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17-13-0303-C(1) Type 1 Narrative & Plans – 1055 W. Diversey Parkway, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 7,164 square feet (irregular lot shape)

Proposed Land Use: The Applicant is proposing to develop the subject property with a new six-story residential building containing twenty-four (24) dwelling units. The proposed building will be masonry in construction and measure 64 ft.-11 inches in height (measured to the partial sixth floor). The subject property is a Transit Served Location and will be supported by one (1) off-street parking space and seven (7) bicycle parking spaces.

(A) The Project's Floor Area Ratio: 27,908 square feet (3.895 FAR)

*Pursuant to Sec. 17-3-0403-B, the Applicant is seeking a floor area ratio increase because it will provide 100% of its ARO units within the proposed building.

(B) The Project's Density (Minimum Lot Area Per D.U.): 298.5 square feet per D.U. (24 residential units proposed)

*Pursuant to Sec. 17-3-0402-B, the Applicant is seeking a minimum lot area reduction because it will provide 100% of its ARO units within the proposed building. Additionally, and pursuant to Sec. 17-13-1003-A, the Applicant is seeking to reduce the minimum lot area requirement for twenty-four (24) residential units from 7,200 sq. ft. to 7,156 sq. ft., which is not less than 90% of the minimum lot area requirement. Please note the irregular lot shape.

(C) The amount of off-street parking: 1 parking space

*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-four (24) residential unit building from twelve (12) parking spaces (50%) to one (1) parking space (0.041%).

(D) Setbacks:

a.	Front Setback:	none
b.	Side Setbacks:	
	West Side:	none
	East Side:	5 feet and 6 inches
c.	*Rear Setback:	3 feet and 6 inches

*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 3 feet-6 inches.

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Please note the irregular lot shape. The rear setback calculation was determined by the closest rear lot line dimension.

(E) Building Height: 64 ft.-11 inches (measured to the partial sixth floor)

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 620 linear feet of the CTA Diversey Train Station. The proposed residential building will be supported by one (1) off-street parking space and seven (7) bicycle parking spaces. Pursuant to Section 17-13-1003-EE and 17-13-1003-GG, the Applicant is seeking to permit a reduction in the required off-street vehicle parking spaces and bicycle parking spaces.

2. The proposed residential building will comply with Sec. 17-3-0504 because its front setback along W. Diversey Parkway will be at the front property line, the building entrance width will not exceed 12 ft., the building entrance depth will not exceed the entrance width, and the building entrance is not more than two-stories in height.

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 Diversey CTA Bus Line, which is immediately adjacent to the subject property's north property line. The subject property is also located within approximately 620 linear feet of the CTA Diversey Train Station. The proposed building will offer seven (7) bicycle parking spaces and onsite storage areas. The Applicant believes the project will help improve the pedestrian way along W. Diversey for residents and other commuters traveling in the subject area.

4. The proposed residential building will contain twenty-four (24) dwelling units. One (1) off-street parking space 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 Lincoln Park neighborhood. Based on the subject property's proximity to a designated bus route (Diversey CTA Bus Line) and train station (CTA Diversey 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 in need.

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LEGEND

ABBREVIATIONS

DRAWING INDEX

2019 CHICAGO BUILDING CODE

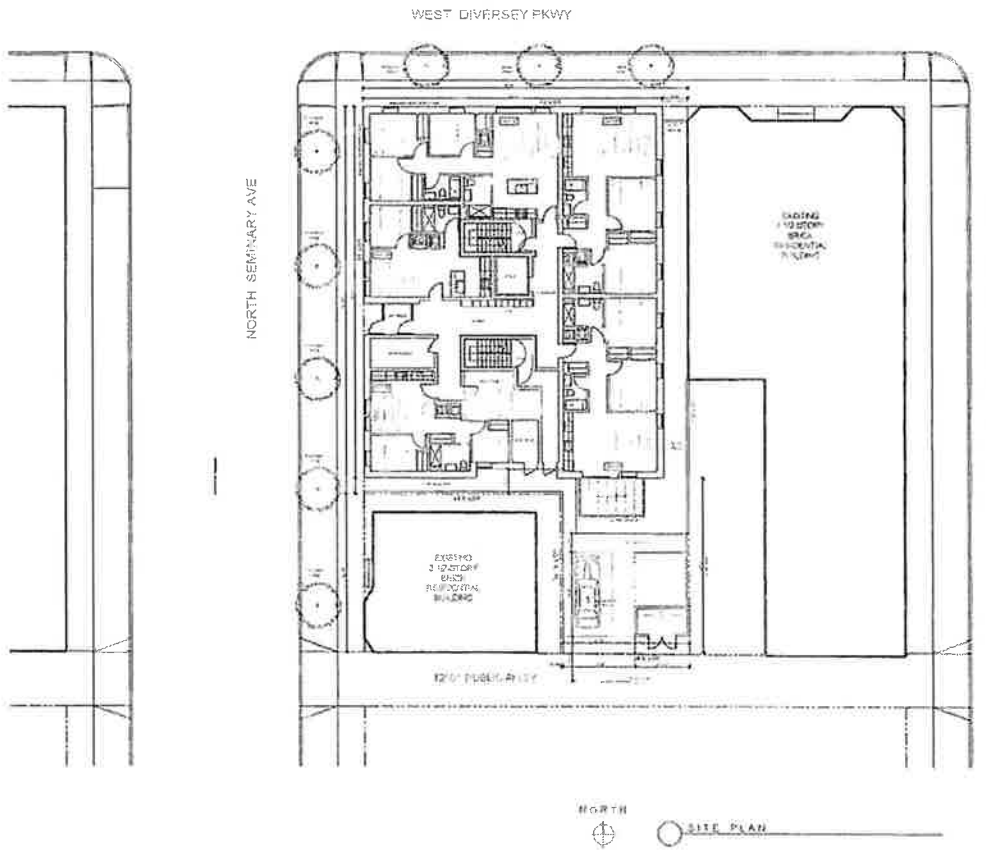
BUILDING TO BE FULLY EQUIPPED WITH NFPA 13 SPRINKLER SYSTEM

SITE LEGEND

MATERIAL LEGEND

New 6 story, 24 Unit Residential Building

1055 W Diversey / 2763 N Seminary, Chicago, Il.



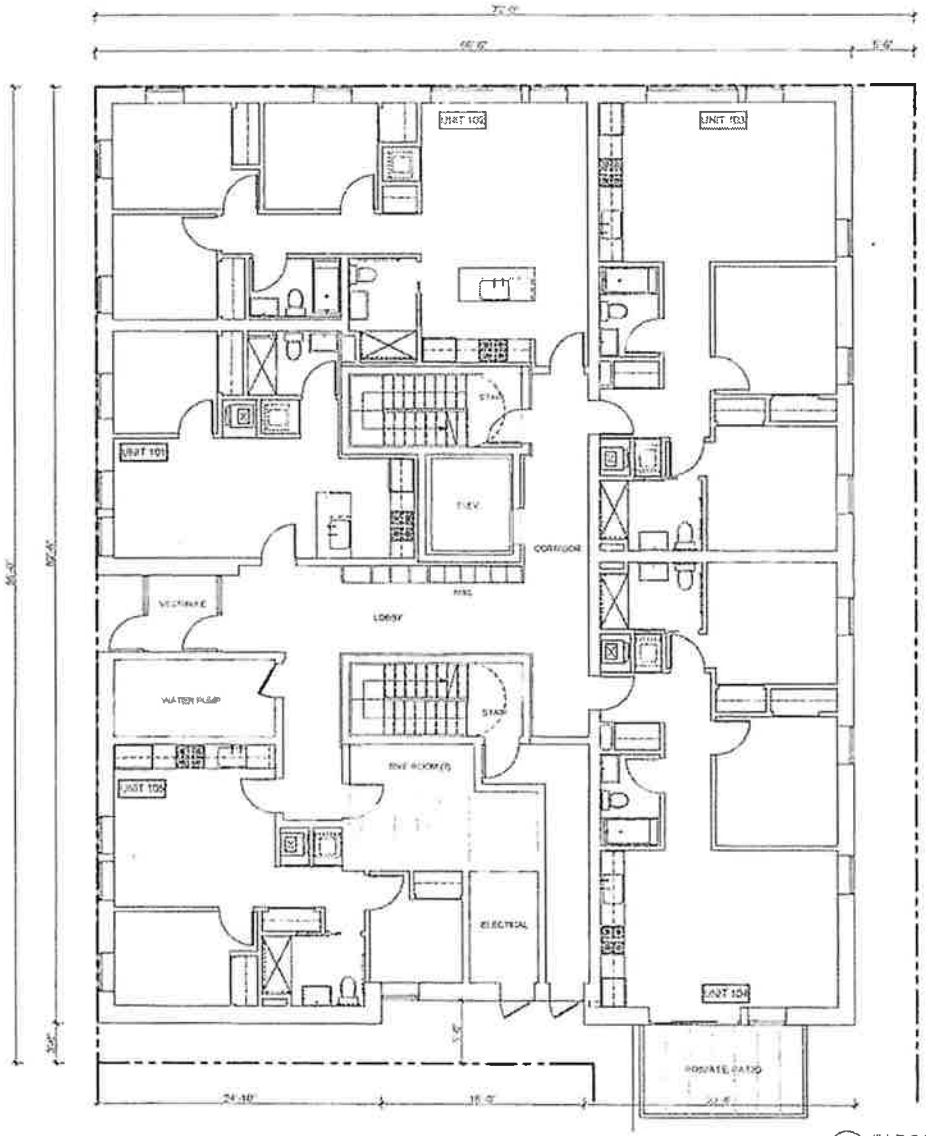
SITE PLAN

1055 W Diversey
2763 N Seminary
Chicago, IL

TITLE SHEET / SITE PLAN

A0.0

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1 FIRST FLOOR PLAN

NORTH

dwell design studio ARCHITECTS

1055 W Diversey
2763 N Seminary
Chicago, IL

No.	Description	Date
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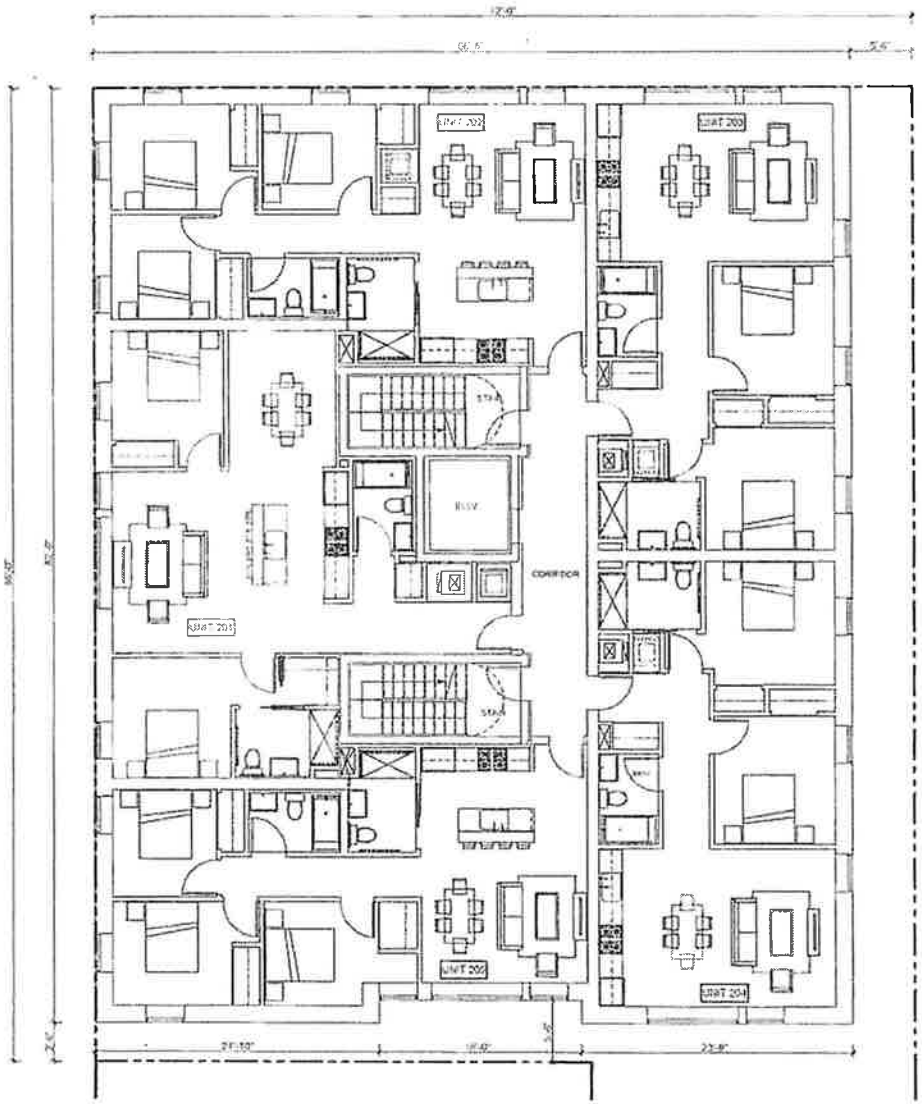
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FIRST FLOOR PLAN

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1055 W Diversey
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1 SECOND FLOOR PLAN

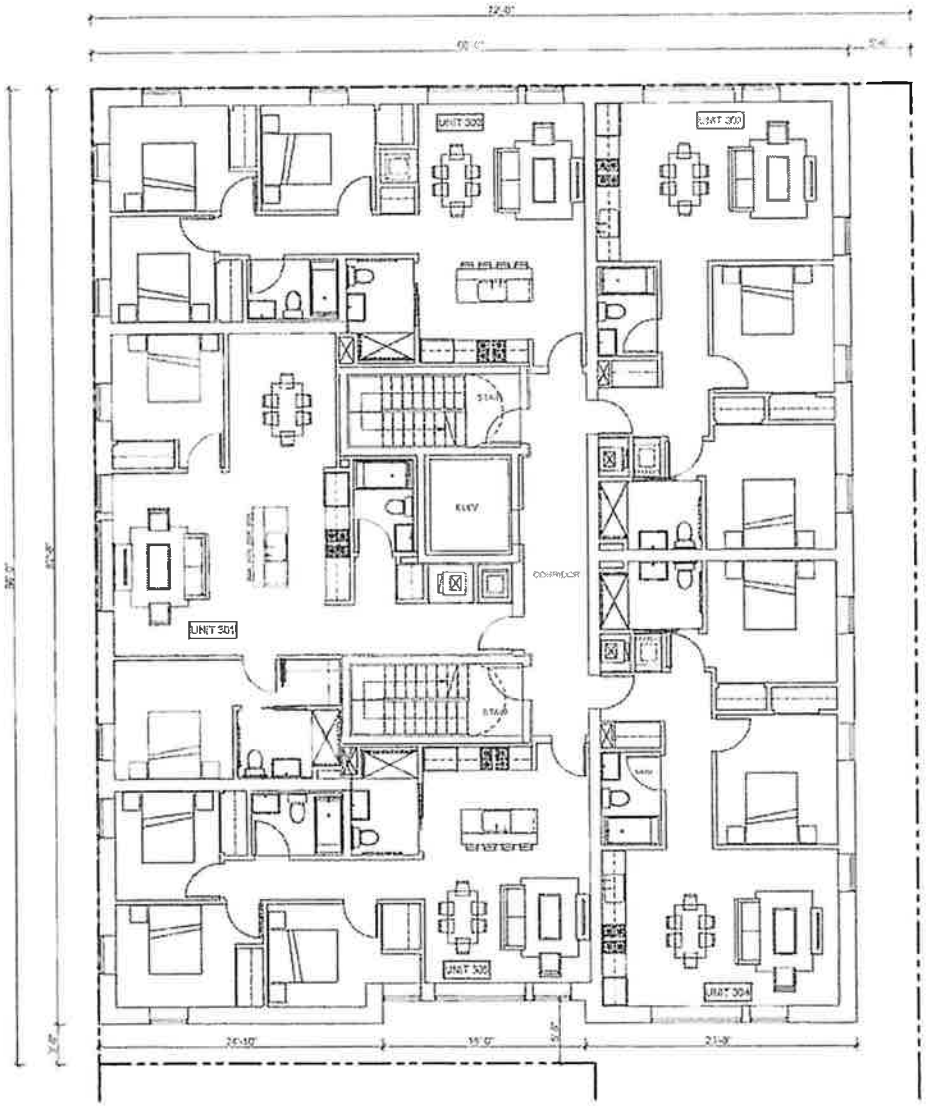
NORTH

1055 W Diversey
2763 N Seminary
Chicago, IL

SECOND FLOOR PLAN

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1 THIRD FLOOR PLAN

NORTH

studiowell ARCHITECTS

1055 W Diversey
2763 N Seminary
Chicago, IL

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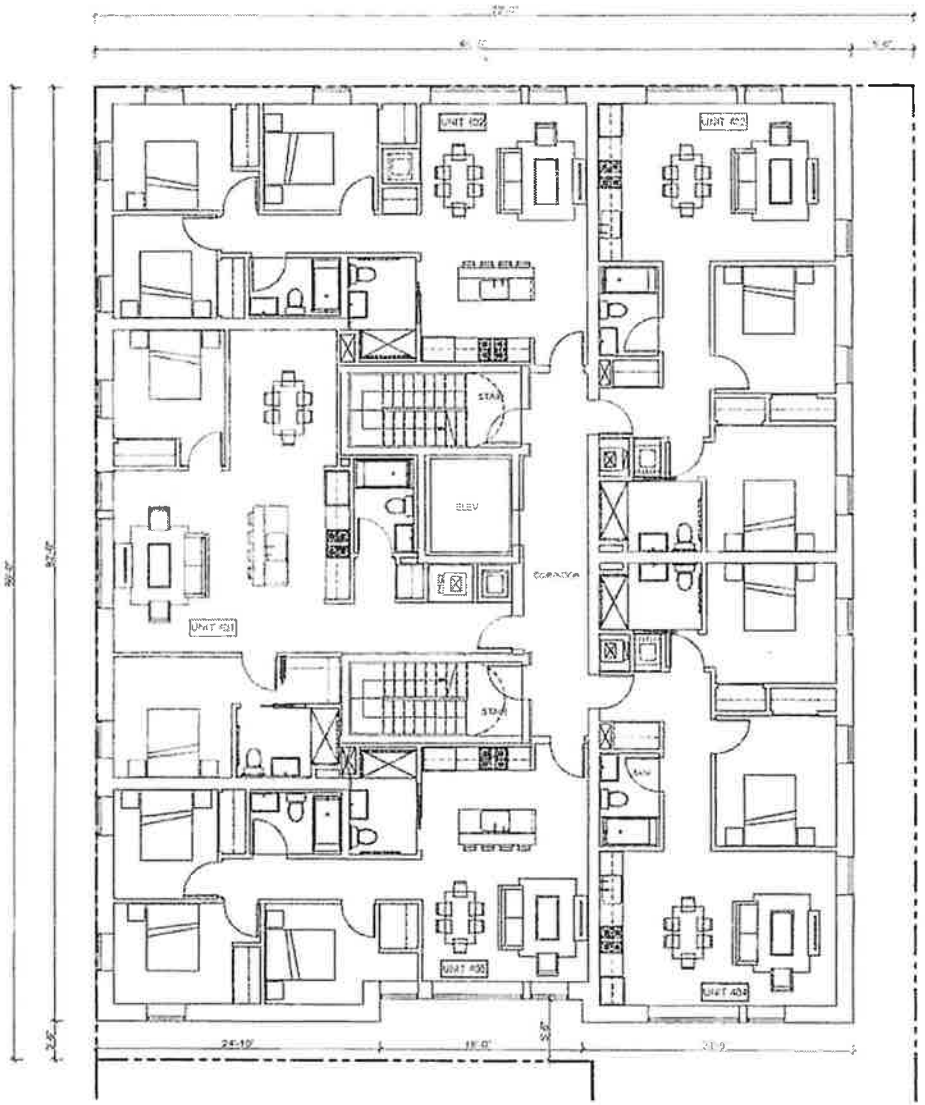
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THIRD FLOOR PLAN

A1.2

1055 W Diversey
2763 N Seminary

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1 FOURTH FLOOR PLAN

NORTH

1055 W Diversey
2763 N Seminary
Chicago, IL

No.	Description	Date
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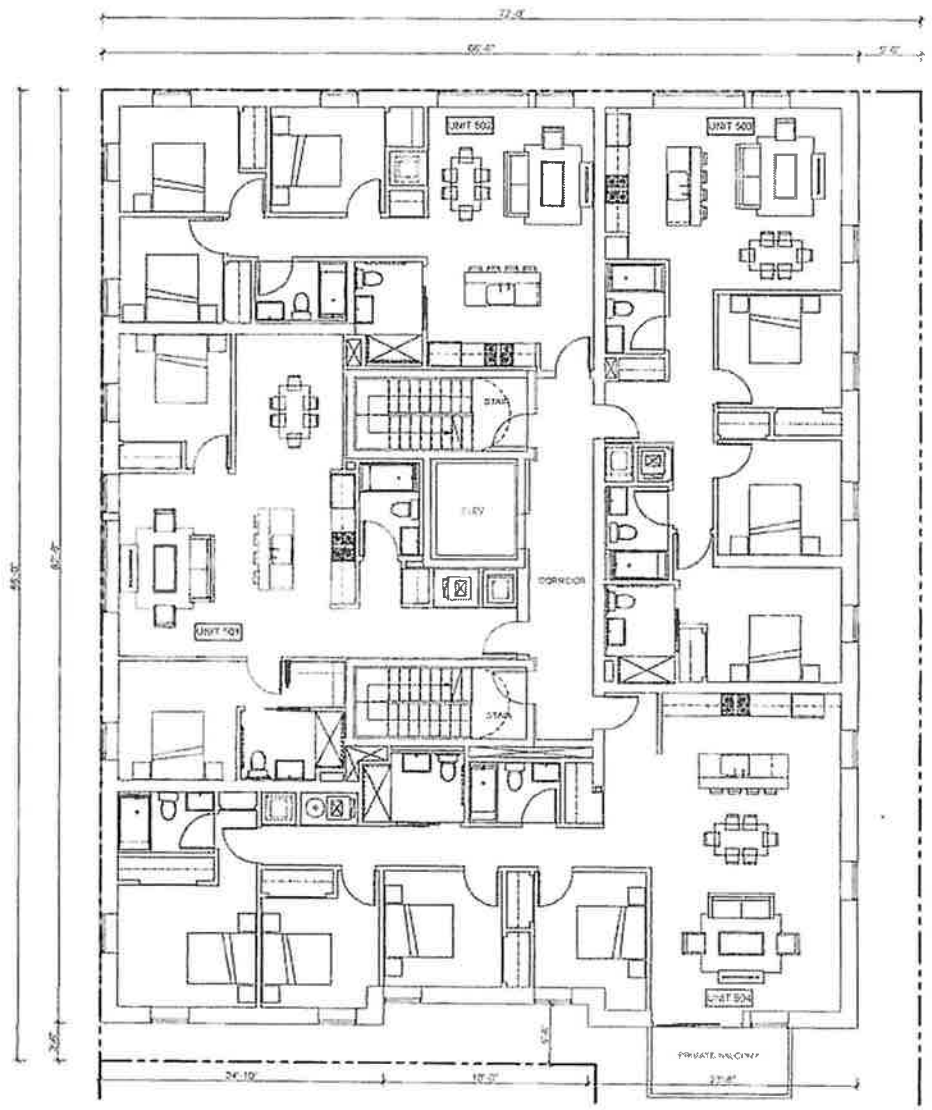
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Date 07.05.24

FOURTH FLOOR PLAN

A1.3

1055 W Diversey
2763 N Seminary

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1 FIFTH FLOOR PLAN

NORTH

1055 W Diversey
2763 N Seminary
Chicago, IL

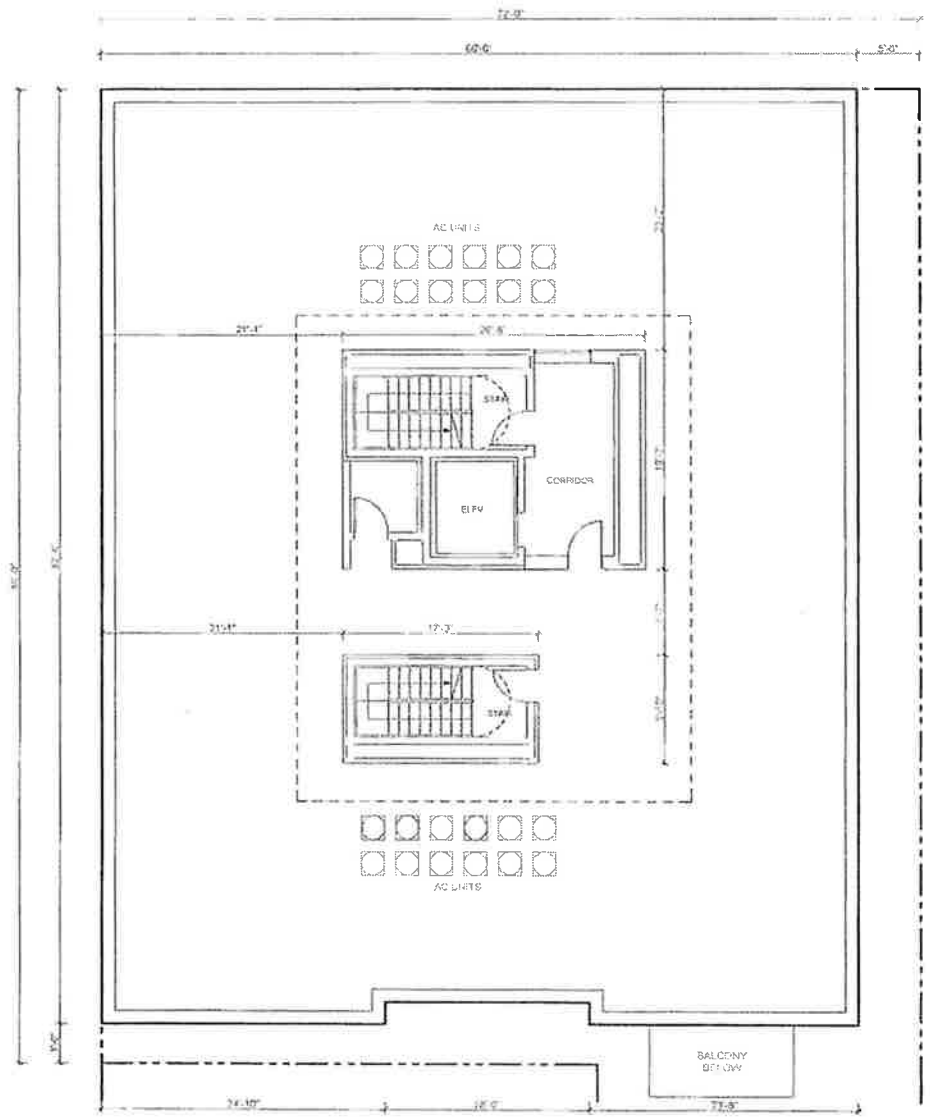
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FIFTH FLOOR PLAN

A1.4

1055 W Diversey
2763 N Seminary

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1 SIXTH FLOOR

NORTH

1055 W Diversey
2763 N Seminary
Chicago, IL

1	Permit Set	09.06.24
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Job No. 2 series
Date 09.06.24

SIXTH FLOOR

A1.5

1055 W. Diversey
2763 N Seminary

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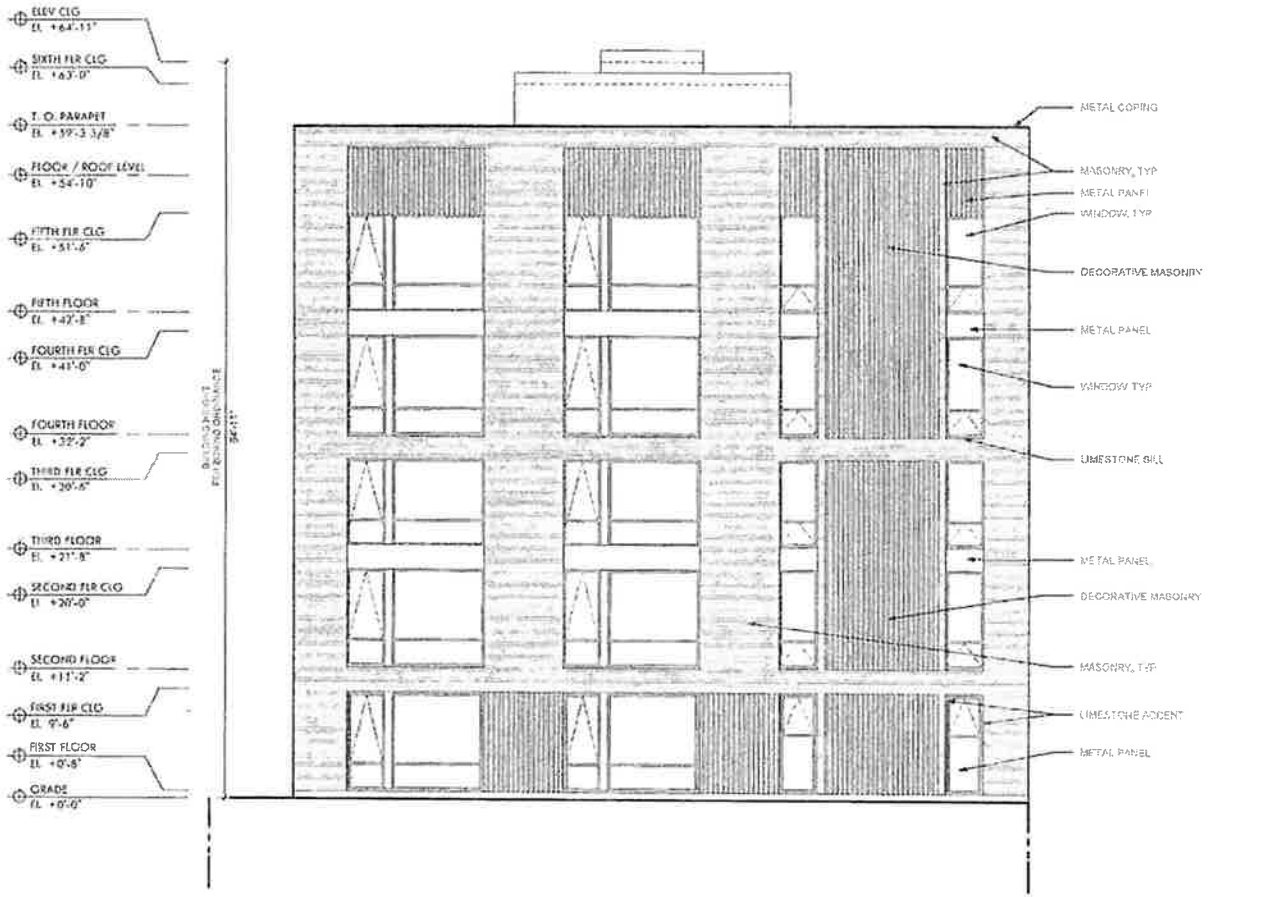
1 WEST ELEVATION

1055 W Diversey
2763 N Seminary
Chicago, IL

WEST ELEVATION

A3.1

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1 NORTH ELEVATION

dwell

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2763 N Seminary
Chicago, IL

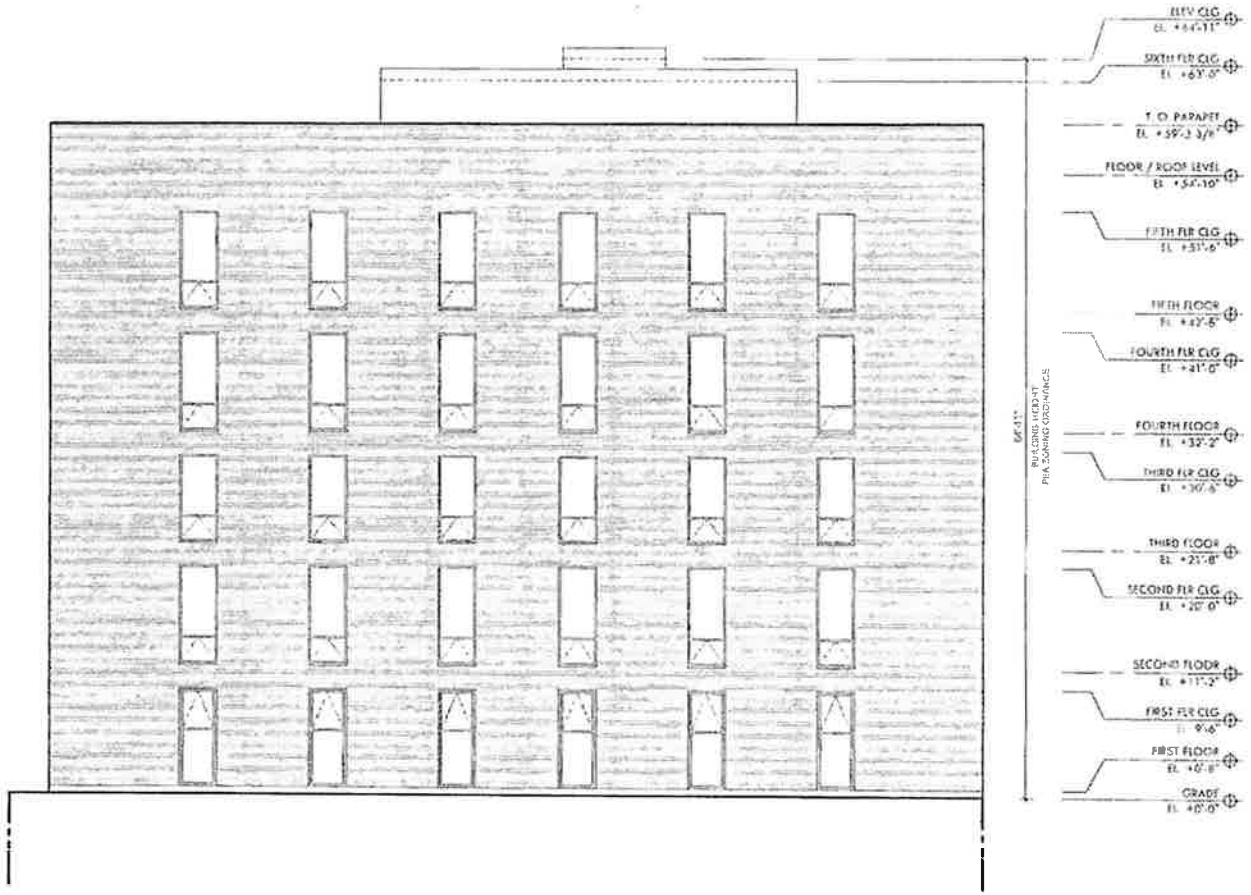
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Date: 02.06.24

NORTH ELEVATION

A3.2

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1 EAST ELEVATION

dwell

ARCHITECTS

1055 W Diversey
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Chicago, IL

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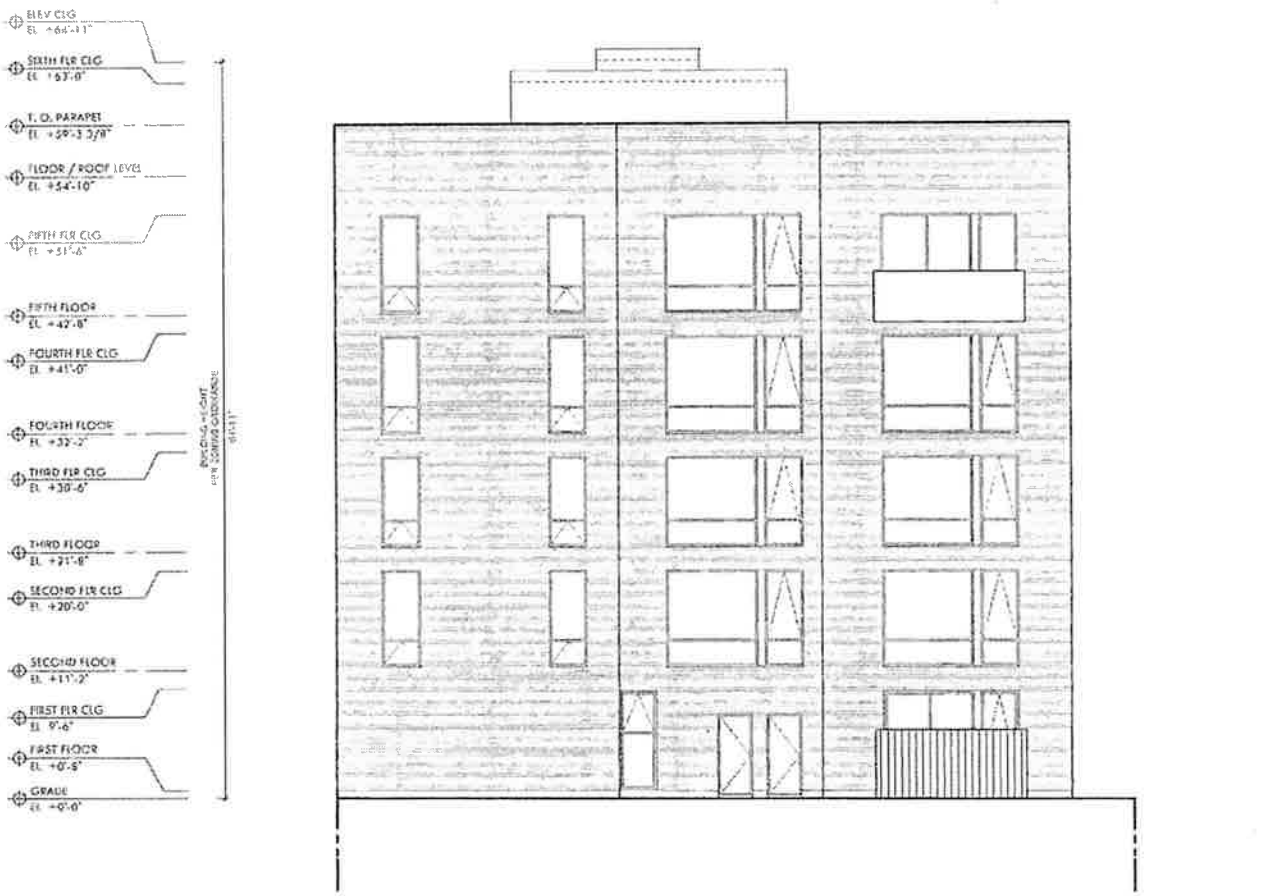
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Date 02.06.24

EAST ELEVATION

A3.3

1055 W Diversey
2763 N Seminary

Final for Publication



1 SOUTH ELEVATION

dwell

ARCHITECTS

1055 W Diversey
2763 N Seminary
Chicago, IL

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Job No 240514
Date 02.06.23

SOUTH ELEVATION

A3.4

1055 W Diversey
2763 N Seminary