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17-13-0303-C(1) Substitute Type 1 Narrative & Plans – 3627-3633 N. Sheffield, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 10,825.2 square feet (irregular lot shape)

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story residential building containing twenty-nine (29) dwelling units. The proposed building will be masonry in construction and measure 56 ft.-8 inches in height. The subject property is a Transit Served Location and will be supported by eleven (11) off-street parking spaces and twenty-one (21) bicycle parking spaces. Pursuant to Secs. 17-13-1003 and 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the number of required off-street vehicle parking spaces for a Transit Served Location from fifteen (15) parking spaces to eleven (11) parking spaces, increase the allowable front setback along a pedestrian street from 5 ft. to 9 ft.-3 inches, and reduce the rear setback for floors containing residential uses from 30 ft. to 5 ft.

(A) The Project's Floor Area Ratio: 37,589 square feet (3.47 FAR)

*Pursuant to Sec. 17-3-0403-B, the Applicant is seeking a floor area ratio increase because it will provide at least 50% of its ARO units onsite.

(B) The Project's Density (Minimum Lot Area Per D.U.): 373.28 square feet per D.U. (29 residential units)

(C) The amount of off-street parking: 11 parking spaces

*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the allowable parking ratio for the proposed twenty-nine (29) residential unit building from fifteen (15) parking spaces (50%) to eleven (11) parking spaces (37.9%).

(D) Setbacks:

a.	*Front Setback:	9 feet 3 inches
b.	Side Setbacks:	
	North Side:	5 feet
	South Side:	5 feet
c.	*Rear Setback:	5 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to increase the allowable front setback along a pedestrian street from 5 ft. to 9 ft.-3 inches, and reduce the rear setback for floors containing residential uses from the required 30 ft. to 5 feet.

(E) Building Height: 56 feet 8 inches

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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 immediately adjacent to the Diversey CTA Bus Line Corridor roadway segment and within approximately 275 linear feet of the CTA Addison St. Train Station. The proposed residential building will be supported by eleven (11) off-street parking space and twenty-one (21) bicycle parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit a reduction in the number of required off-street vehicle parking spaces.

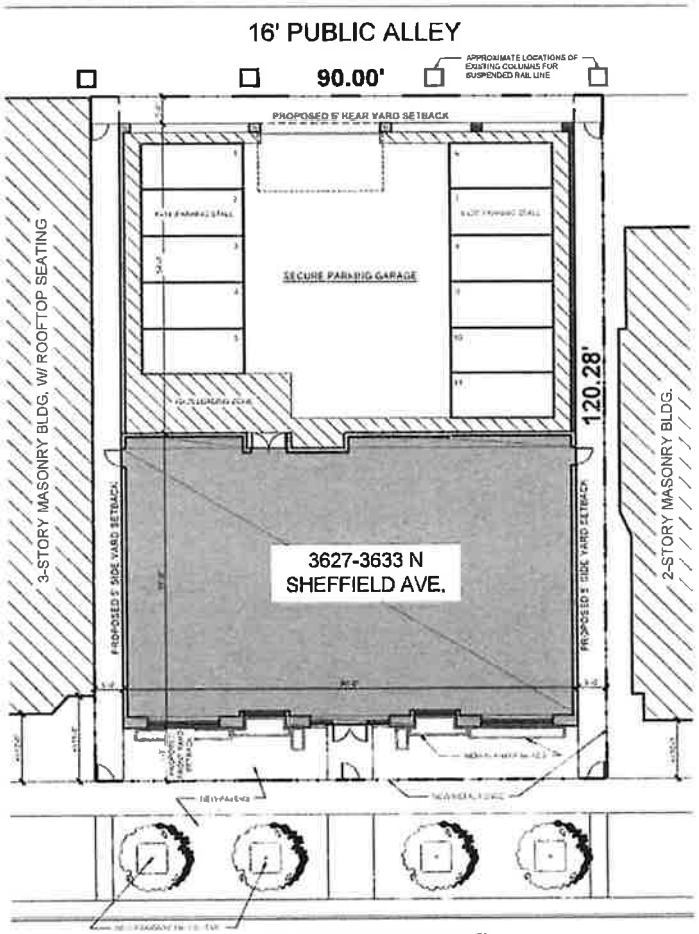
2. The proposed residential building will comply with Sec. 17-3-0504 because the building entrance width will not exceed 12 ft. in height, the building entrance depth will not exceed the entrance width, and the building entrance is not more than two-stories in height. Please note the Applicant is seeking a Variation to increase the front setback along N. Sheffield from not more than 5 ft. to 9 ft.-3 inches. The proposed front setback dimension is intended to better align the proposed building with the front setbacks of the neighboring buildings fronting on N. Sheffield.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed five-story multi-unit residential building incorporates accessibility and connectivity to the CTA Clark St. Bus Line, which just west of the subject property. The subject property is also located within approximately 275 linear feet of the CTA Addison St. Train Station. The proposed building will offer twenty-one (21) bicycle parking spaces and onsite storage areas. The Applicant believes the project will complement the already active pedestrian experience along N. Sheffield, north of W. Addison St. for residents and other commuters traveling in the subject area.

4. The proposed residential building will contain twenty-nine (29) dwelling units. Eleven (11) off-street parking spaces will be provided. The Applicant is seeking administrative approval to permit the parking reduction consistent with the eTOD Ordinance.

5. The Applicant believes the proposed residential building will provide appropriate density in the Lake View/Wrigleyville neighborhood. Based on the subject property's proximity to a designated bus route (Clark St. CTA Bus Line) and train station (CTA Addison St. Train Station), 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 already supported by ample mass transit options.

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1 ARCHITECTURAL SITE PLAN

PROPOSED 5-STORY
29 UNIT APARTMENT BUILDING

3627-3633 N SHEFFIELD AVE.
CHICAGO, IL

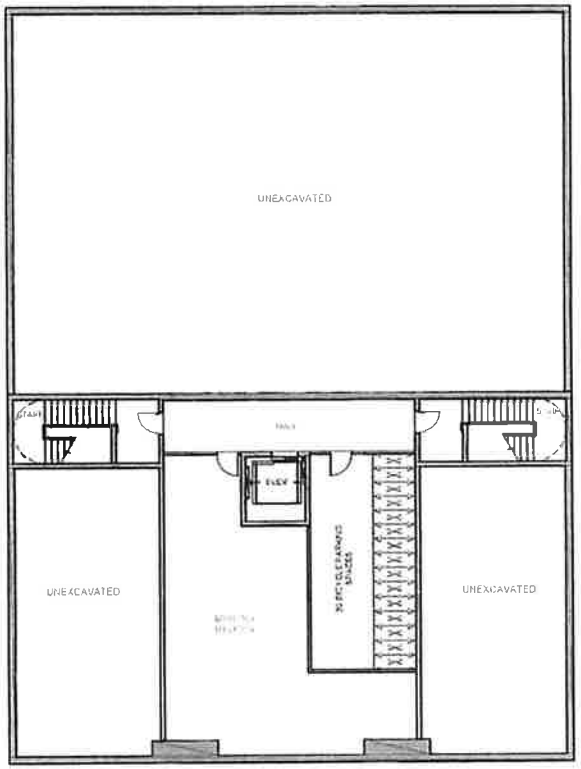
DXU ARCHITECTS

ZONING SUBMITTAL

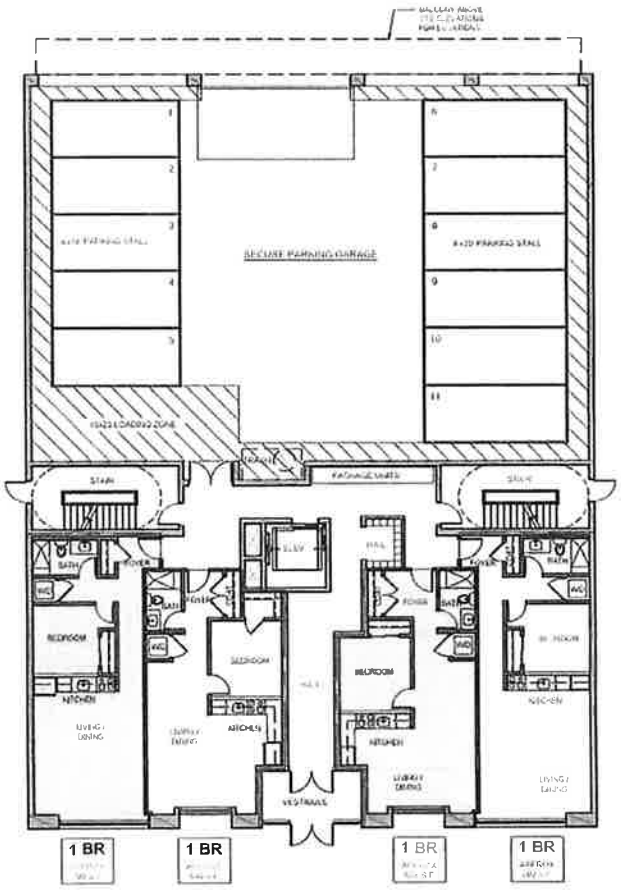
ARCHITECTURAL SITE PLAN

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BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED 5-STORY
29 UNIT APARTMENT BUILDING

3627-3633 N SHEFFIELD AVE.
CHICAGO, IL

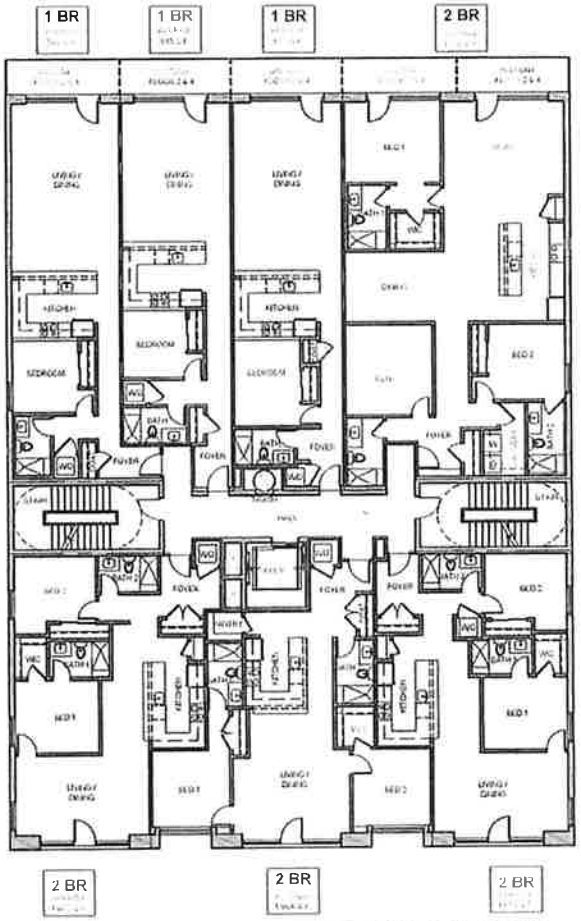
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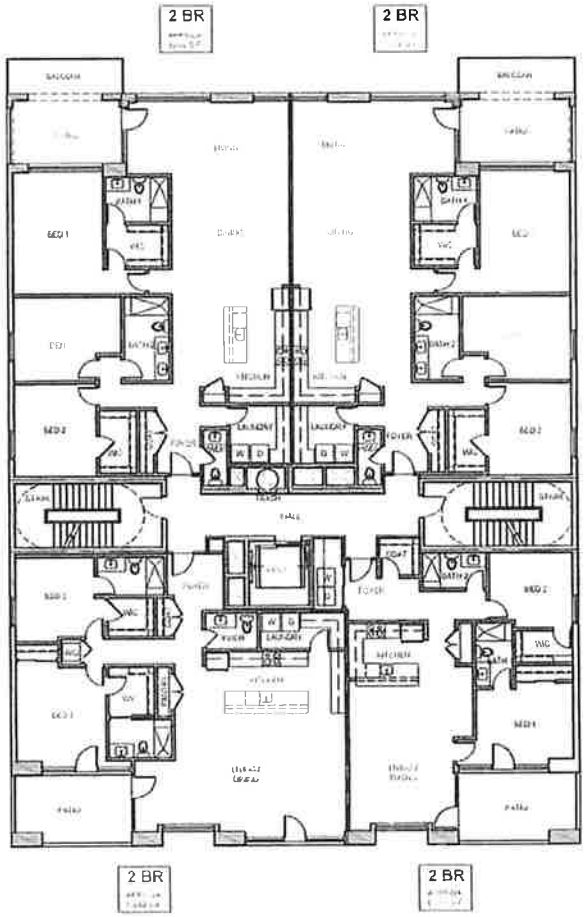
FLOOR PLANS

A1-10

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2ND-4TH FLOOR PLANS



5TH FLOOR PLAN

PROPOSED 5-STORY
29 UNIT APARTMENT BUILDING

3627-3633 N SHEFFIELD AVE
CHICAGO, IL

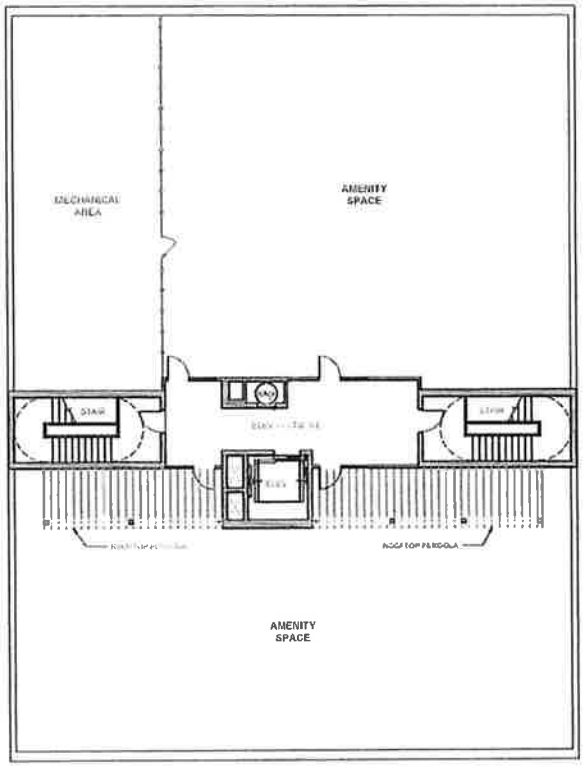
DXU ARCHITECTS

ZONING SUBMITTAL

FLOOR PLANS

A1-20

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ROOF PLAN

PROPOSED 5-STORY
29 UNIT APARTMENT BUILDING

3627-3633 N SHEFFIELD AVE.
CHICAGO, IL

DXU ARCHITECTS

ZONING SUBMITTAL

ROOF PLAN

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2 EAST ELEVATION



1 WEST ELEVATION

PROPOSED 5-STORY
29 UNIT APARTMENT BUILDING

3627-3633 N SHEFFIELD AVE.
CHICAGO, IL

DXU ARCHITECTS

ZONING SUBMITTAL

EXTERIOR ELEVATIONS

A3-10