping District

Lot Area: Approx. 6,550 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a six-story mixed-use building containing approximately 3,775 sq. ft. of retail space at grade, and a total of twenty (20) residential units on the floors above grade. The subject property is a Transit Served Location. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101-B, 17-13-1101-D, 17-13-1003-L, and 17-13-1003-EE, of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback required for floors containing residential uses from the required 30 ft. to 10 ft., waive the loading berth requirement, reduce the off-street parking requirement to zero, increase the allowable building height from 70 ft. to 71 ft.-6 inches, and any other relief needed to permit the proposed Plan Set.

(A) The Project's Floor Area Ratio: 32,750 square feet (5.0 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 327.5 square feet per D.U. (20 residential units)

(C) The amount of off-street parking: 0 parking spaces

*The subject property is a designated Transit Served Location (Clark St.. Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required number of off-street parking spaces to zero.

(D) Setbacks:

a.	Front Setback:	12 inches
b.	Side Setbacks:	
	North Side:	12 inches
	South Side:	zero
c.	*Rear Setback:	10 feet

*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 feet to 10 feet.

(E) Building Height: 71 feet and 6 inches

*Pursuant to Sec. 17-13-1003-L, the Applicant is seeking to increase the allowable building height from 70 ft. to 71 ft.-6 inches.

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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 along the Clark Street CTA Bus Line Corridor roadway segment. The proposed mixed-use building will contain retail space at grade and twenty (20) residential units above. The proposed mixed-use building is landlocked and will not be supported by off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an decrease in the number of required off-street parking spaces to zero.

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504 because the front setback will be at the front of the property line, the entrance widths do not exceed 12 ft., the entrance depths do not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, and the front doors to the building are located along N. Clark St. and St. James Ave.

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 Clark Street Bus Route. The Applicant believes the project will help improve and activate the pedestrian way along N. Clark St. for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain twenty (20) dwelling units above grade level and will not be supported by off-street parking. The Applicant is seeking administrative approval to permit the parking reduction pursuant to the eTOD Ordinance. A minimum of twenty (20) bicycle parking spaces will be provided onsite.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will complement the already active stretch of mixed-use property located along N. Clark St. Based on the subject property's proximity to a designated bus route (Clark Street CTA Bus Line), and its offer of at least twenty (20) bicycle parking spaces, 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.

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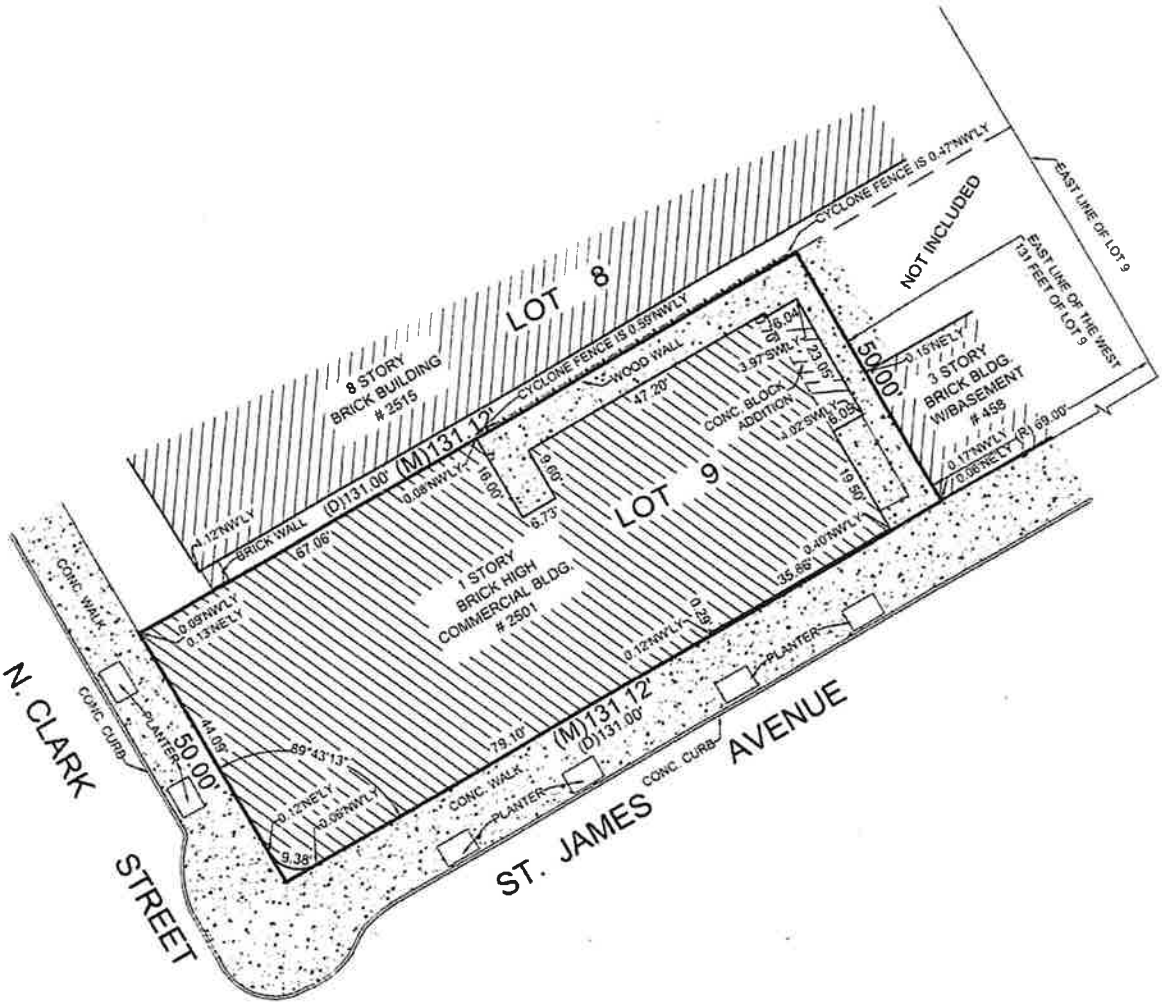
PLAT OF SURVEY

OF

THE WEST 131 FEET OF LOT 9 IN SUBDIVISION OF OUT-LOT "B" (EXCEPT THE SOUTH 320 FEET THEREOF) IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTH WEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2501 N. CLARK STREET, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER: 14 - 28 - 319 - 009 - 0000



LEGEND ABBREVIATIONS:
(D)- DEED
(R)- RECORD
(M)- MEASURED

CHECK ( ) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY: QUEST REALTY GROUP
DATE : FEBRUARY 7, 2024
SCALE : 1" = 20'
ORDER No.: 2024 - 31374

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

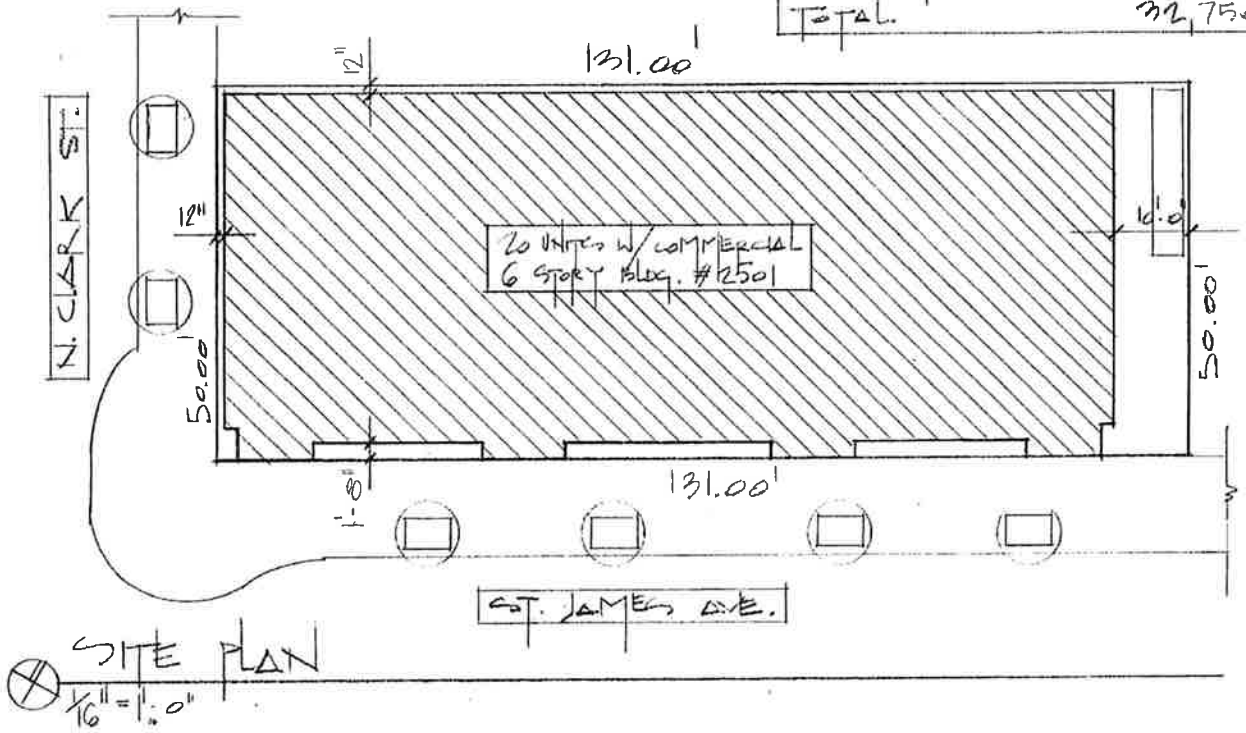
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.
COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004576
LICENSE EXPIRES: APRIL 30, 2025

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ZONING INFORMATION		
LOT AREA	50 x 131 = 6,550	S.F.
F.A.R.	5.0	
MAX. POSSIBLE	32,750	S.F.
1ST FLOOR	5,450	S.F.
2ND FLOOR	5,460	S.F.
3RD FLOOR	5,460	S.F.
4TH FLOOR	5,460	S.F.
5TH FLOOR	5,460	S.F.
6TH FLOOR	5,460	S.F.
TOTAL.	32,750	S.F.

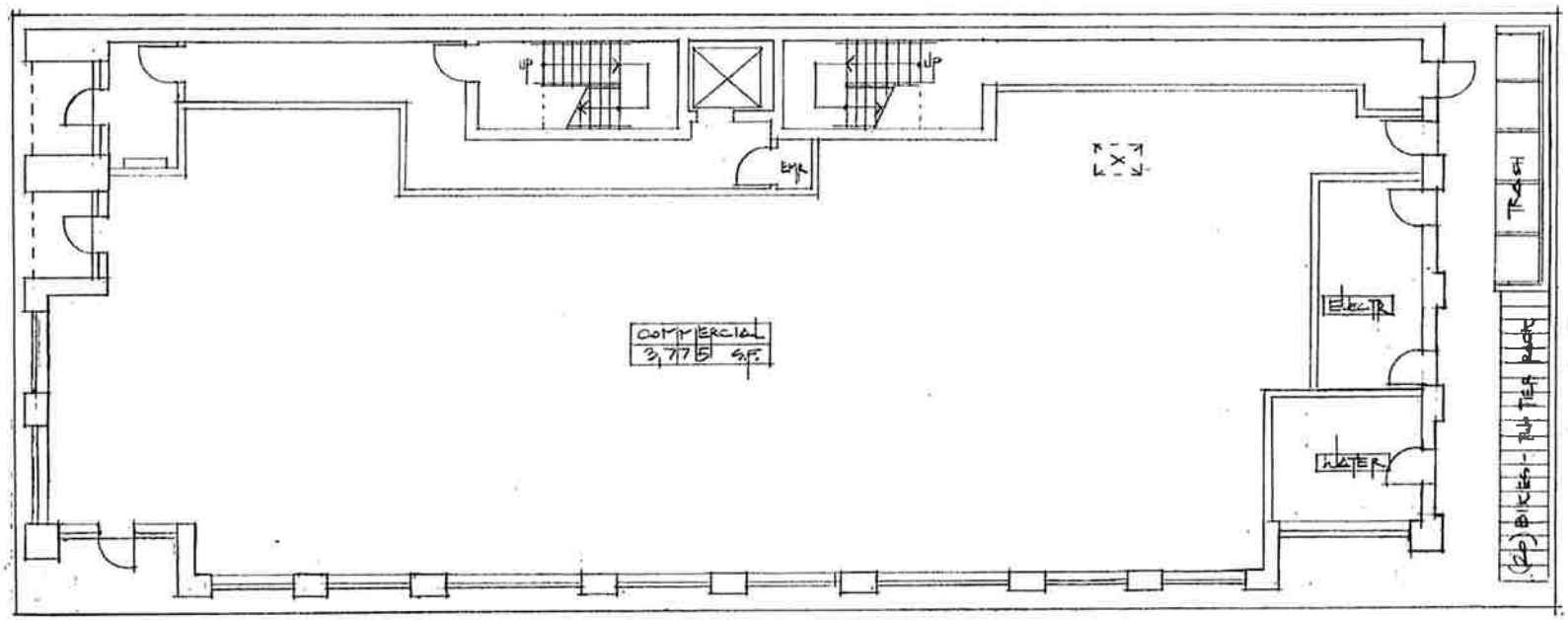


SITE PLAN
1/16" = 1'-0"

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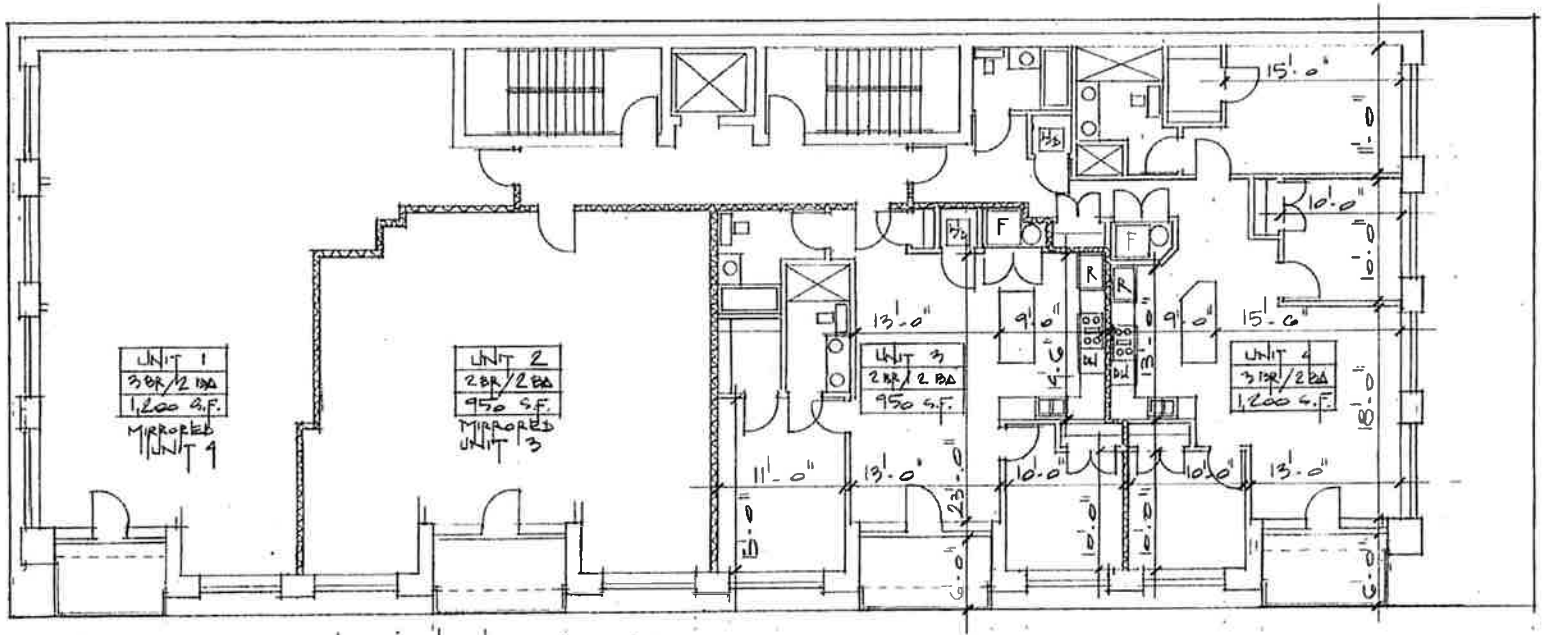
1ST Floor Plan
1/8" = 1'-0"

5430 S.F.

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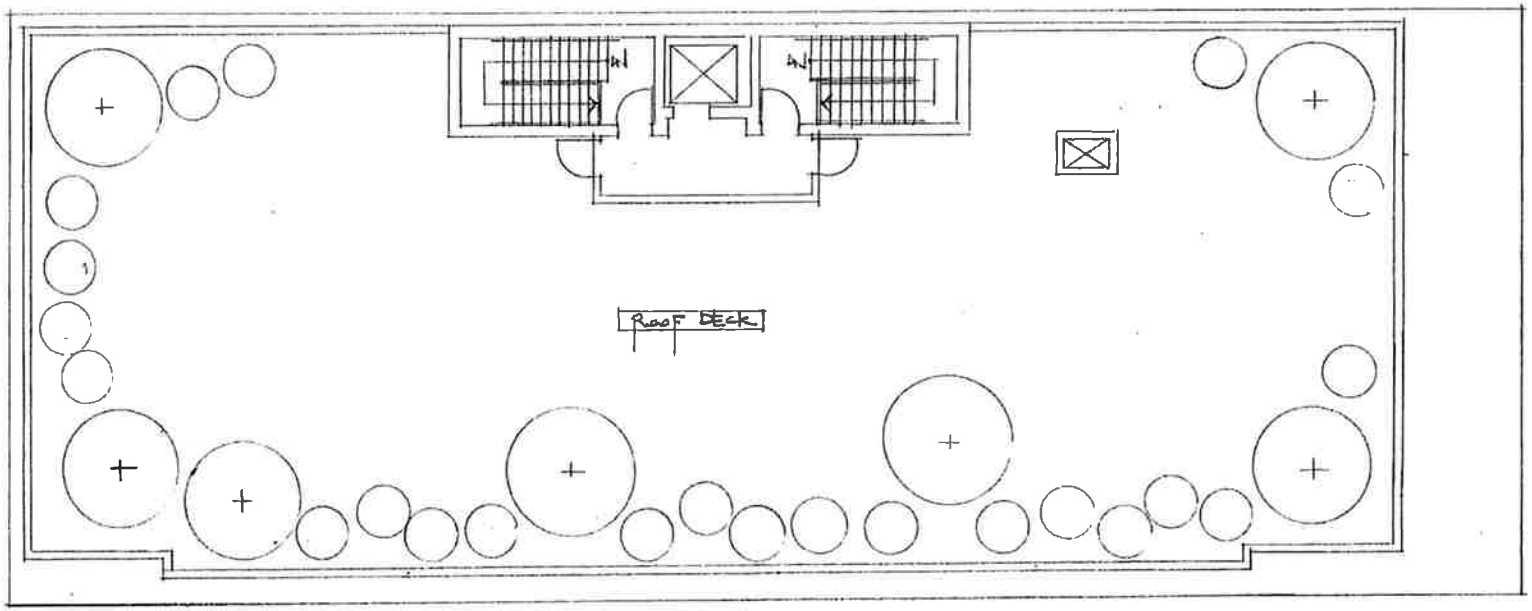


2ND 3RD 4TH 5TH 6TH Floor PLAN 5,460 S.F.
1/8" = 1'-0"

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Roof plan
1/8" = 1'-0"

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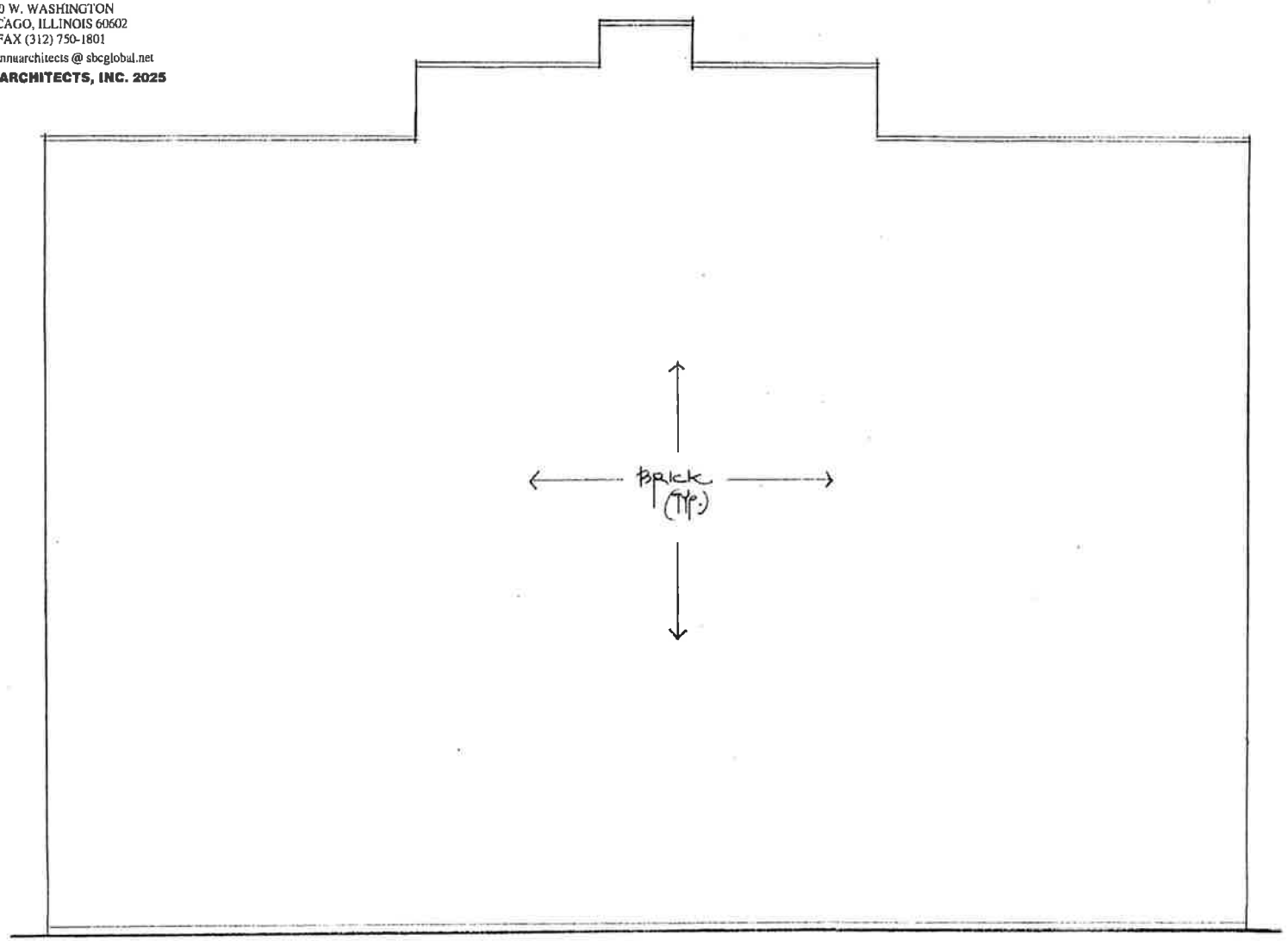


ST. JAMES AVE. ELEVATION
1/8" = 1'-0"

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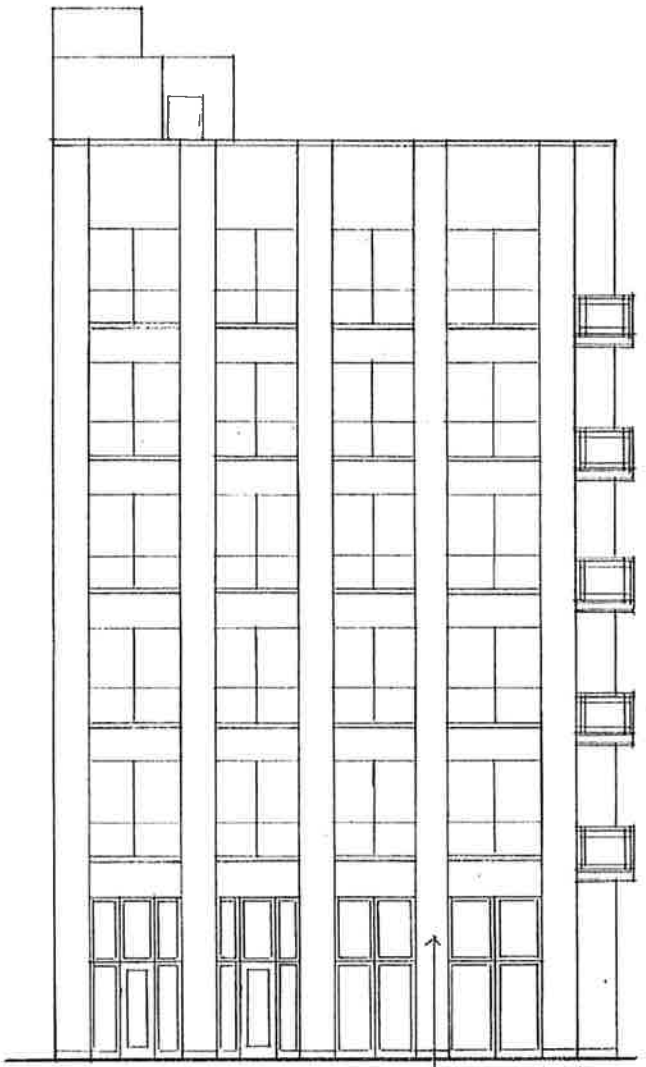


NORTH - WEST ELEVATION
1/8" = 1'-0"

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CLARK STR. ELEVATION
1/8" = 1'-0"

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