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Type 1 Zoning Map Amendment
Substitute Narrative, Analysis and Plans
223 West Erie Street
DX-5 District to DX-5 District (Type 1)

223 W Erie Conversion LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 223 West Erie Street from the DX-5 Downtown Mixed-Use District to the DX-5 Downtown Mixed-Use District (Type 1) to redevelop the existing 7-story building and allow a change of use from ground floor retail/commercial and office use above to ground floor retail/commercial and residential use above.

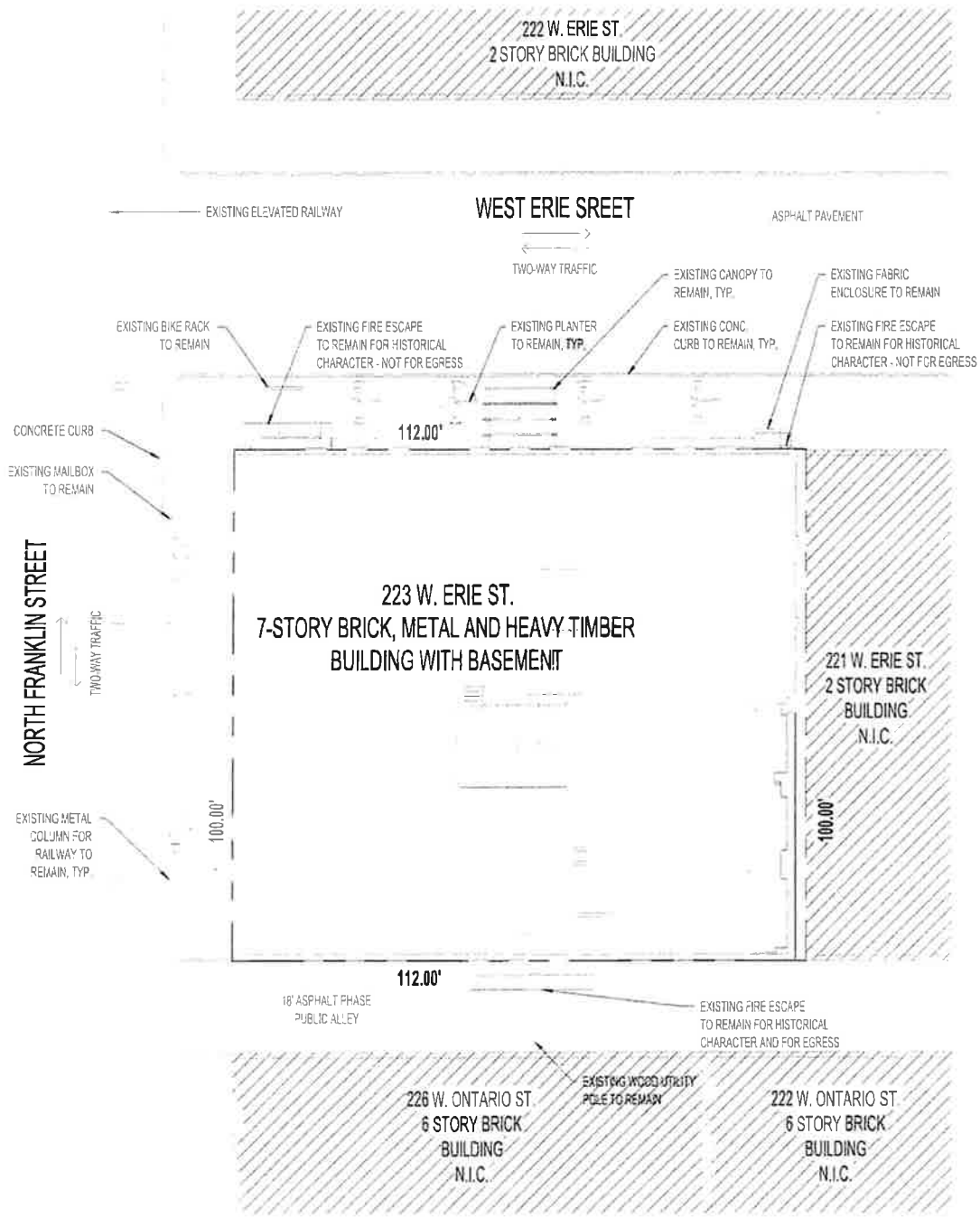
The site is bounded by West Erie Street to the north, commercial property to the east, an 18-foot public alley on the south, and North Franklin Street to the west. The subject property consists of approximately 11,200 square feet of site area and is improved with an over 100-year-old commercial building which occupies substantially all of the site. The existing building contains approximately 56,000 square feet of floor area and was previously operated as retail/commercial space on the ground floor and office space above. There are no off-street vehicular parking spaces on site. The property is a transit-served location based on its proximity to the CTA Brown Line and Purple Line Express station entrance at Chicago/Franklin and Chicago Avenue bus corridor.

The Applicant proposes to complete a historic rehabilitation of the existing building to upgrade aged and substandard components of the structure and convert the 2nd through 7th floors to residential use. The building will contain a total of 66 residential units (34 dwelling units and 32 efficiency units). The ground floor will continue to be operated as retail/commercial space and the building footprint will remain unchanged. The Applicant proposes to add 34 bicycle parking spaces within the existing building. The Applicant is seeking all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

Floor Area and Floor Area Ratio	
Lot Area:	11,200 square feet
Total Building Area:	75,357 square feet
FAR:	6.72 **Existing nonconforming floor area to be retained*
Number of Residential Units	
Dwelling Units:	34
Efficiency Units:	32
Density (Lot Area Per Unit):	169.70 square feet
Parking and Loading	
Vehicular Parking:	0 spaces* *Transit-served location parking reduction requested*
Bicycle Parking:	34 spaces
Loading:	0 spaces* *Variation requested*
Setbacks	
Front (South):	0 feet
Rear (North):	0 feet* *Variation requested*
Side (East):	0 feet
Side (West):	0 feet
	**All existing setbacks will be maintained*
Building Height:	87.92 feet

** Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks (1) an administrative adjustment for a parking reduction in a transit-served location to reduce the required automobile parking from 66 spaces to zero spaces; (2) an administrative adjustment to reduce the minimum required on-site open space from 1,260 square feet to zero square feet (3) a variation to reduce the minimum required rear setback for floors containing dwelling units from 30 feet to zero feet; and (4) a variation to reduce the required off-street loading from one space to zero spaces.*

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ZONING DATA:

ZONING DISTRICT: DX-5 (NO CHANGE)
LOT AREA: 11,200 SF
MAXIMUM FAR: 5.0 (TOTAL BUILDING FLOOR AREA: 75,357 SF)
HEIGHT: 87.92 FEET (NO CHANGE)
CURRENT OCCUPANCY: OFFICE AND RETAIL

PROPOSED OCCUPANCY:
- BASEMENT: EXISTING OFFICES/RETAIL AND NEW RESIDENTIAL AMENITIES
- 1ST FLOOR: OFFICE/RETAIL TO REMAIN
- 2ND TO 7TH FLOOR: RESIDENTIAL

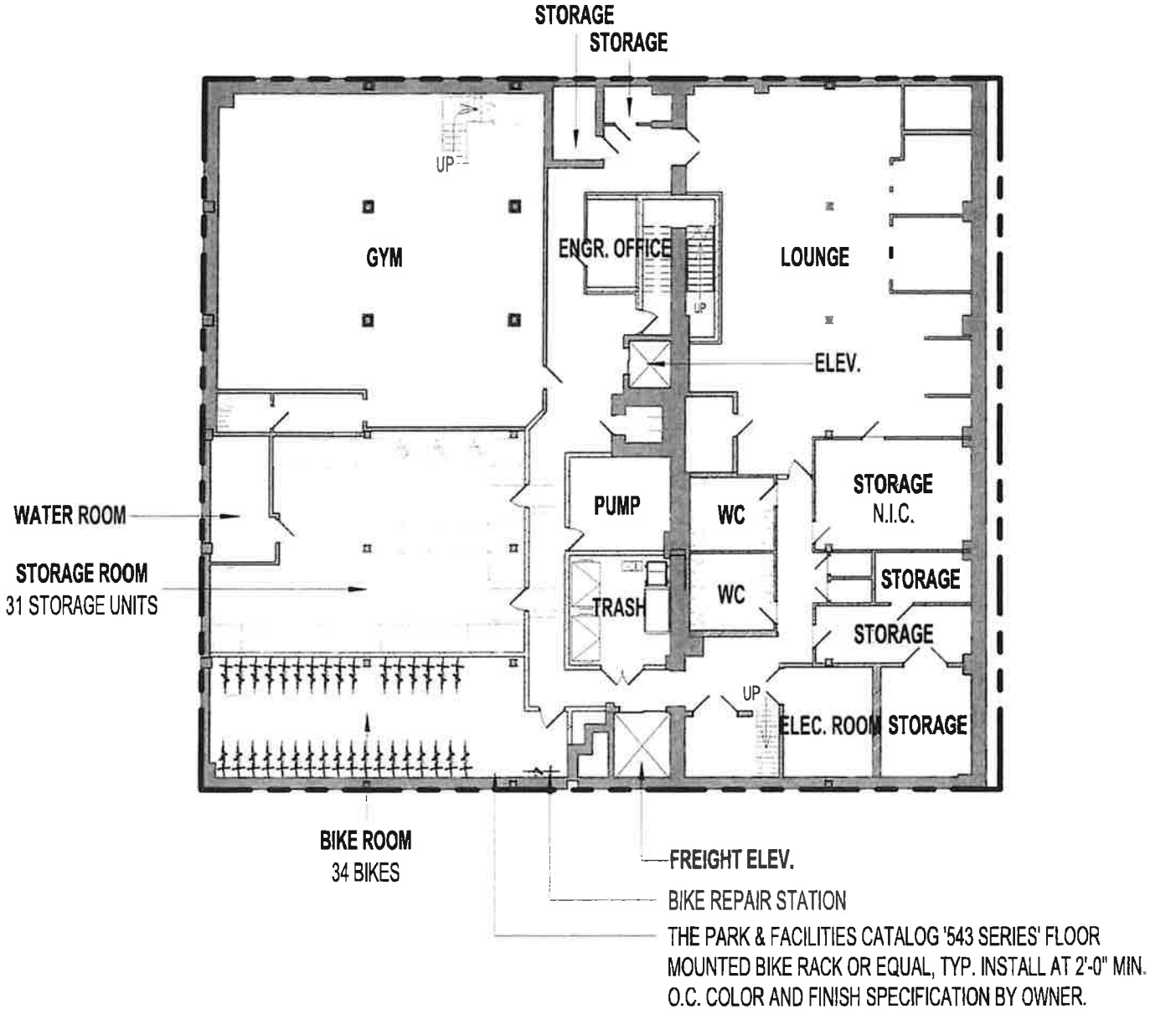
KENNEDY MANN

SITE PLAN

223 W. ERIE STREET - CHICAGO IL, 60654

SCALE: 1/32" = 1'-0"

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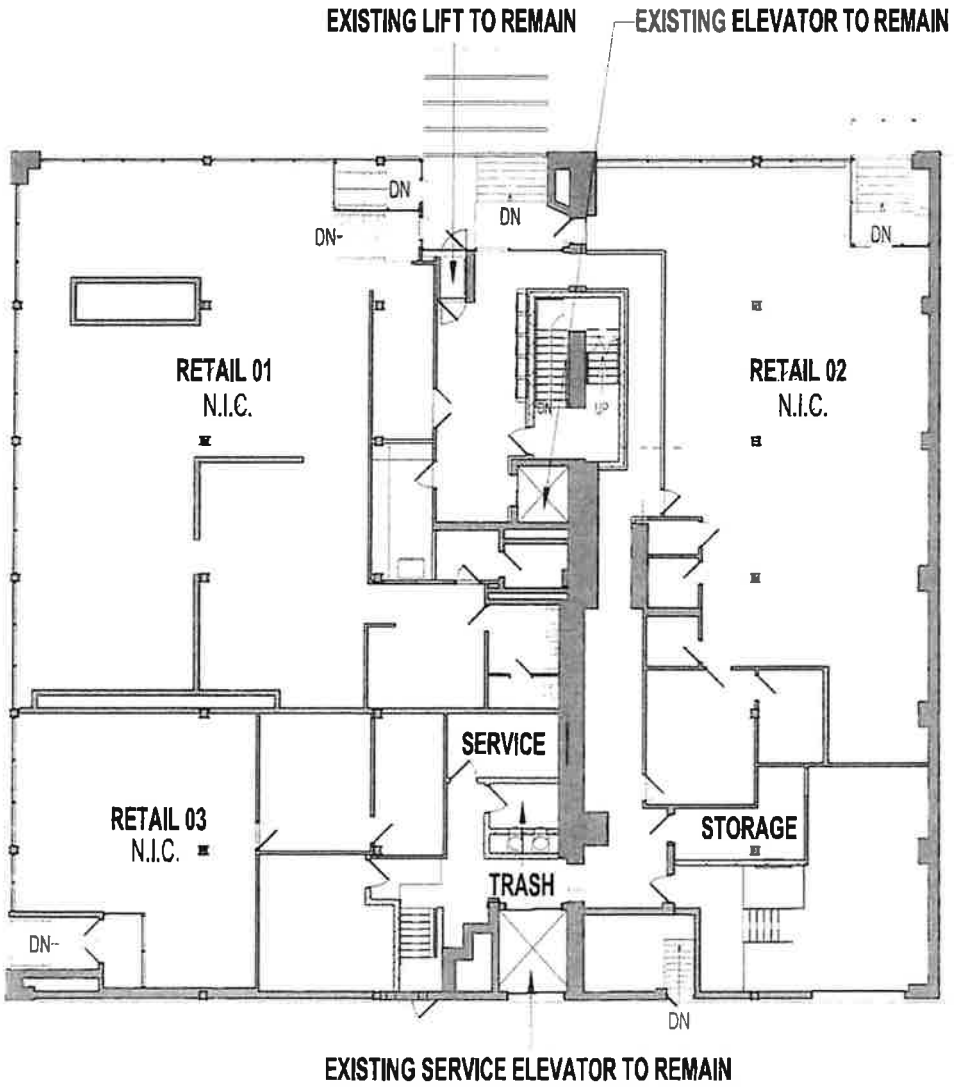
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PROPOSED BASEMENT FLOOR PLAN

223 W. ERIE STREET - CHICAGO IL, 60654

SCALE: 3/64" = 1'-0"

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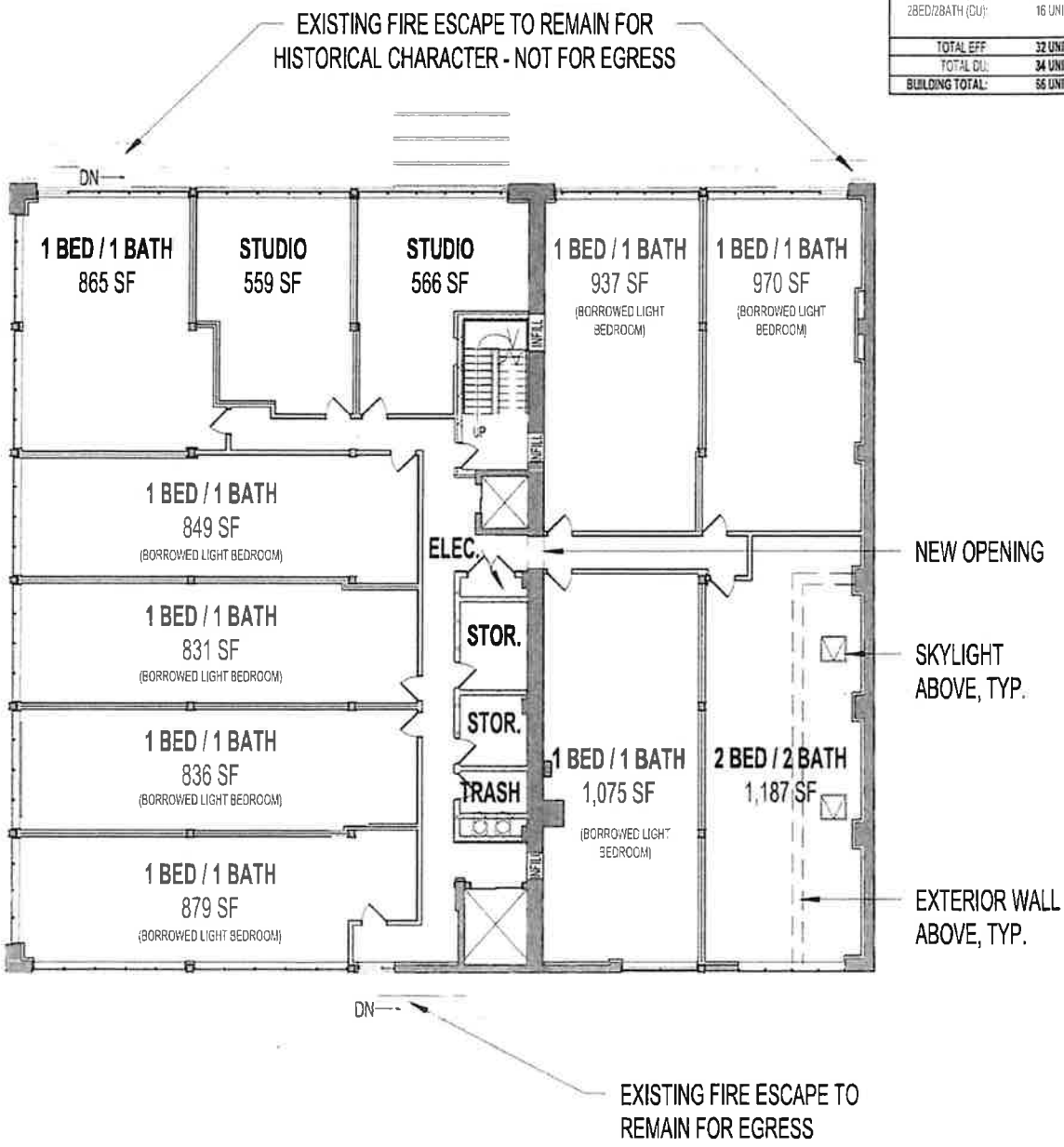
PROPOSED FIRST FLOOR PLAN

223 W. ERIE STREET - CHICAGO IL, 60654

SCALE: 3/64" = 1'-0"

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223 W. ERIE STREET UNIT MATRIX	
RESIDENTIAL 2ND FLOOR	
STUDIO (EFF):	02 UNITS
1BED/1BATH (DU):	06 UNITS
2BED/2BATH (DU):	01 UNIT
TOTAL PER FLOOR:	11 UNITS
RESIDENTIAL TYPICAL FLOOR (3RD-7TH	
STUDIO (EFF):	06 UNITS
1BED/1BATH (DU):	02 UNITS
2BED/2BATH (DU):	03 UNITS
TOTAL PER FLOOR:	11 UNITS
UNIT TYPE TOTALS:	
STUDIO (EFF):	32 UNITS
1BED/1BATH (DU):	18 UNITS
2BED/2BATH (DU):	16 UNITS
TOTAL EFF	32 UNITS
TOTAL DU:	34 UNITS
BUILDING TOTAL:	66 UNITS



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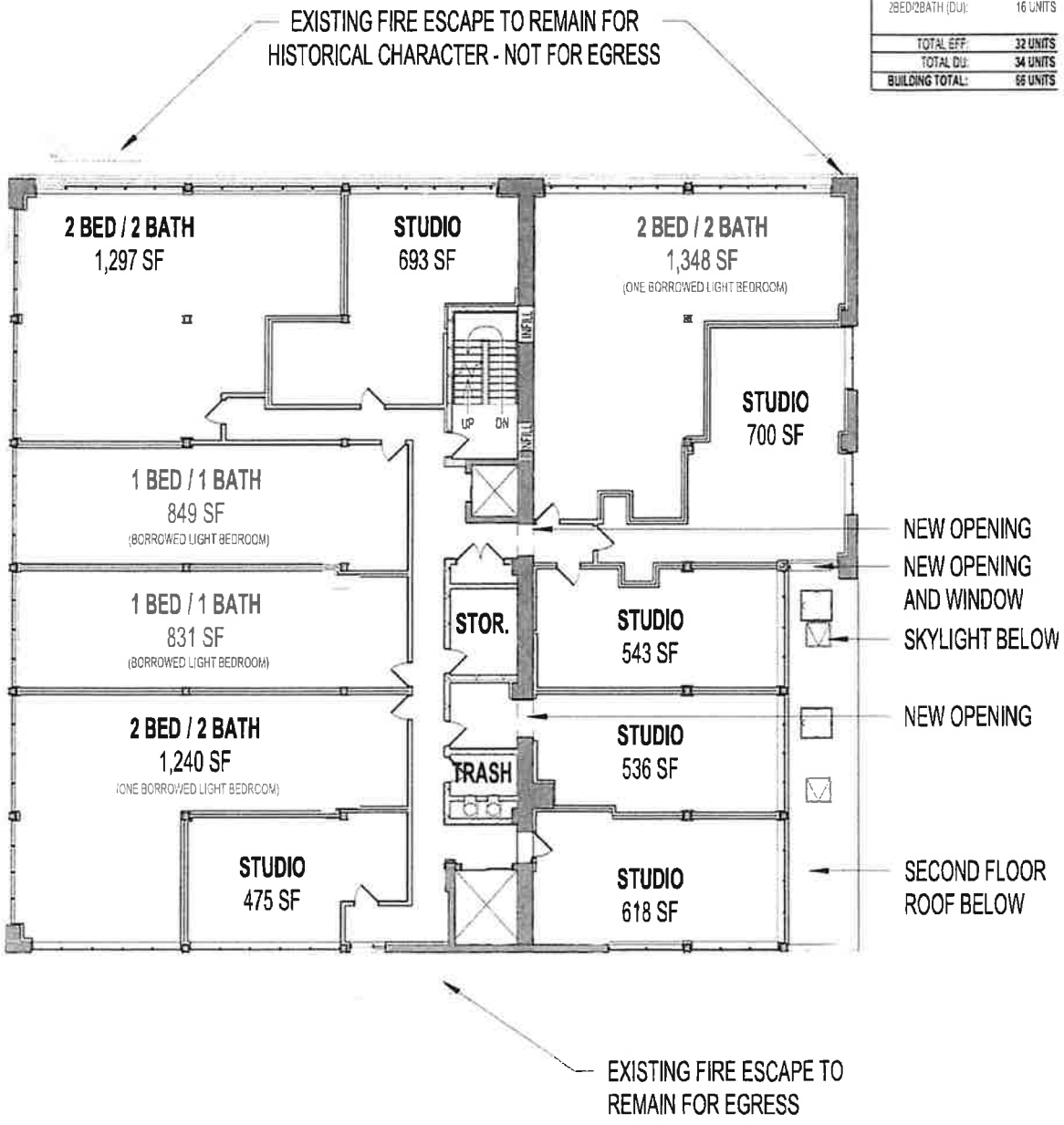
PROPOSED SECOND FLOOR PLAN

223 W. ERIE STREET - CHICAGO IL, 60654

SCALE: As indicated

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223 W. ERIE STREET UNIT MATRIX	
RESIDENTIAL 2ND FLOOR	
STUDIO (EFF):	02 UNITS
1BED/1BATH (DU):	06 UNITS
2BED/2BATH (DU):	01 UNIT
TOTAL PER FLOOR:	11 UNITS
RESIDENTIAL TYPICAL FLOOR (3RD-7TH	
STUDIO (EFF):	06 UNITS
1BED/1BATH (DU):	02 UNITS
2BED/2BATH (DU):	03 UNITS
TOTAL PER FLOOR:	11 UNITS
UNIT TYPE TOTALS:	
STUDIO (EFF):	32 UNITS
1BED/1BATH (DU)	18 UNITS
2BED/2BATH (DU):	16 UNITS
TOTAL EFF:	32 UNITS
TOTAL DU:	34 UNITS
BUILDING TOTAL:	66 UNITS



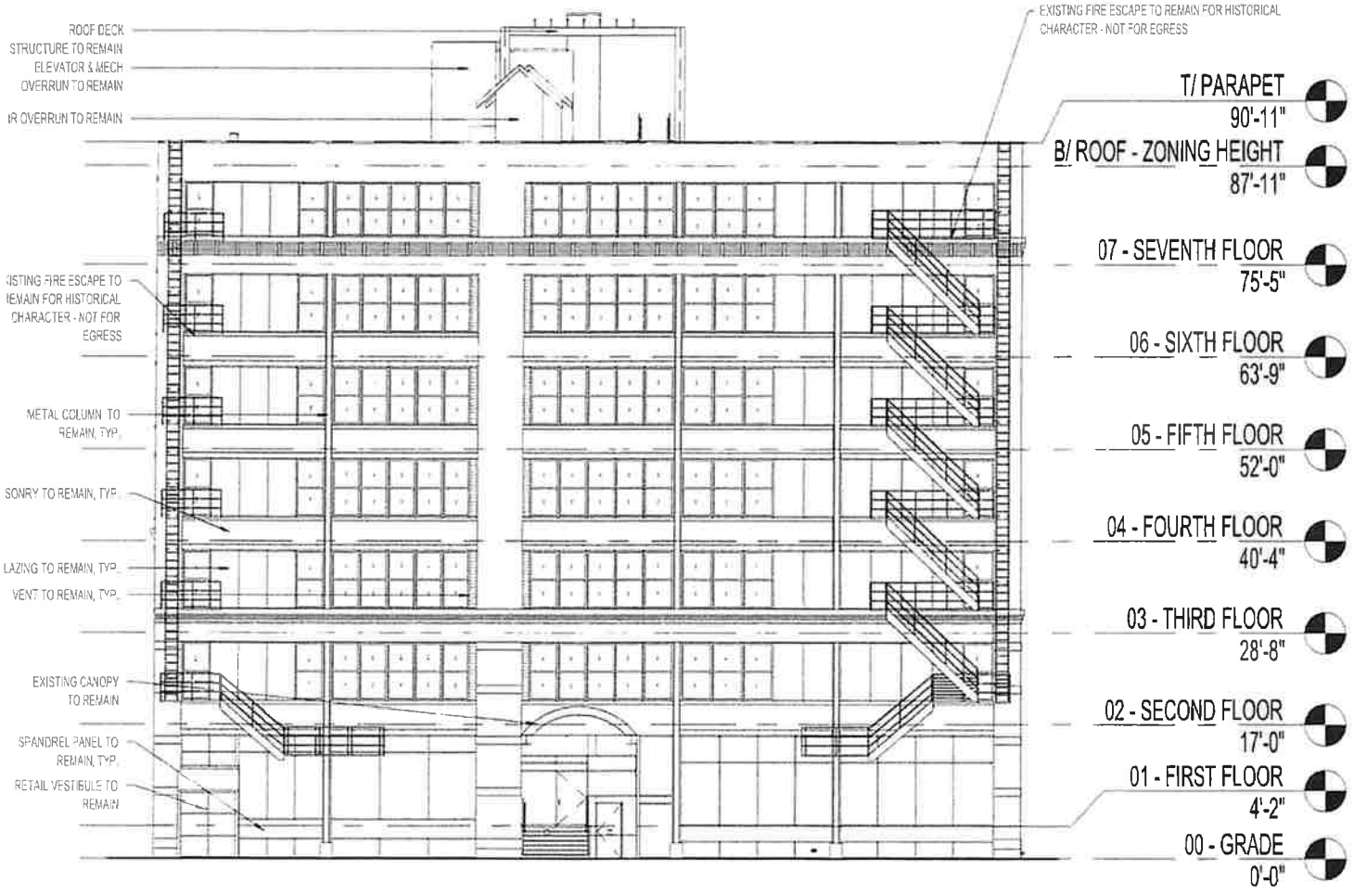
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PROPOSED THIRD TO SEVENTH FLOOR PLAN

223 W. ERIE STREET - CHICAGO IL, 60654

SCALE: As indicated

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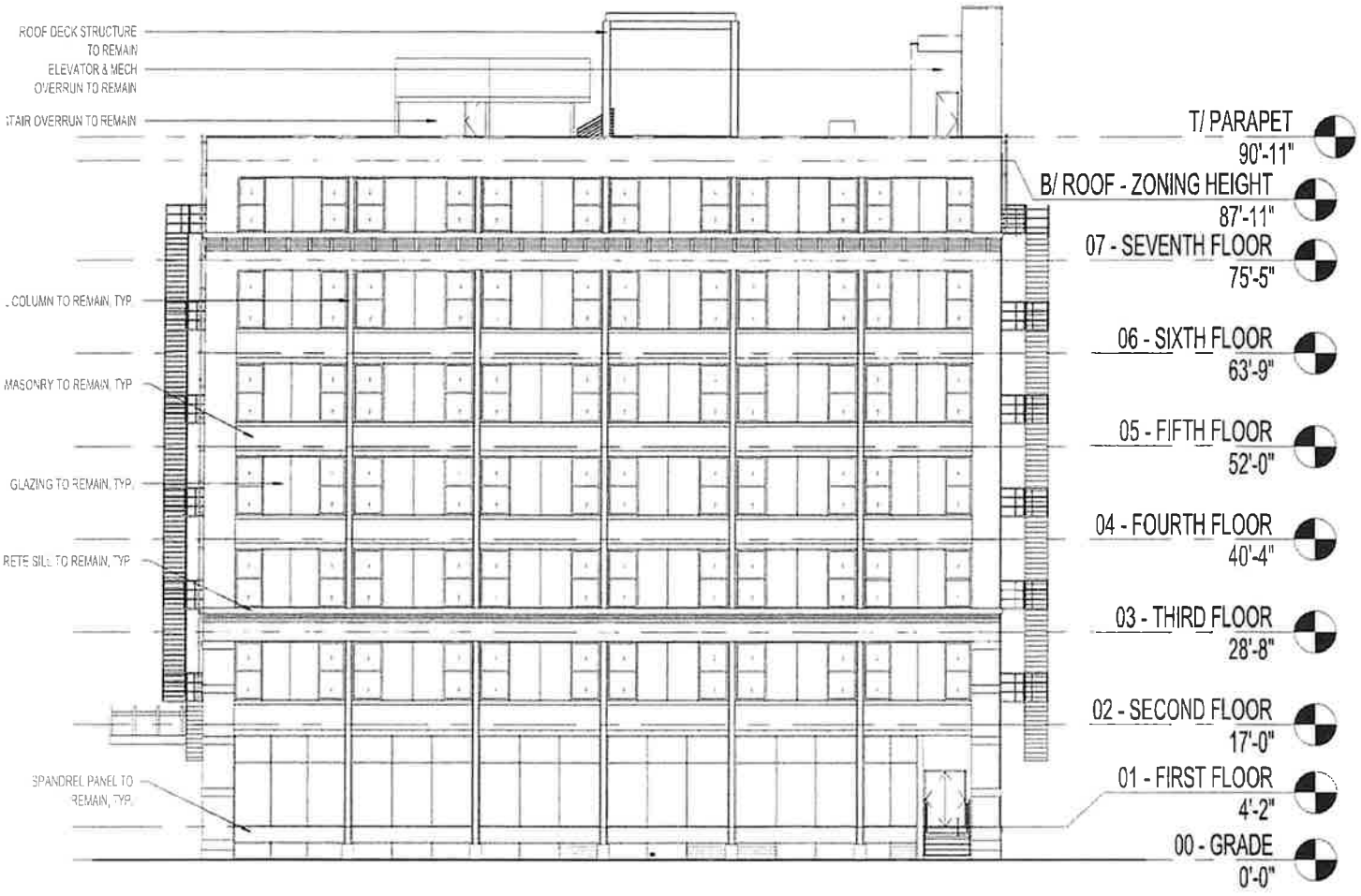
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PROPOSED NORTH ELEVATION

223 W. ERIE STREET - CHICAGO IL, 60654

SCALE: 3/64" = 1'-0"

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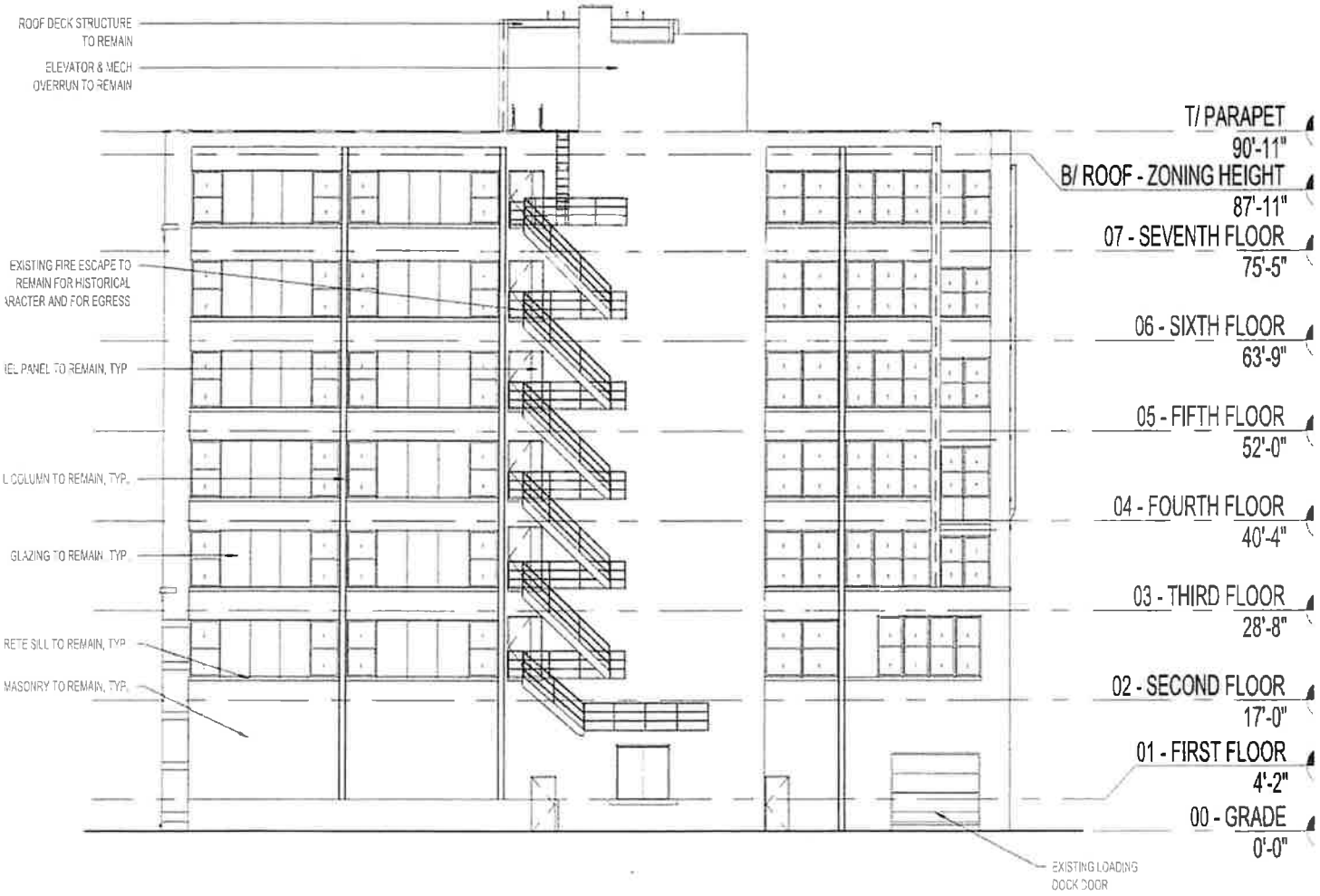
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PROPOSED WEST ELEVATION

223 W. ERIE STREET - CHICAGO IL, 60654

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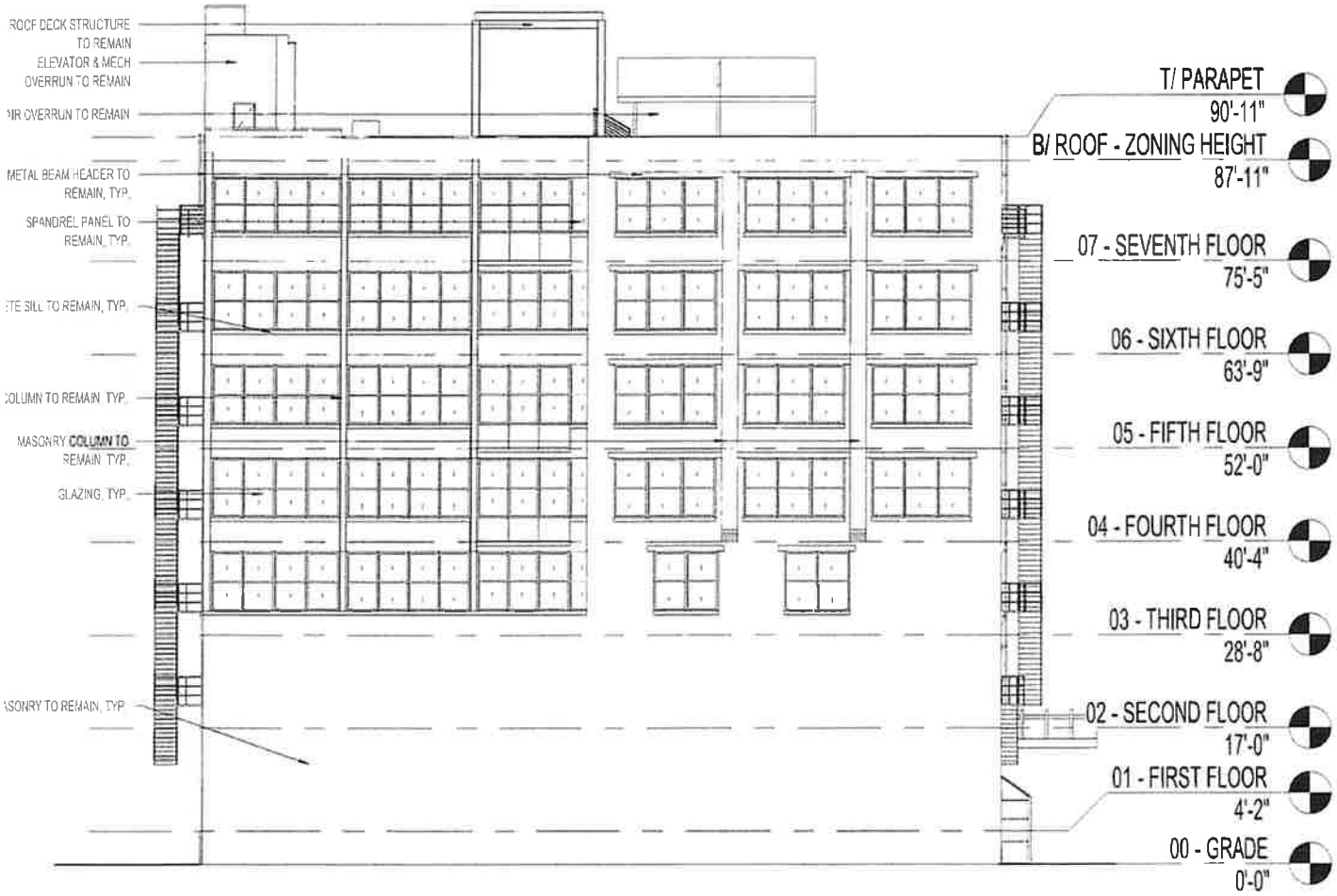
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PROPOSED SOUTH ELEVATION

223 W. ERIE STREET - CHICAGO IL, 60654

SCALE: 3/64" = 1'-0"

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PROPOSED EAST ELEVATION

223 W. ERIE STREET - CHICAGO IL, 60654

SCALE: 3/64" = 1'-0"