17-13-0303-C(1) Type 1 Narrative & Plans – 3316-18 W. Montrose Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 13,593.75 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the property with a new 4-story mixed-use building containing commercial space and sixteen (25) dwelling units above. The commercial space will contain 2,720 sq. ft. The proposed building will measure 65' in height. Pursuant to Sec. 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Secs. 17-13-1101B and 17-13-1101D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to 4' and waive the required loading berth.

(A) The Project's Floor Area Ratio: *43,000 sq. ft. (3.50 FAR)

*The subject property is in a Transportation Service Location since it is located within 2,640' of the Kedzie CTA Train Station.

(B) The Project's Density (Minimum Lot Area Per D.U.):
544 sq. ft. per unit
(25 dwelling units proposed)

(C) The amount of off-street parking: **17

**The subject property is a designated Transit Served Location since it is located within 2,640' of the Kedzie CTA Train Station. Pursuant to Section 17-13-0303-EE, the Applicant is seeking to increase the required off-street parking spaces from 13 to 17.

(D) Setbacks:

a. Front Setback: 0 feet
b. Side Setbacks:
East Side: 3 feet
West Side: 12"
c. ***Rear Setback: 4'

***Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to 4'.

(E) Building Height: 65'

(F) 17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

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

1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 2,640 linear feet of the Kedzie CTA Train Station. The proposed mixed-use building will have 17 off-street parking spaces.

2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be at the front property line, the entrance width does not exceed 12 ft., the entrance depth does 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, the front doors are located along West Montrose Avenue.

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 incorporate accessibility and connectivity to the Kedzie CTA Train Station, which is located northeast of the subject property. The Applicant believes the project will help improve the pedestrian way along West Montrose Avenue for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building contemplates 25 dwelling units. Seventeen (17) off-street parking will be provided for the building.

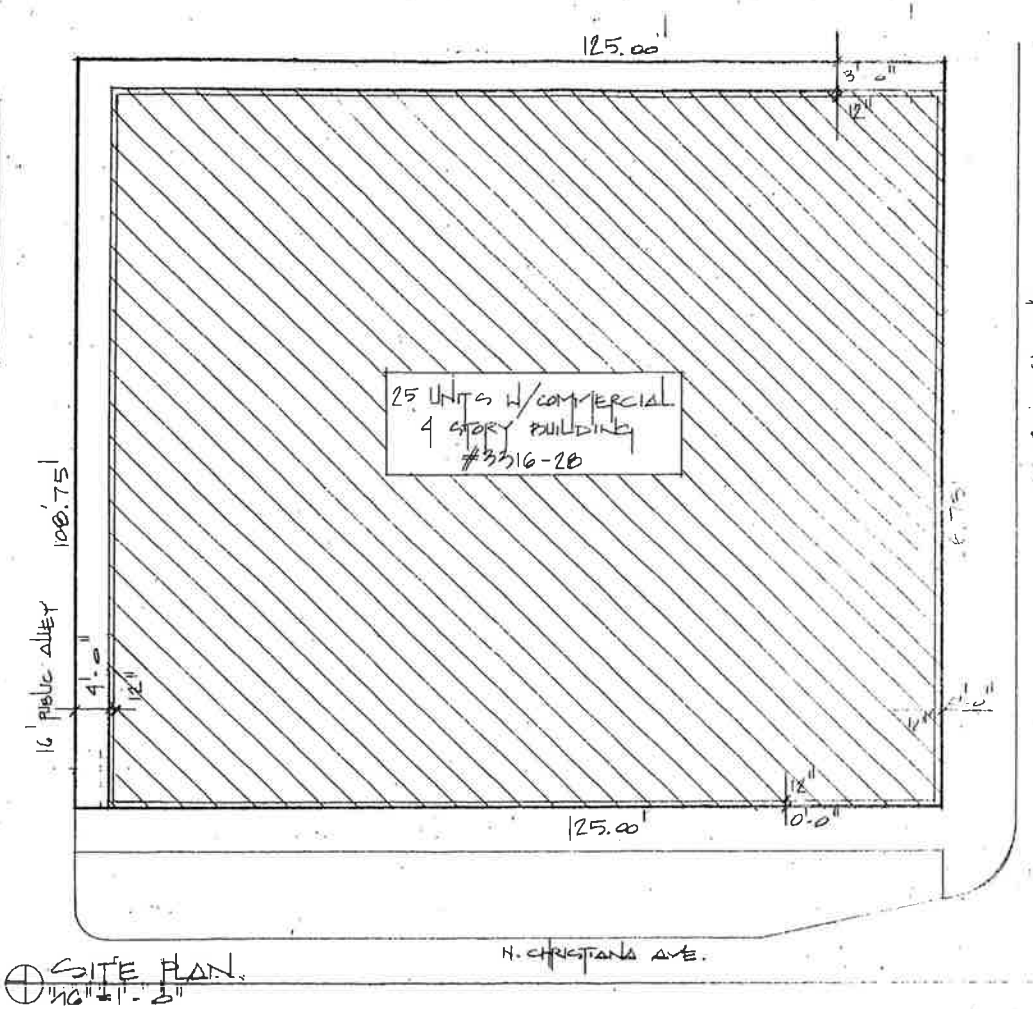
5. The Applicant believes the proposed mixed-use building will provide appropriate density in a south side neighborhood within which the subject property is located. Further, and based on the subject property's proximity to mass transit, the Applicant believes the project complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024

ZONING INFORMATION	
LOT AREA 125.0 x 108.75 =	13,593 S.F.
B2-3 F.A.R.	3.5
MAX. BUILDABLE	47,575 S.F.
1ST FLOOR	7,565 S.F.
2ND FLOOR	11,620 S.F.
3RD FLOOR	11,620 S.F.
4TH FLOOR	11,620 S.F.
ROOF	575 S.F.
TOTAL	43,000 S.F.

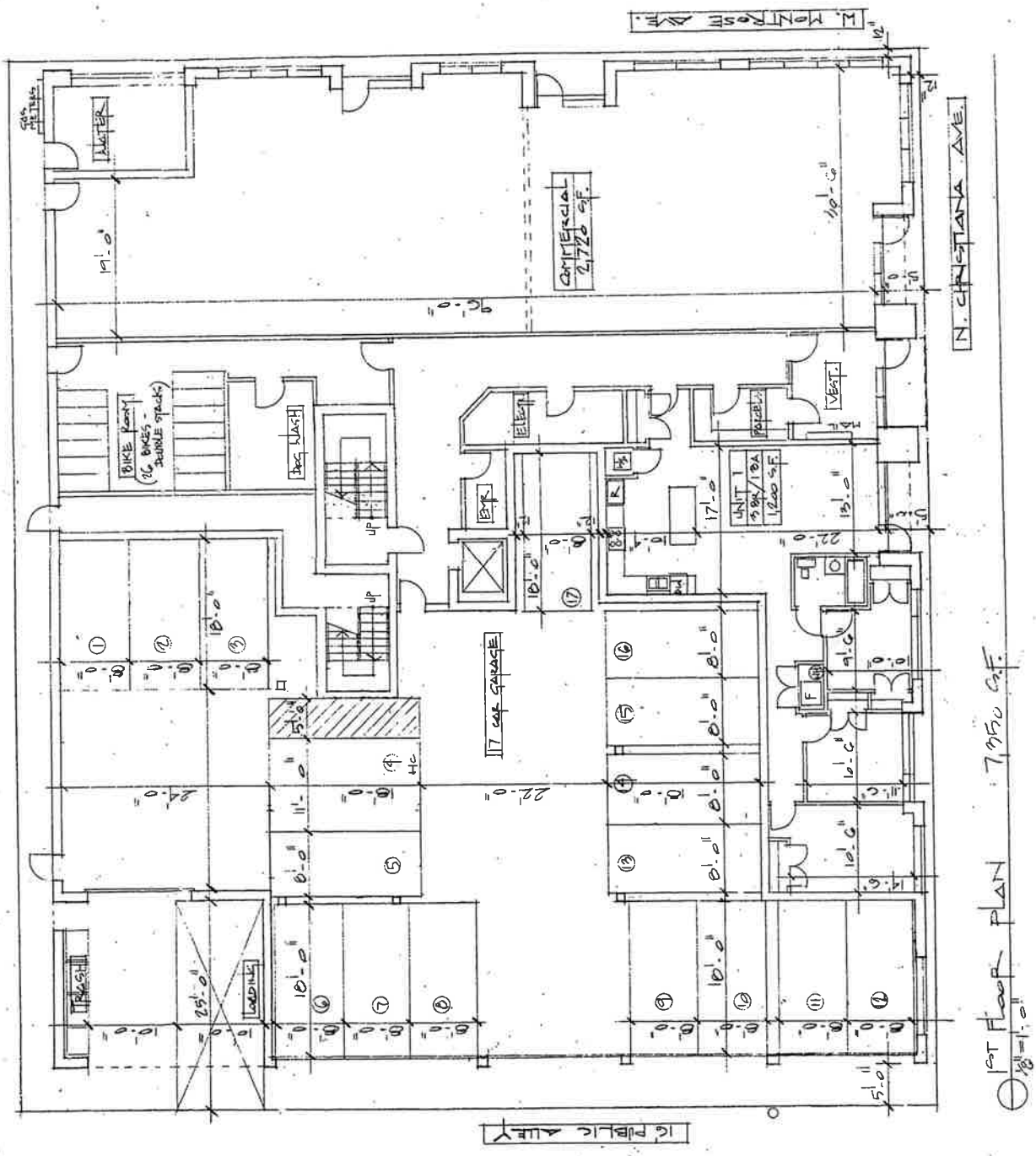
VARIANCES : LOADING BERTH
REAR YARD SETBACK 4'-0"



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

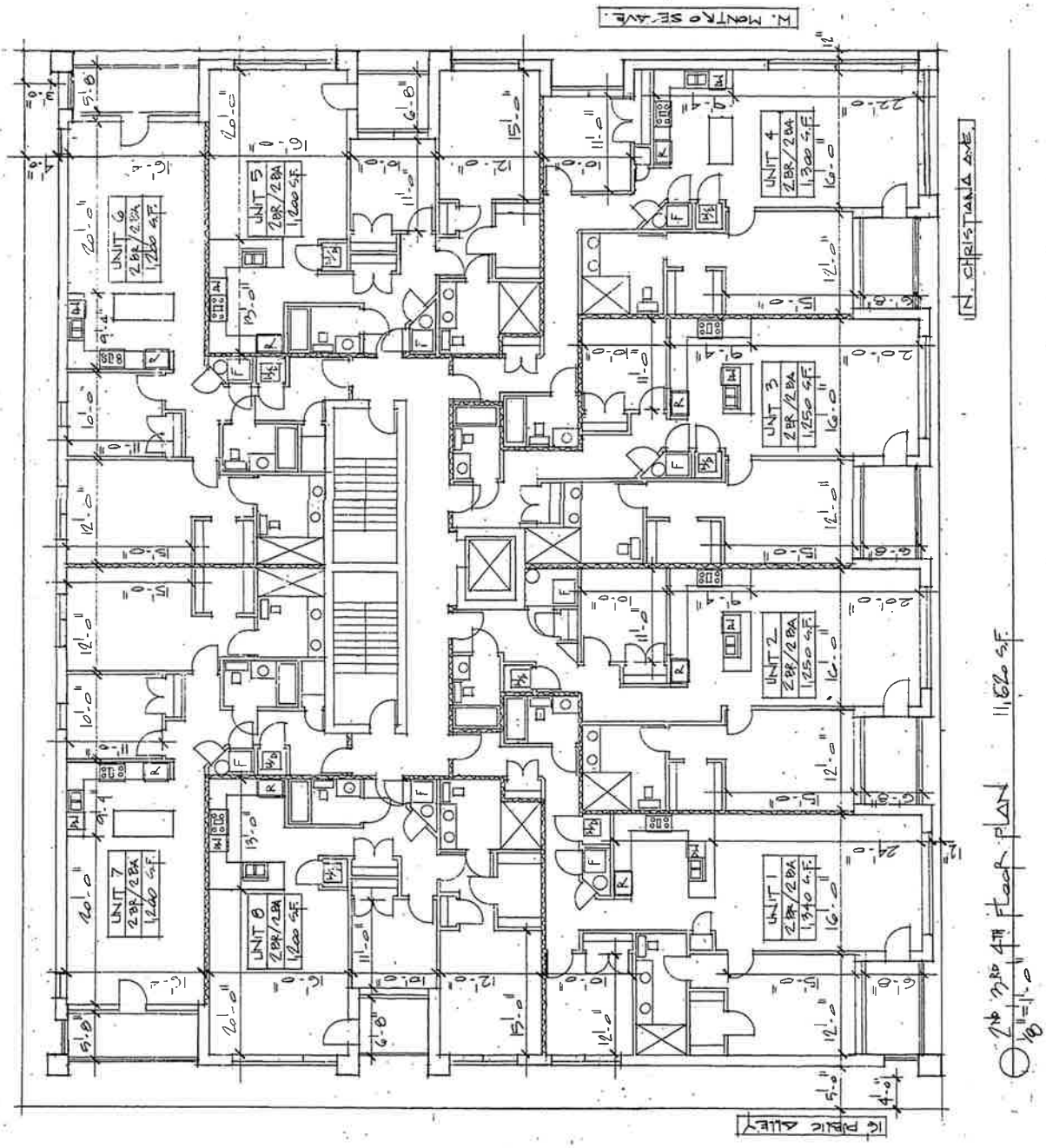
HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024



HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

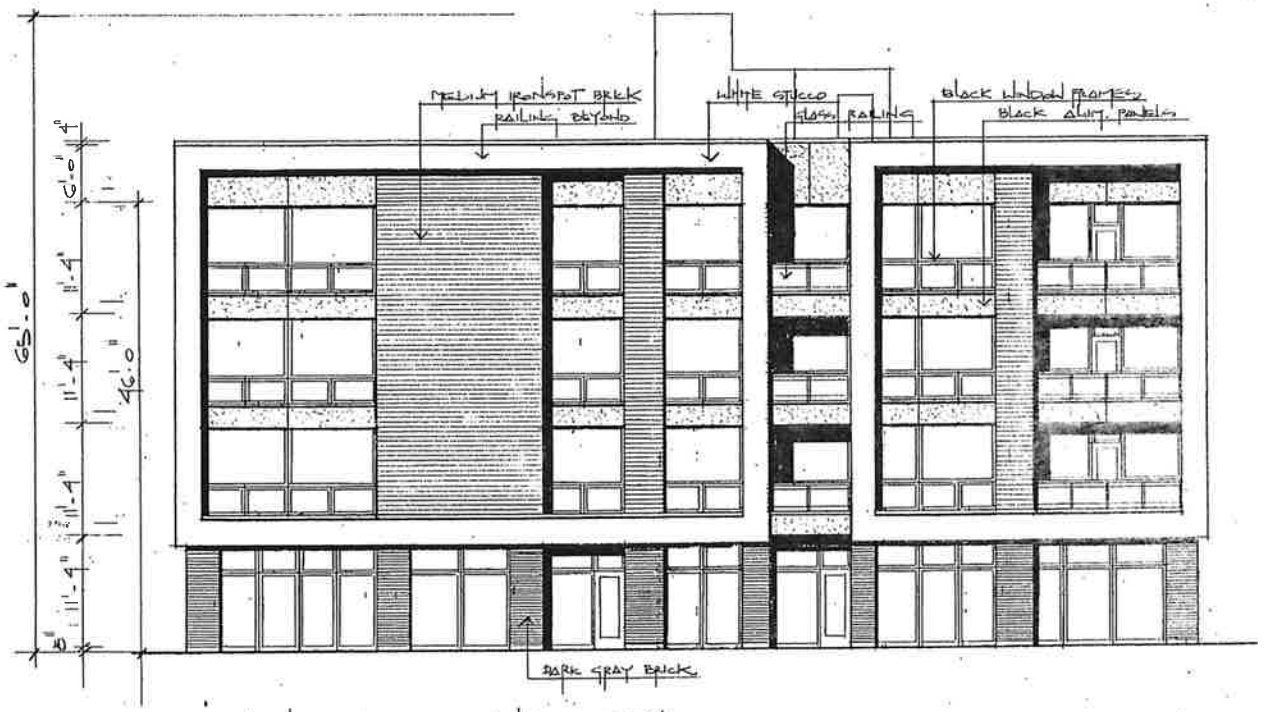
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024



2nd, 3rd & 4th Floor Plan 11,620 S.F.
1/8"=1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

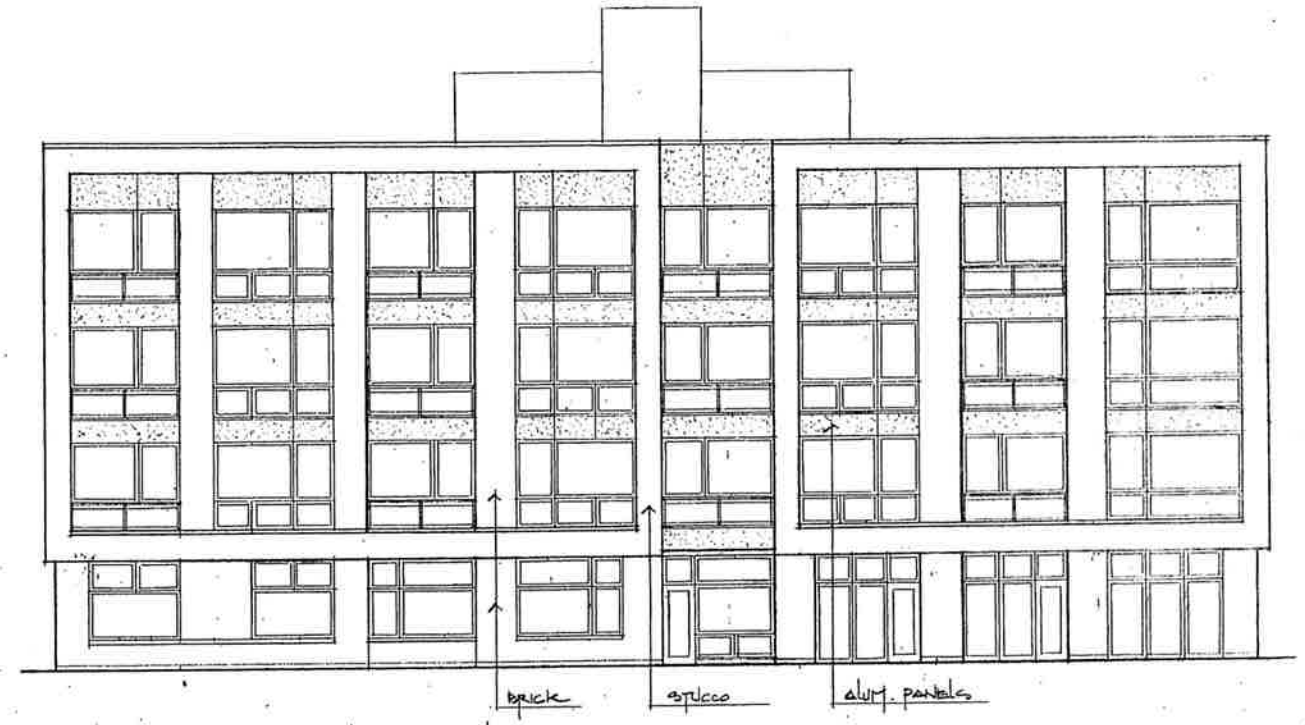
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024



MONTROSE AVE. ELEVATION
1/8" = 1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

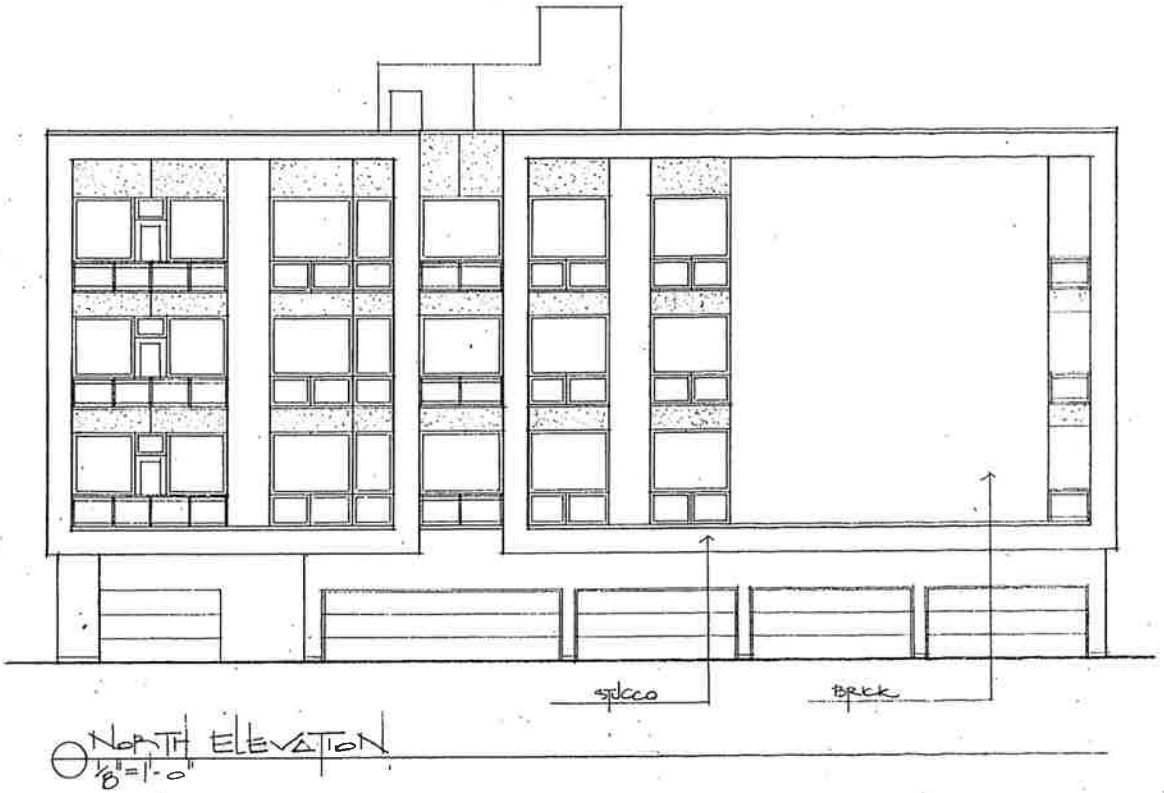
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024



CHRISTIANA AVE. ELEVATION
1/8" = 1'-0"

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

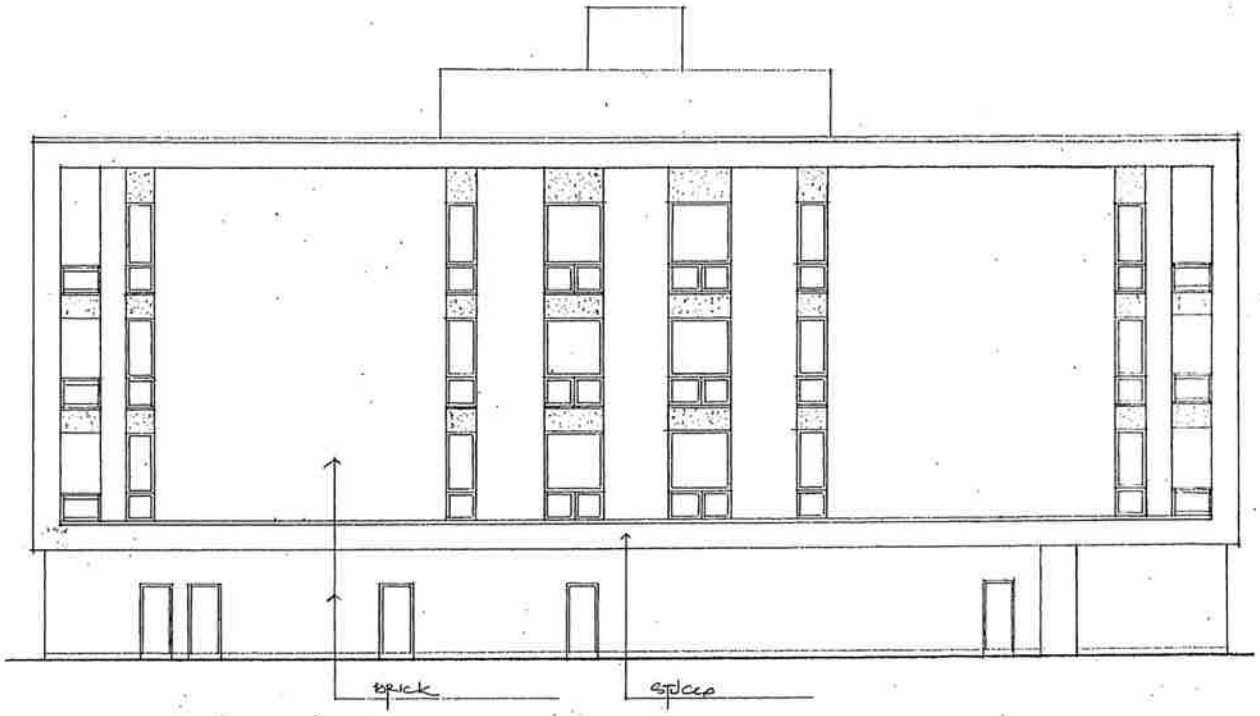
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024



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

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2024



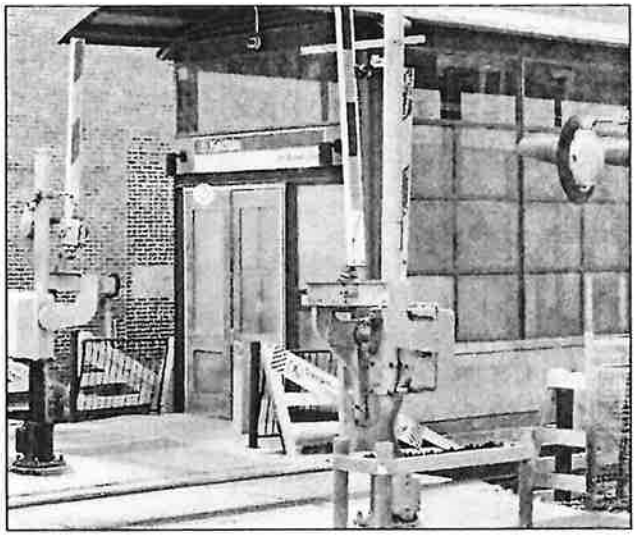
EAST ELEVATION
1/8" = 1'-0"



N

TRANSIT PROXIMITY MAP

0 800' 1600'



CTA BROWN LINE KEDZIE STOP

SWORN STATEMENT FOR TRANSIT SERVED PROJECT

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE CTA BROWN LINE KEDZIE STOP TO THE NEAREST BOUNDARY POINT OF THE PROPOSED SITE AT 3316 N. MONTROSE AVE BY A STRAIGHT LINE IS 1,850.00' WHICH IS LESS THAN THE REQUIRED 2,640.00'

SIGNED: _____ DATE: MAY 8, 2024

(ARCH.) ILLINOIS LICENSE NUMBER: 001-010137

STATE OF ILLINOIS
JOHN
HANNA
001-010137
LICENSED ARCHITECT