17-13-0303-C(1) Type 1 Narrative & Plans – 1934-36 W. North Ave., Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 3,872 square feet (irregular lot shape)

Proposed Land Use: The Applicant is proposing to adapt and reuse the existing three-story masonry building. The plans provide a 2,590 sq. ft. retail unit at grade and a total of nine (9) residential units above. The building will remain 49.07 ft. in height. The subject property is a Transit Served Location. No off-street vehicle parking spaces will be provided. The Applicant will file a type 1 optional Administrative Adjustment and Variation as per Section 17-13-0303-D. Pursuant specifically to Secs. 17-13-1003-EE and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is also seeking to reduce the number of off-street parking spaces for a Transit Served Location from five (5) parking spaces to zero and waive the loading berth requirement.

(A) The Project's Floor Area Ratio: 11,616 square feet (3.0 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 430 square feet per D.U. (9 residential units proposed)

(C) The amount of off-street parking: 0 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 mixed-use building from five (5) parking spaces (55.55%) to zero (0%) parking spaces.

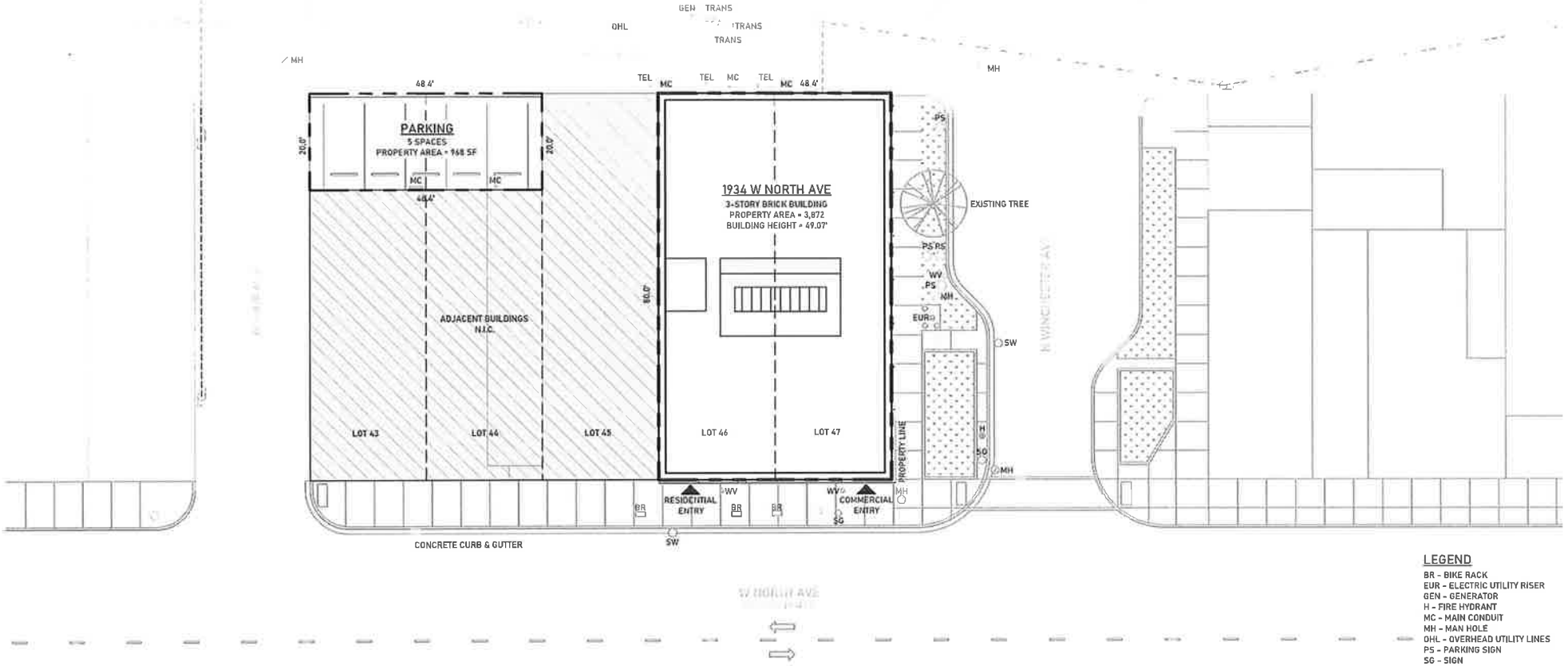
(D) Setbacks:

a. Front Setback: none
b. Side Setbacks:
West Side: none
East Side: none
c. *Rear Setback: none

(E) Building Height: 49.07 feet (existing)

SITE PLAN

SCALE: 1/20" = 1'-0"



LEGEND

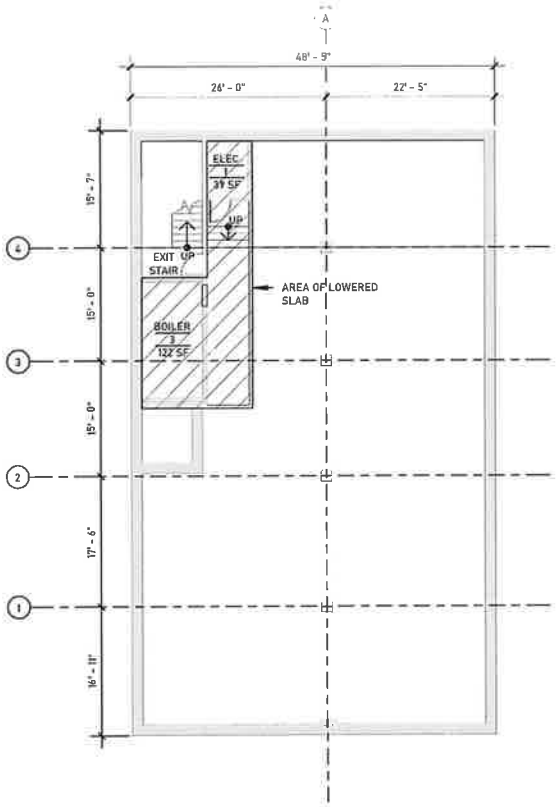
BR - BIKE RACK
EUR - ELECTRIC UTILITY RISER
GEN - GENERATOR
H - FIRE HYDRANT
MC - MAIN CONDUIT
MH - MAN HOLE
OHL - OVERHEAD UTILITY LINES
PS - PARKING SIGN
SG - SIGN
SW - SEWER
TEL - TELEPHONE FACILITIES
TRANS - TRANSFORMER
WV - WATER VALVE

SCALE : 1:20

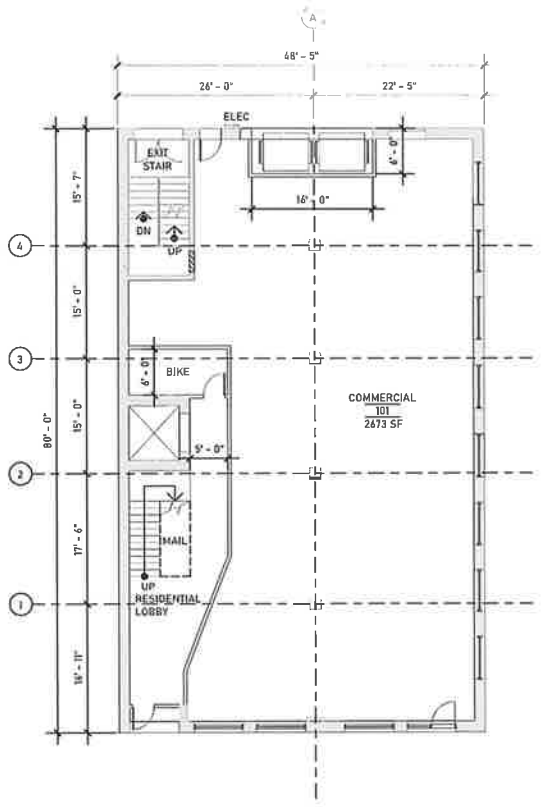
0' 5' 10' 20' 40'

BASEMENT AND GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



BASEMENT LEVEL



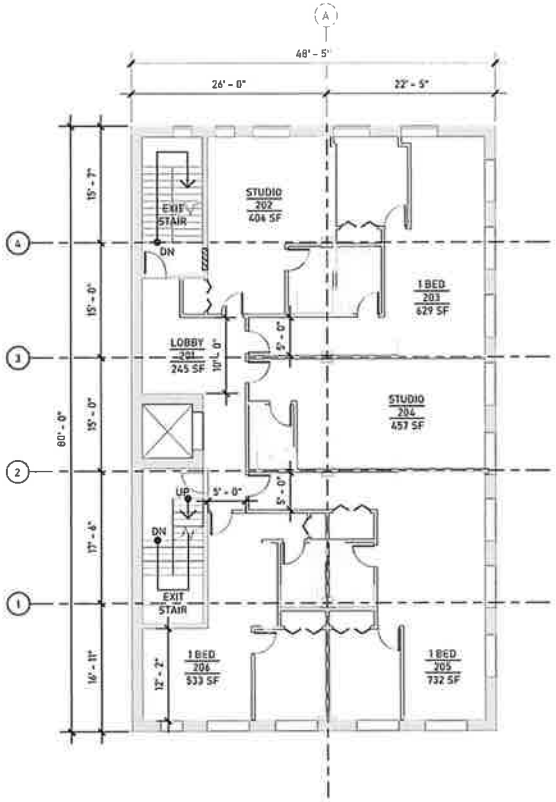
GROUND FLOOR

SCALE: 1/16"

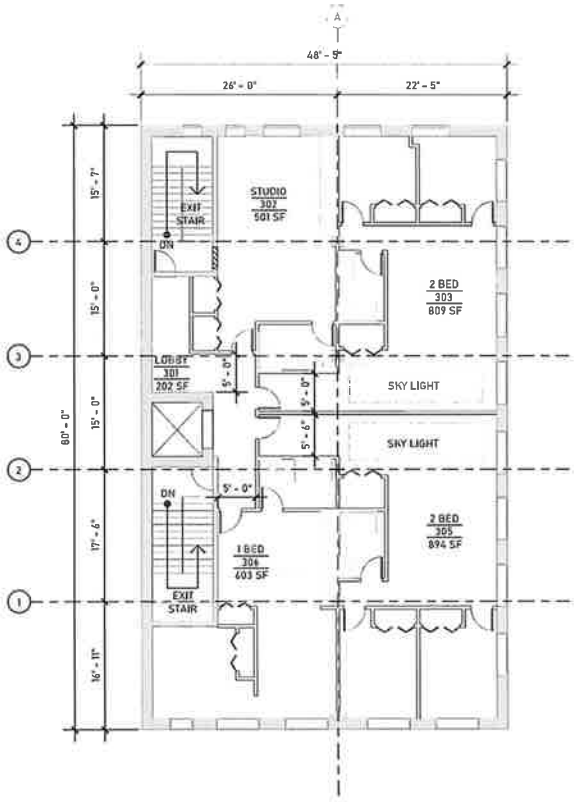
0' 4' 8' 16' 32'

SECOND AND THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



SECOND FLOOR



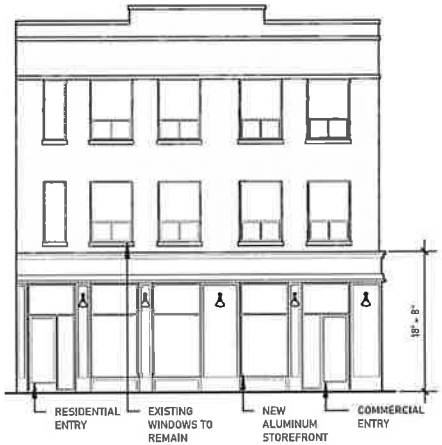
THIRD FLOOR

SCALE: 1/16"

0' 4' 8' 16' 32'

BUILDING ELEVATIONS

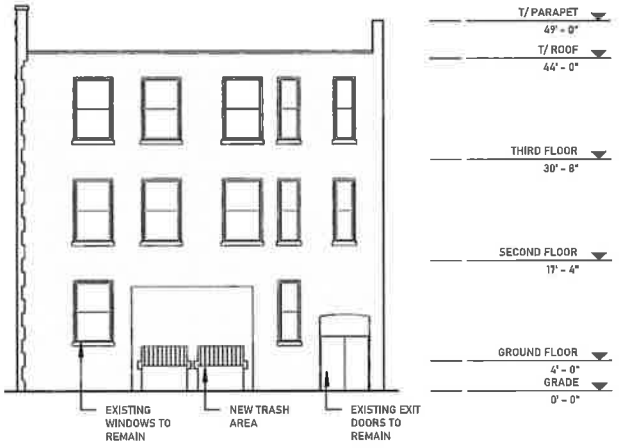
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

SCALE : 1/16"

0" 4" 8" 16" 32"