NARRATIVE AND PLANS
TYPE I Rezoning Attachment
167-71 North Morgan Street
From C1-2 to DX-5

The Property
The Property currently consists of a three-story industrial building located in the Fulton-Randolph Market District of Chicago's Downtown area. The surrounding area is comprised of varying zoning districts including DX-7, DX-5, DX-3, C1-3, and C1-2. The area is in the heart of the West Loop/Fulton Market with a variety of building heights from three-stories to a 350 foot tower across the street of the property and comprised of predominantly multi-family and commercial uses. The property is also a Transit Served Location per the Transit Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B(1), as it is within 140 feet of the CTA Morgan/Lake station entrance.

The Project
The Applicant proposes to construct a new, five-story mixed-use, residential building containing 20 dwelling units (including 4 affordable units on-site), with no automobile parking spaces, 20 bicycle parking spaces, and approximately 3,300 square feet of ground floor commercial space. The proposed maximum height of the building is 68 feet 3 inches. To allow the proposed development, the Applicant seeks a zoning change for the subject property from C1-2 to DX-5. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary and as allowed by 17-13-0300-D of the Chicago Zoning Ordinance for the proposed project, including but not limited to: 1) a variation under § 17-13-1101-B to reduce the required rear yard setback (East) to 0'; 2) a variation under § 17-13-1003-W and § 17-13-1101-A to eliminate the on-site open space requirement set forth in § 17-4-0410; and 3) a variation to reduce the required number of automobile parking spaces from 10 to 0 under § 17-13-1003-EE and § 17-13-1101-A.

17-4-0301 Specific Criteria for Transit Served Locations Requirements:

1. The project complies with the applicable standards of Section 17-10-0102-B:
   RESPONSE: The project complies with Section 17-10-0102-B as the property is a Transit Served Location as it is within 140 feet of the CTA Morgan/Lake station entrance.

2. The project complies with the standards and regulations of Section 17-4-0504, except paragraph E if the project is not located along a *pedestrian street* and except paragraph C if the land use is designated in a non-commercial use group, pertaining to *pedestrian streets* and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a pedestrian retail street:
   RESPONSE: The project is not located along a *pedestrian street* but does include a commercial uses group, so paragraph E does not apply, and the project is compliant with Paragraph C. As described below, the project will comply with Section 17-4-0504 standards because:
   - *Building Location (B)(1):* The Morgan Street, front yard façade, is compliant as it abuts the sidewalk;
   - *Transparency:* the attached plans demonstrate compliance with this section.
   - *Doors and Entrances (D)*: The building's main entrances will be on North Morgan Street;
   - *Prohibited Uses (E):* None of the prohibited uses are proposed for the project.
   - *Parking Location (F)*:The project is proposed with zero parking spaces; and
   - *Driveways and Vehicle Access (G):* The Applicant proposes no parking or curb cuts.

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission:
   RESPONSE: The property is identified under the Transit Friendly Guide station topography as Major Activity Center. This typography calls for a mix of residential, commercial and employment-generating uses, with residential typically provided in mid-to high-rise buildings.

4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0208 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE; and
   RESPONSE: The project complies as it will have zero parking on-site.

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.
   RESPONSE: As a development consisting of 20 residential units, the project is exempt from the TDM provisions as a Tier 0 project, in accordance with CDOT regulations.

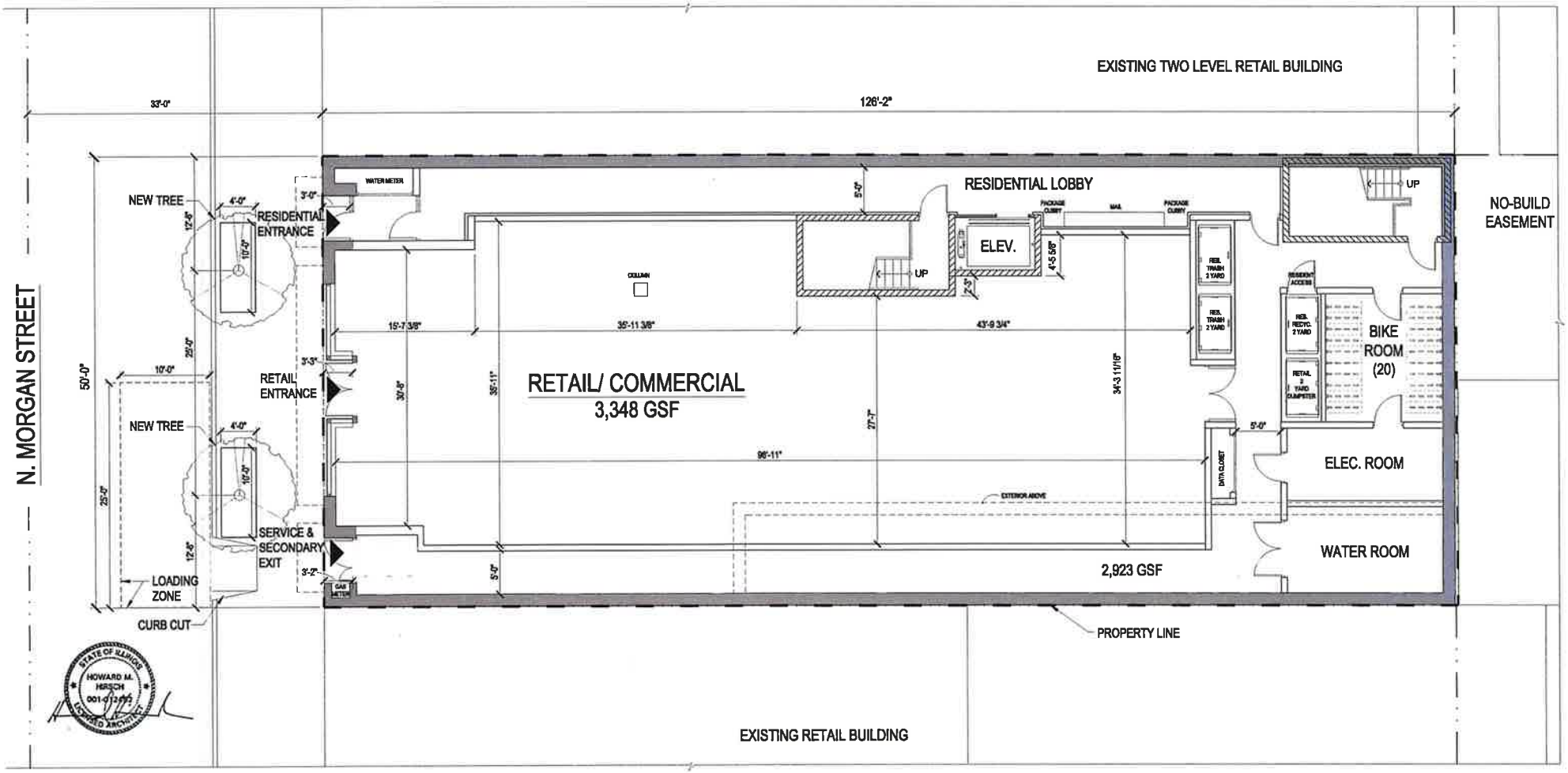
The following are the relevant zoning parameters for the proposed project:

Lot Area:	6,314 sq. ft.
Floor Area:	27,707 sq. ft.
FAR:	4.39
Residential Dwelling Units:	20
MLA Density:	315.70 sq. ft.
Height:	68 feet 3 inches (to top of roof enclosure)
Automobile Parking:	0
Bicycle Parking:	20

Setbacks:

Front (West)	0'
Side (North)	0'
Side (South)	0'
Rear (East)	0'

A set of plans is attached.



Ground Level / Site Plan

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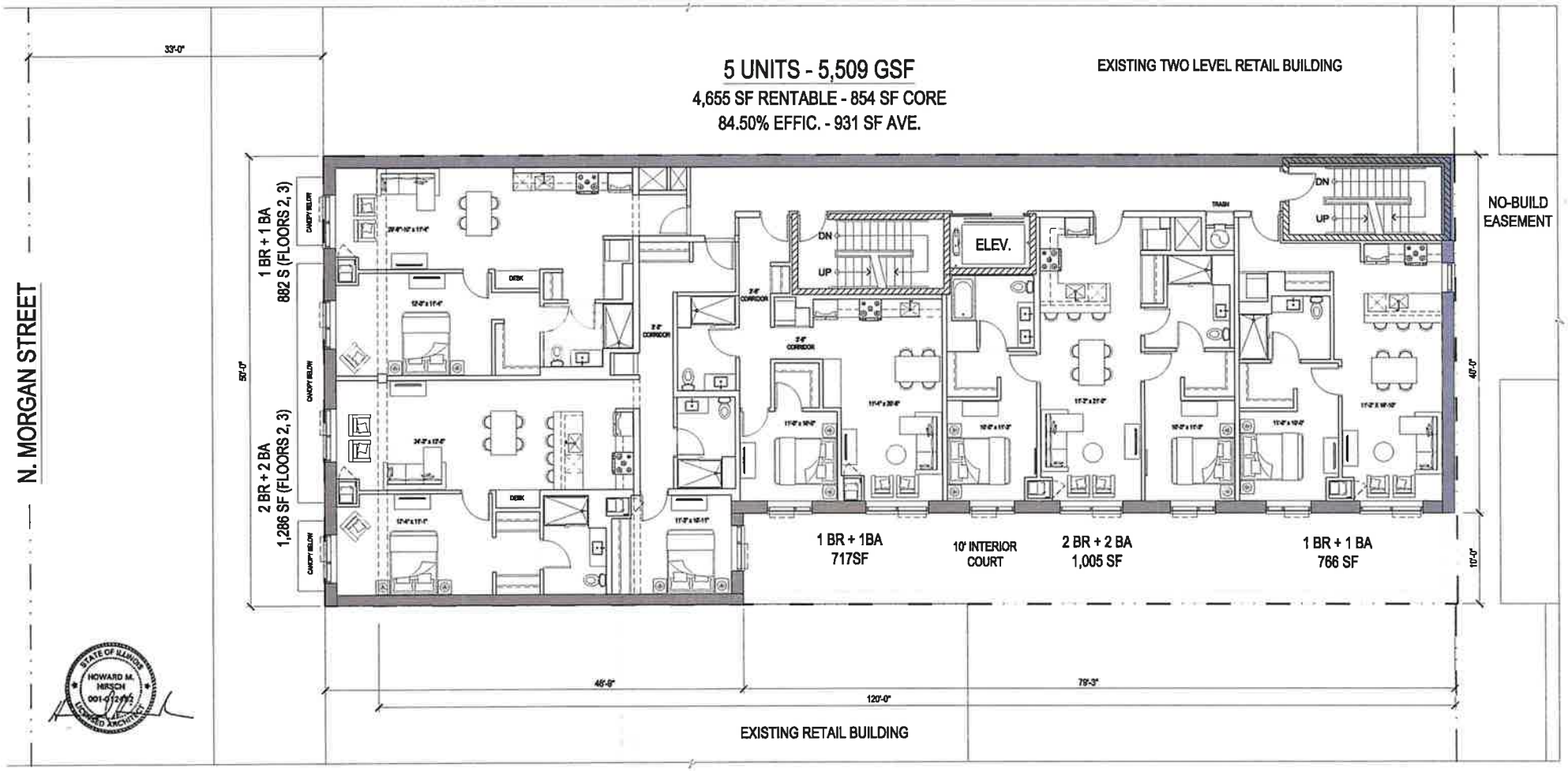
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Levels 2 & 3 Floor Plan

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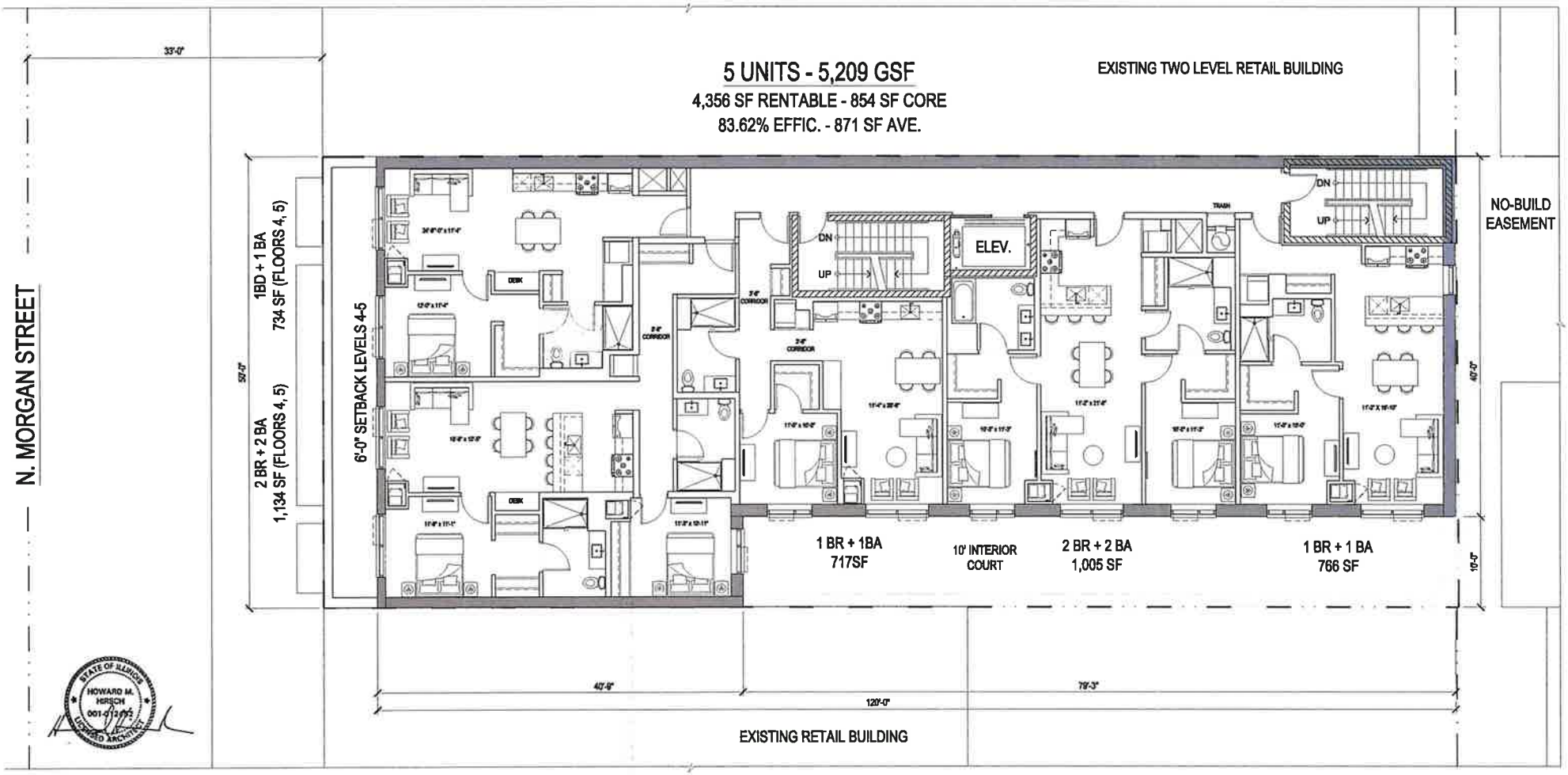
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Levels 4 & 5 Floor Plan

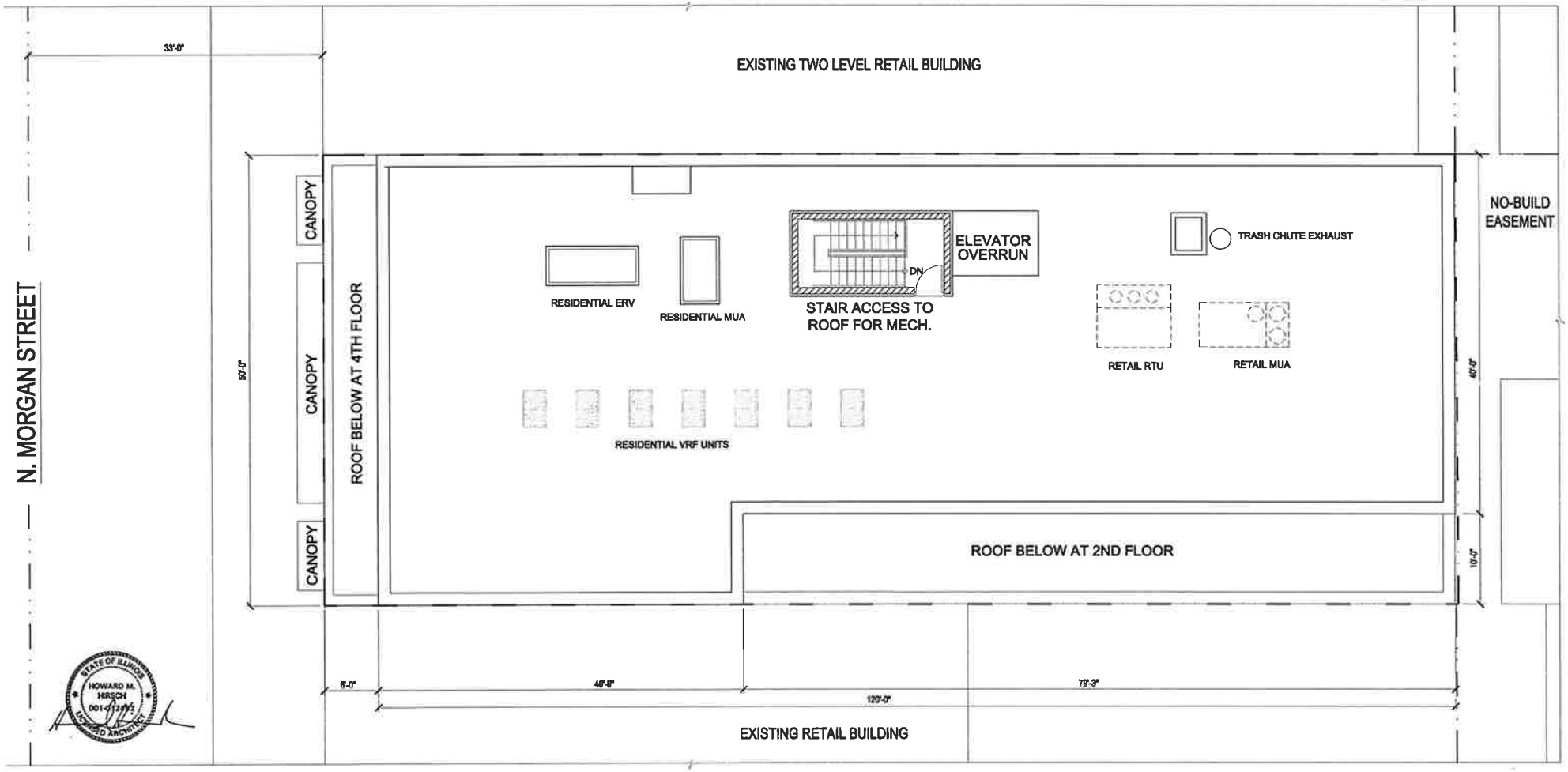
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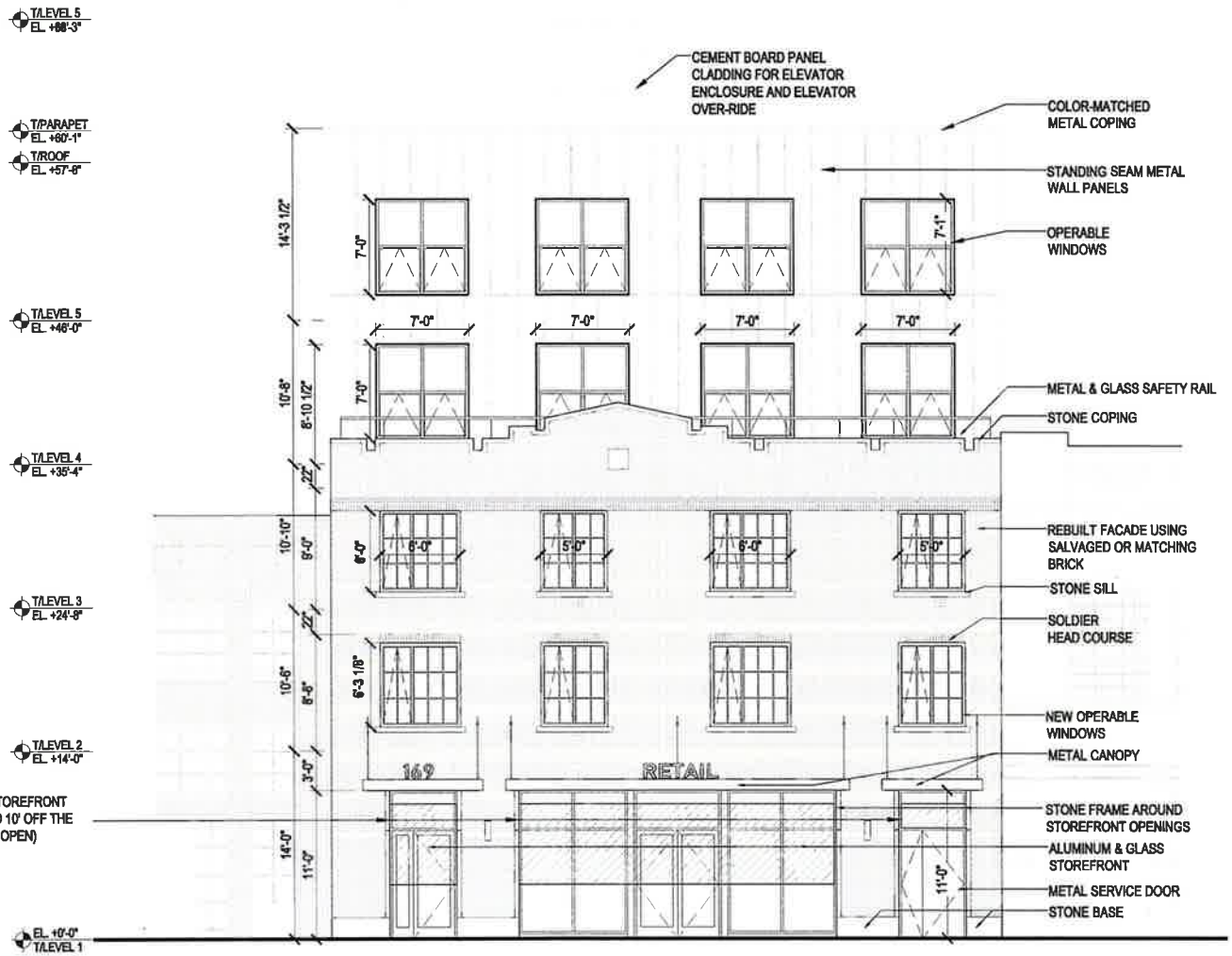


ROOF PLAN

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WEST ELEVATION

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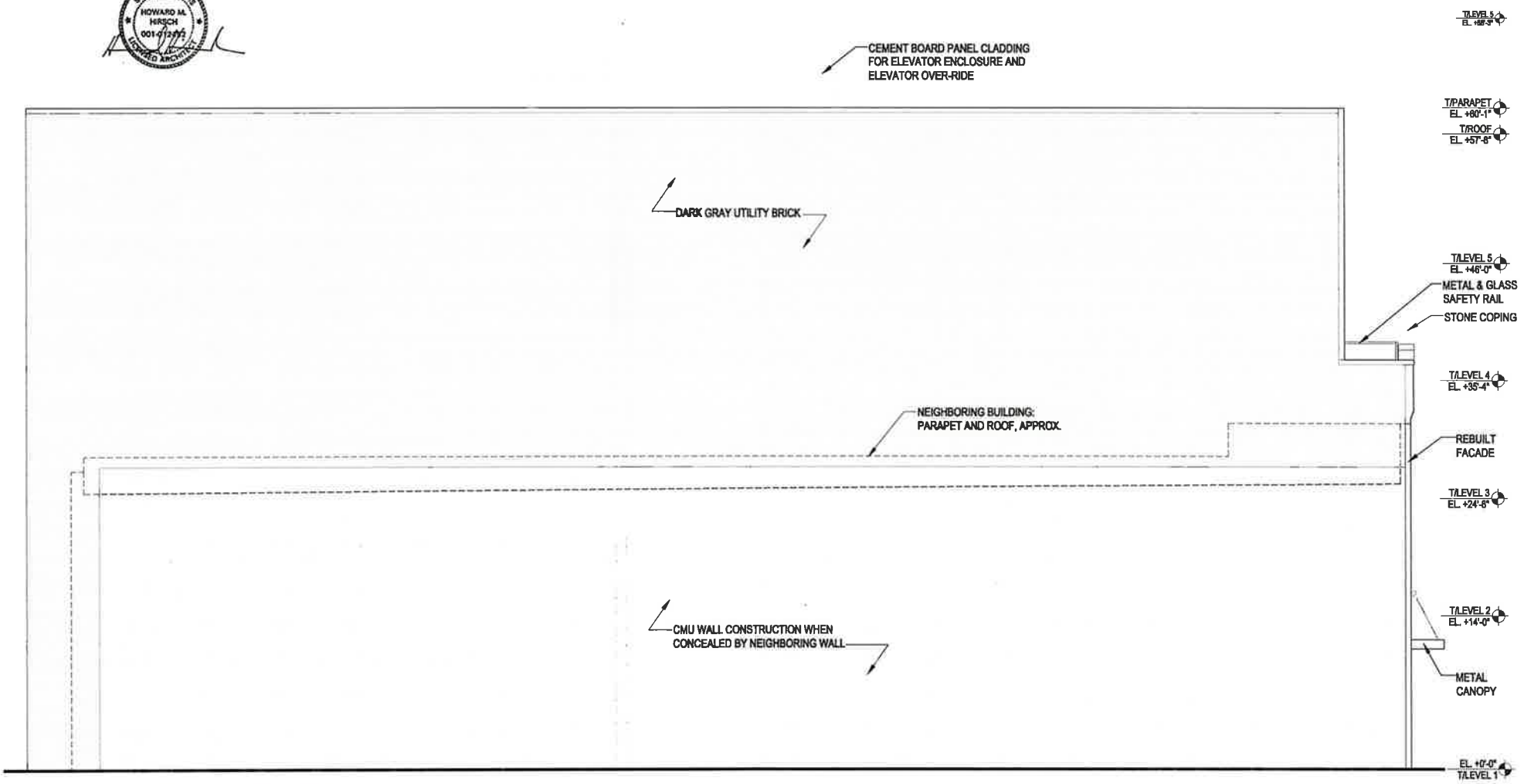
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NORTH ELEVATION

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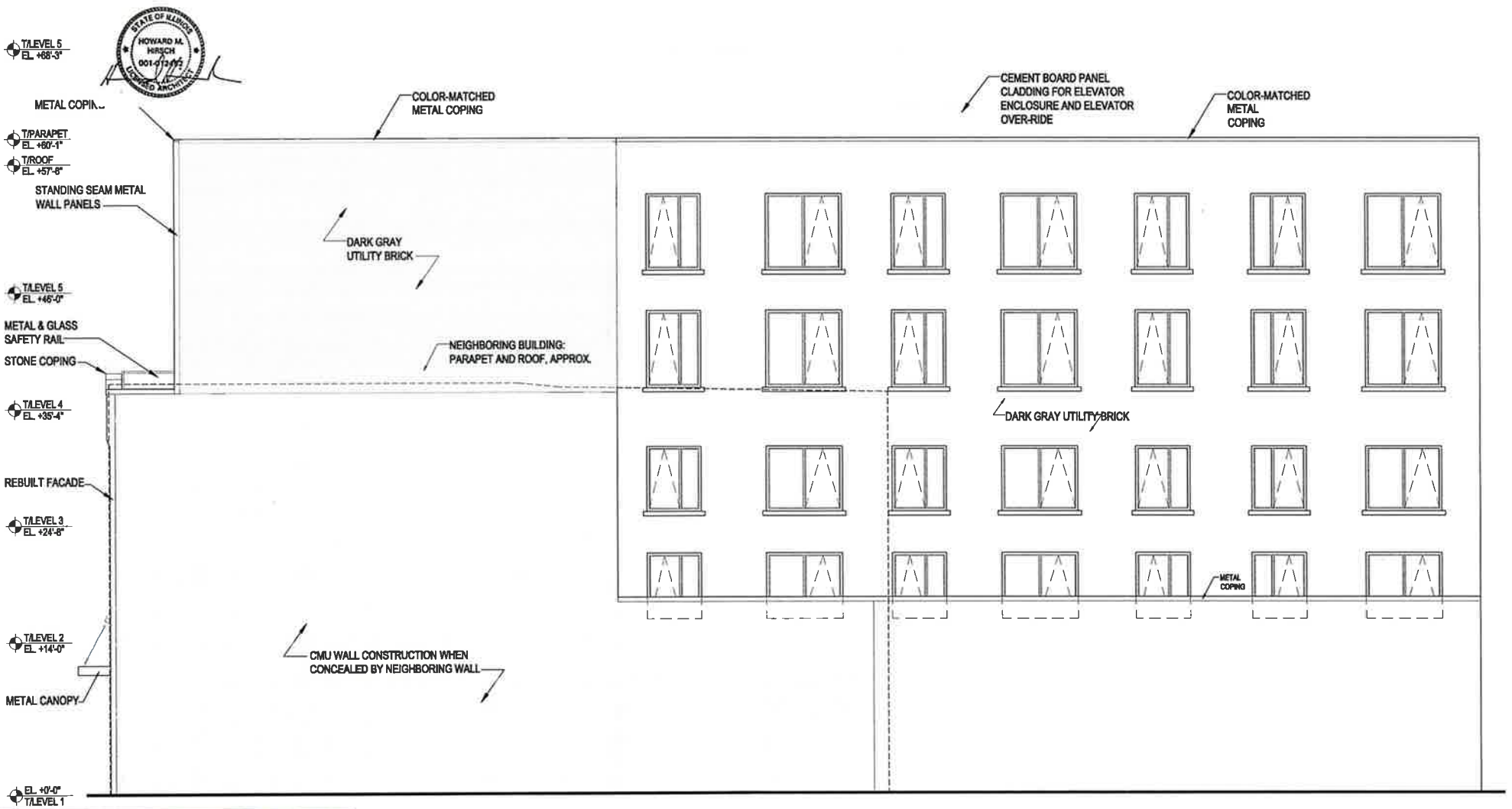
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SOUTH ELEVATION

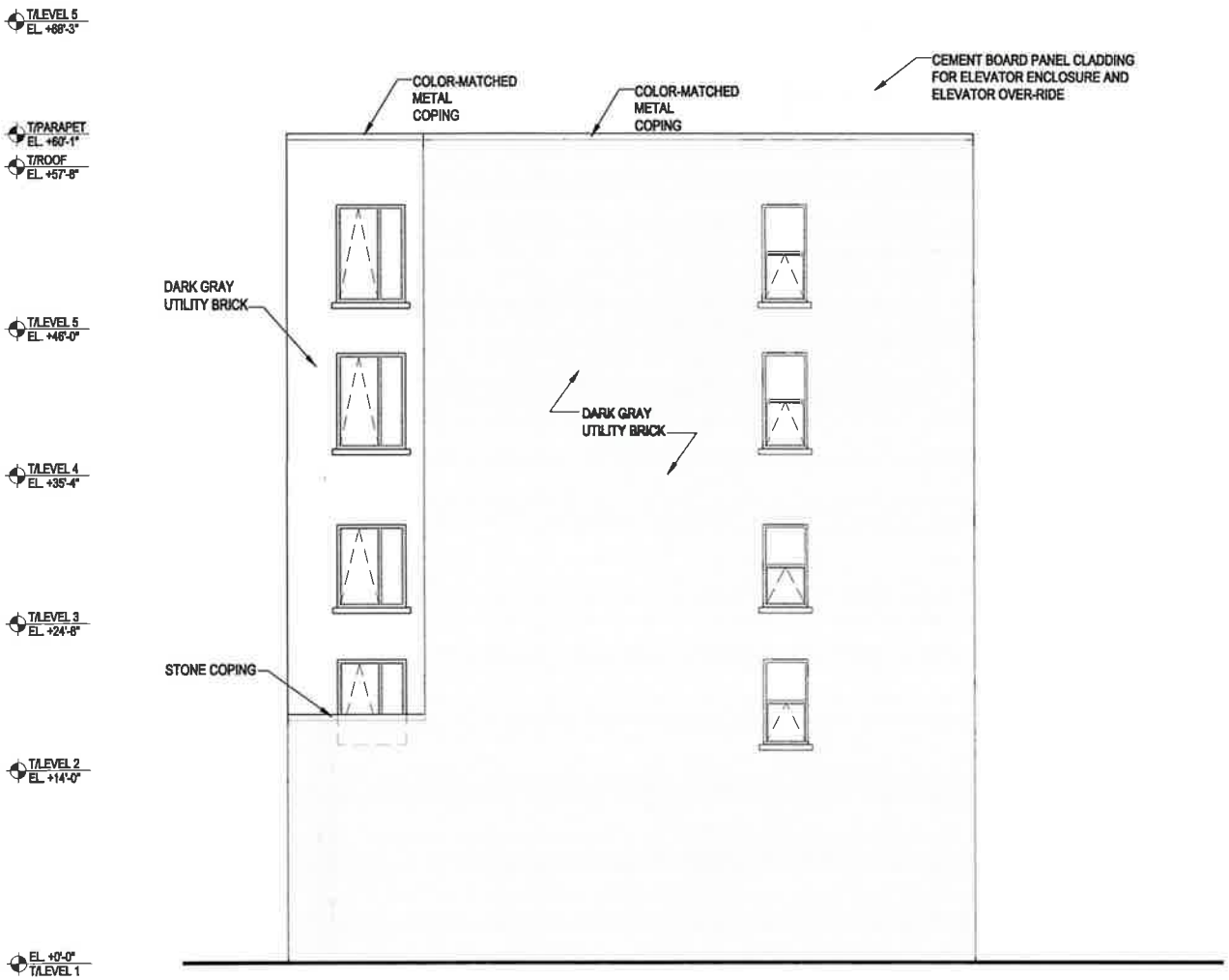
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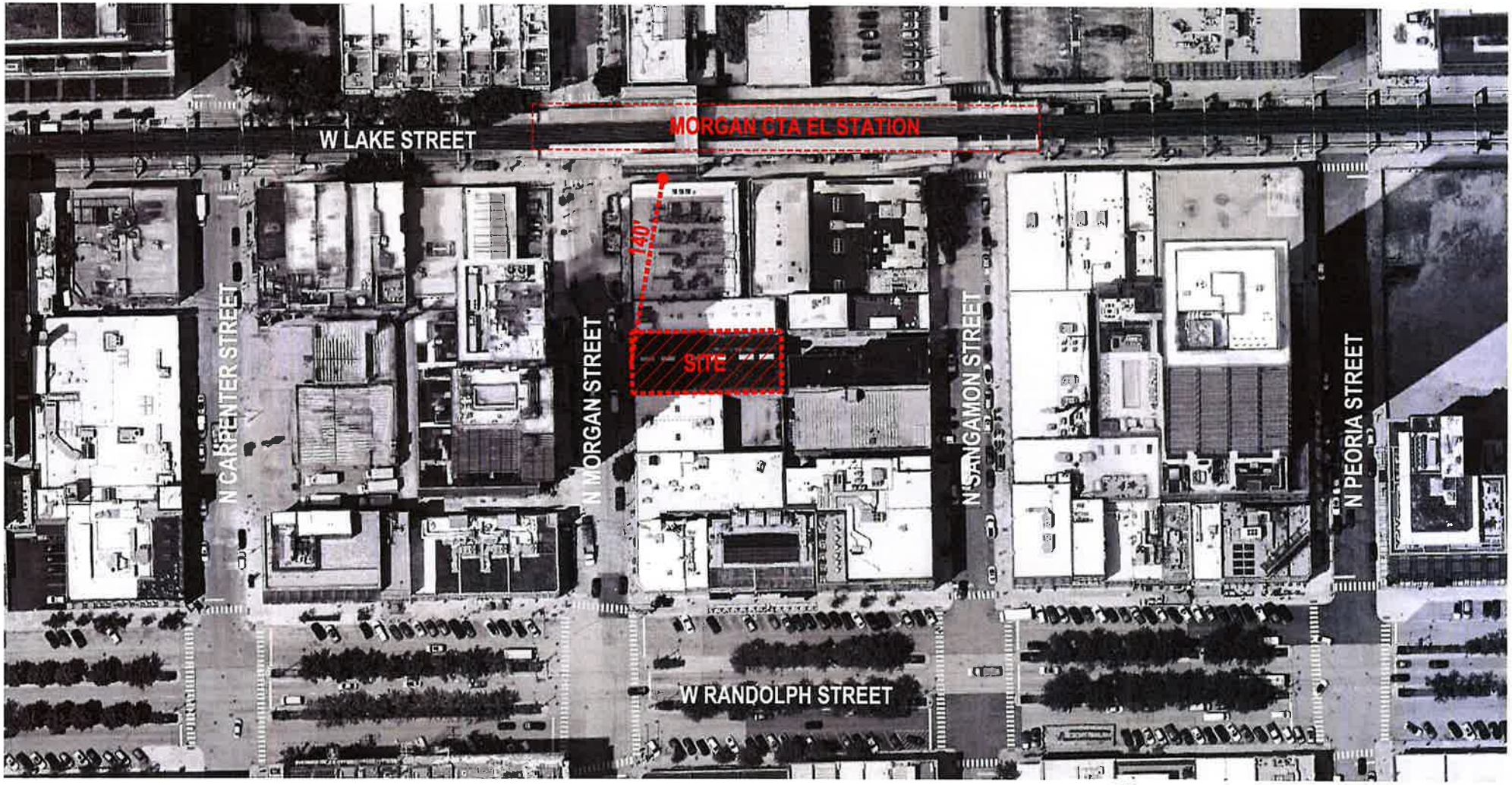
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Transit-Served Location Map

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