17-13-0303-C(1) Type 1 Narrative & Plans – 2339-49 West Grand Avenue, Chicago, IL

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: 6,300 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story residential building containing eight (8) dwelling units on floors 2 through 5. The building's first floor will contain an amenity space and an attached garage. The proposed building feature four (4) roof top decks and will measure 57 ft.-2 in. in height. The subject property is a Transit Served Location and will be supported by five (5) off-street garage parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 100% (eight (8) parking spaces for eight (8) residential units), reduce the rear setback from 30 ft. to 4 ft.-6 in., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 24,800 square feet (3.94 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 787.5 square feet per D.U. (8 residential units)

(C) *The amount of off-street parking: 8 parking spaces

*The subject property is a designated Transit Served Location (Western Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from four (4) parking spaces (50%) to eight (8) parking spaces (100%).

(D) Setbacks:

a.	Front Setback:	8 inches
b.	Side Setbacks:	
	East Side:	8 inches
	West Side:	8 inches
c.	*Rear Setback:	4 feet-6 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback to 4 ft.-6 in.

(E) Building Height: 57 feet-2 inches

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 280 linear feet of the Western Avenue CTA bus line corridor. The proposed residential building containing a tenant amenity space and attached parking garage at grade and eight (8) residential units above will be supported by eight (8) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the off-street parking ratio from 50% (4 parking spaces) to 100% (8 parking spaces).

2. The Applicant's building design complies with the requirements of Sec. 17-4-0504 because the residential entrance of the proposed building fronts along West Grand Avenue. The building's first floor is designed with widows facing the sidewalk along West Grand Avenue and the building's proposed front setback is 8 inches.

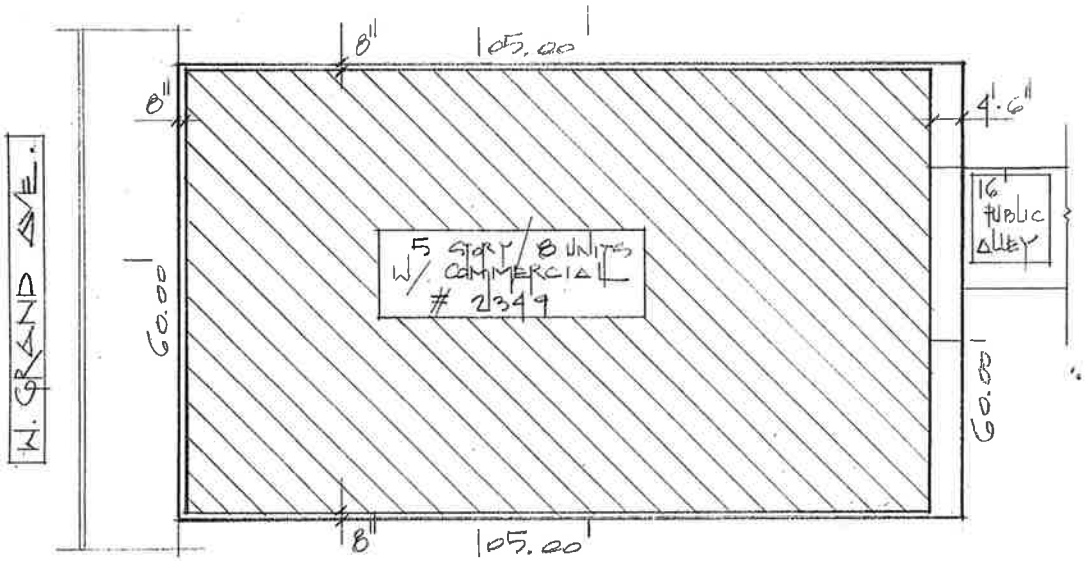
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location near the Western Avenue bus line corridor. The Applicant believes the development of an underutilized and vacant lot will improve the subject area for residents and other commuters traveling in the subject area.

4. The proposed residential building will contain approximately 1,400 sq. ft. of tenant amenity space and an attached parking garage on the first floor and eight (8) residential units above. The proposed building will be supported by eight (8) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase for the residential units pursuant to the TOD Ordinance.

5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will replace an underutilized and vacant lot with a new multi-unit building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated CTA bus line corridor (Bus Routes 49 and 49x), the Applicant believes the project provides transit options and otherwise 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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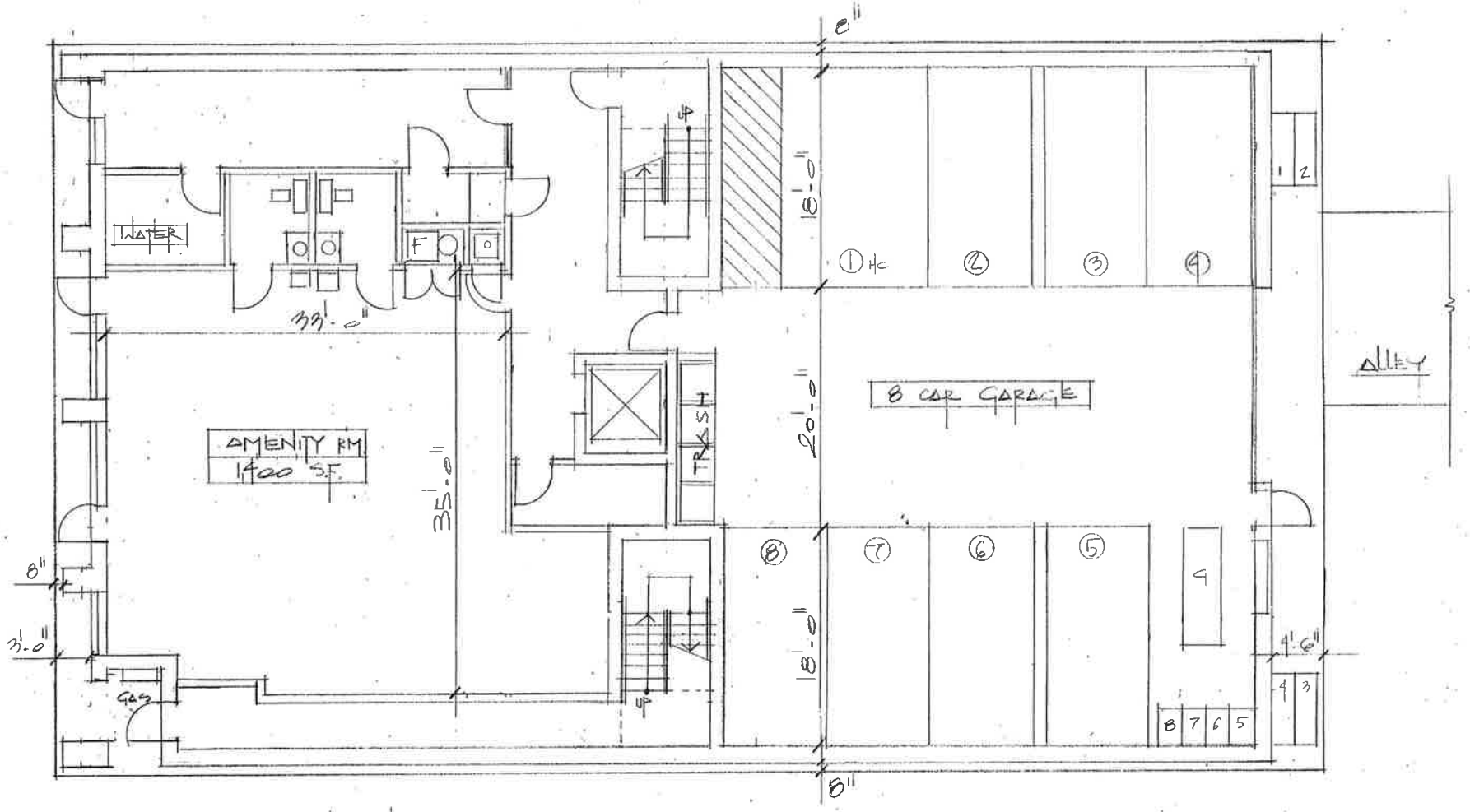


SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA 60'x105' =	6,300 S.F.
F.A.R. B2-5	5.0
MAX. BUILDABLE S.F.	31,500 S.F.
1ST Floor	3,100 S.F.
2ND Floor	5,200 S.F.
3RD Floor	5,650 S.F.
4TH Floor	5,650 S.F.
5TH Floor	5,200 S.F.
TOTAL	24,800 S.F.

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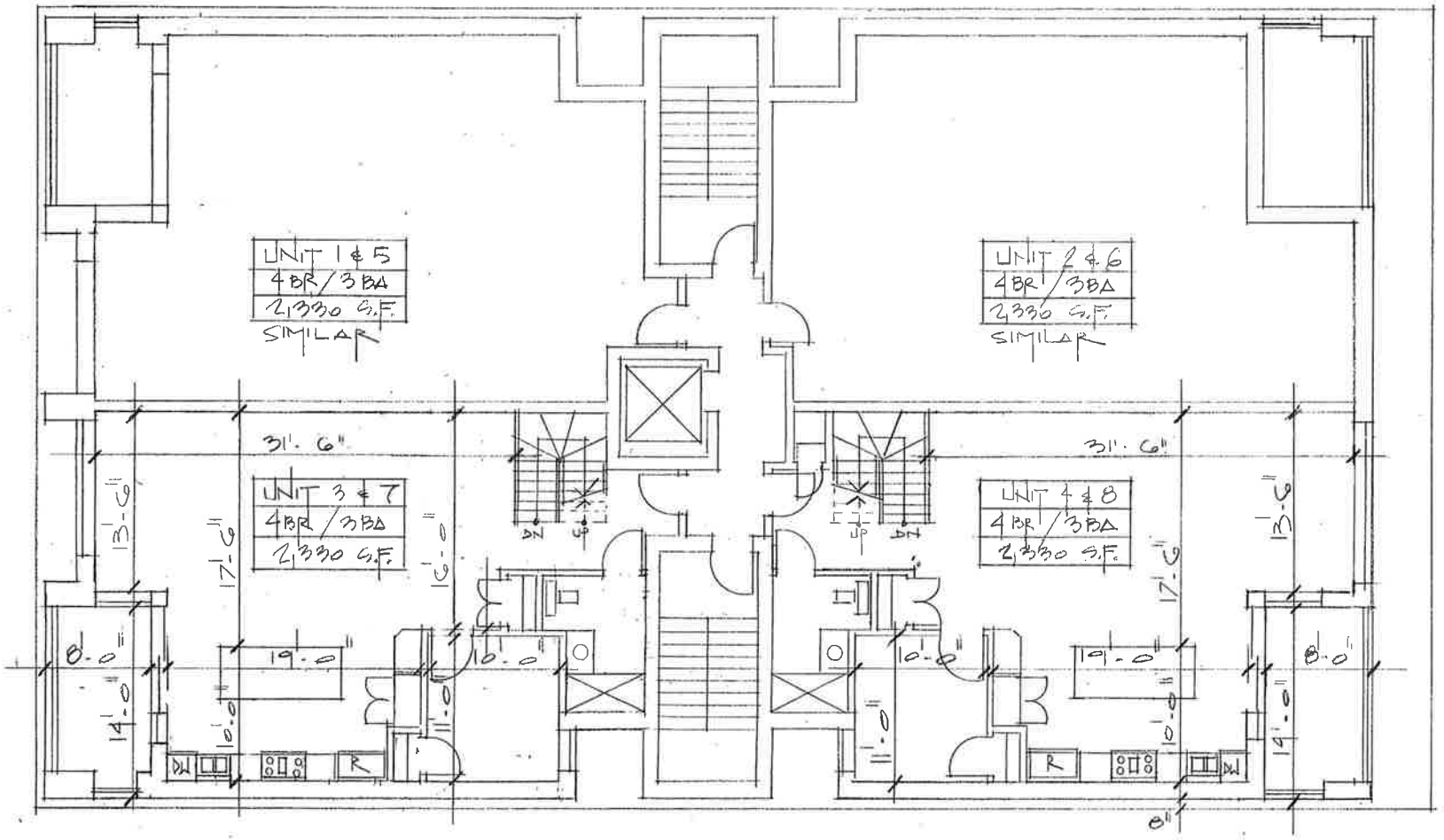
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1ST FLOOR PLAN 3,100 S.F.
1/8" = 1'-0"

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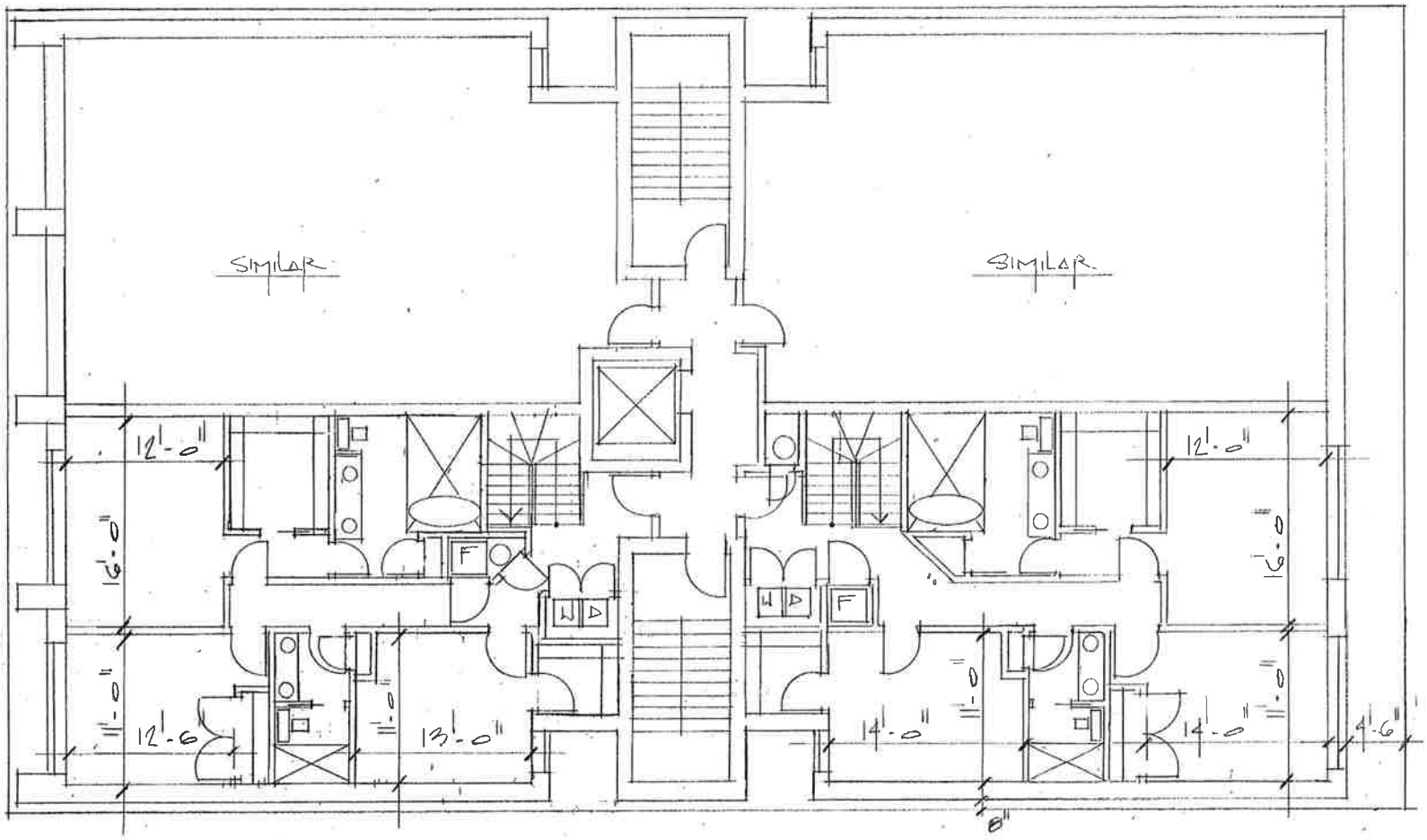
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2nd 5th Floor Plan 5,200 S.F.
1/8" = 1'-0"

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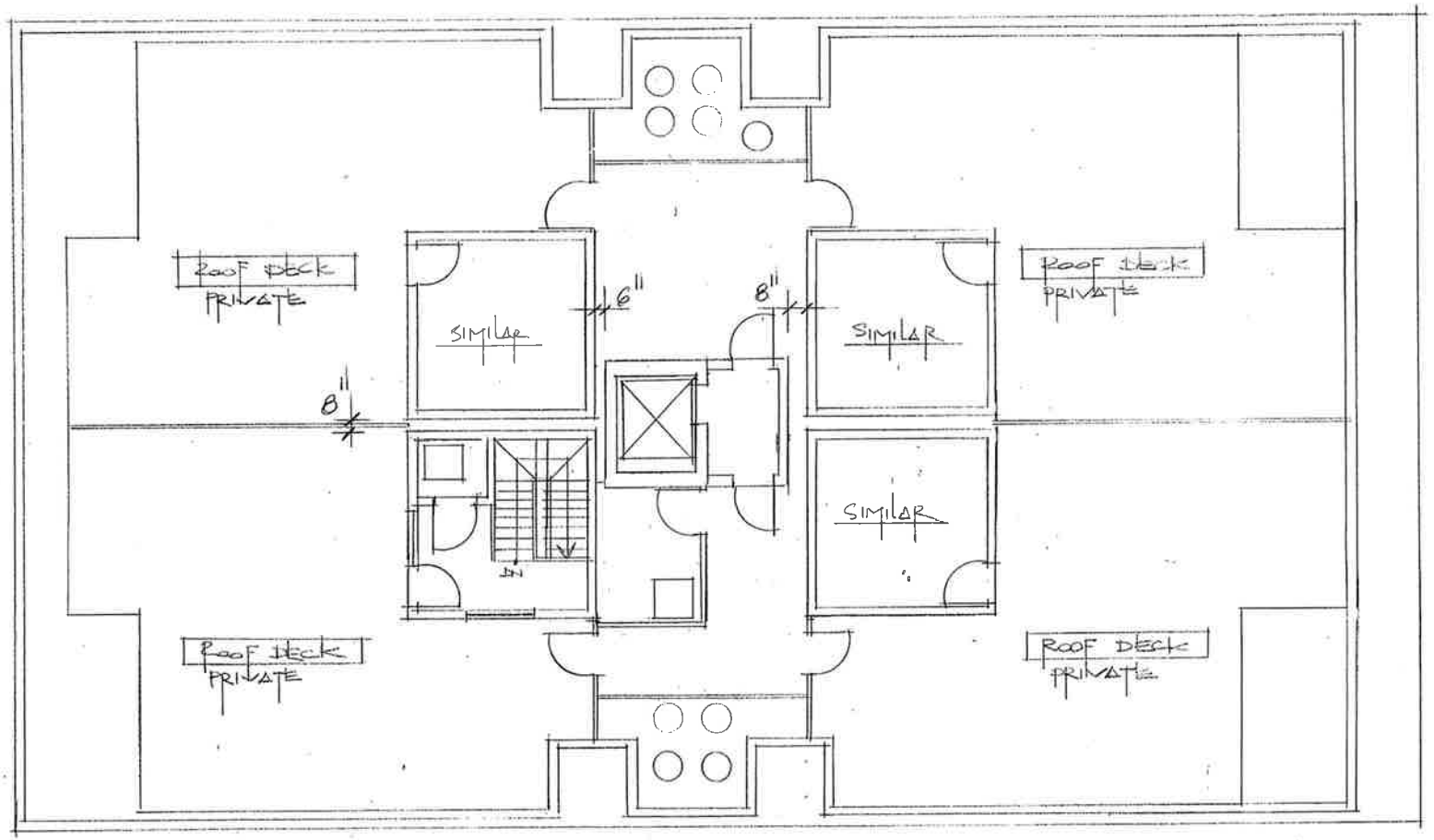
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3RD 4TH FLOOR PLAN 5,650 SF
1/8" = 1'-0"

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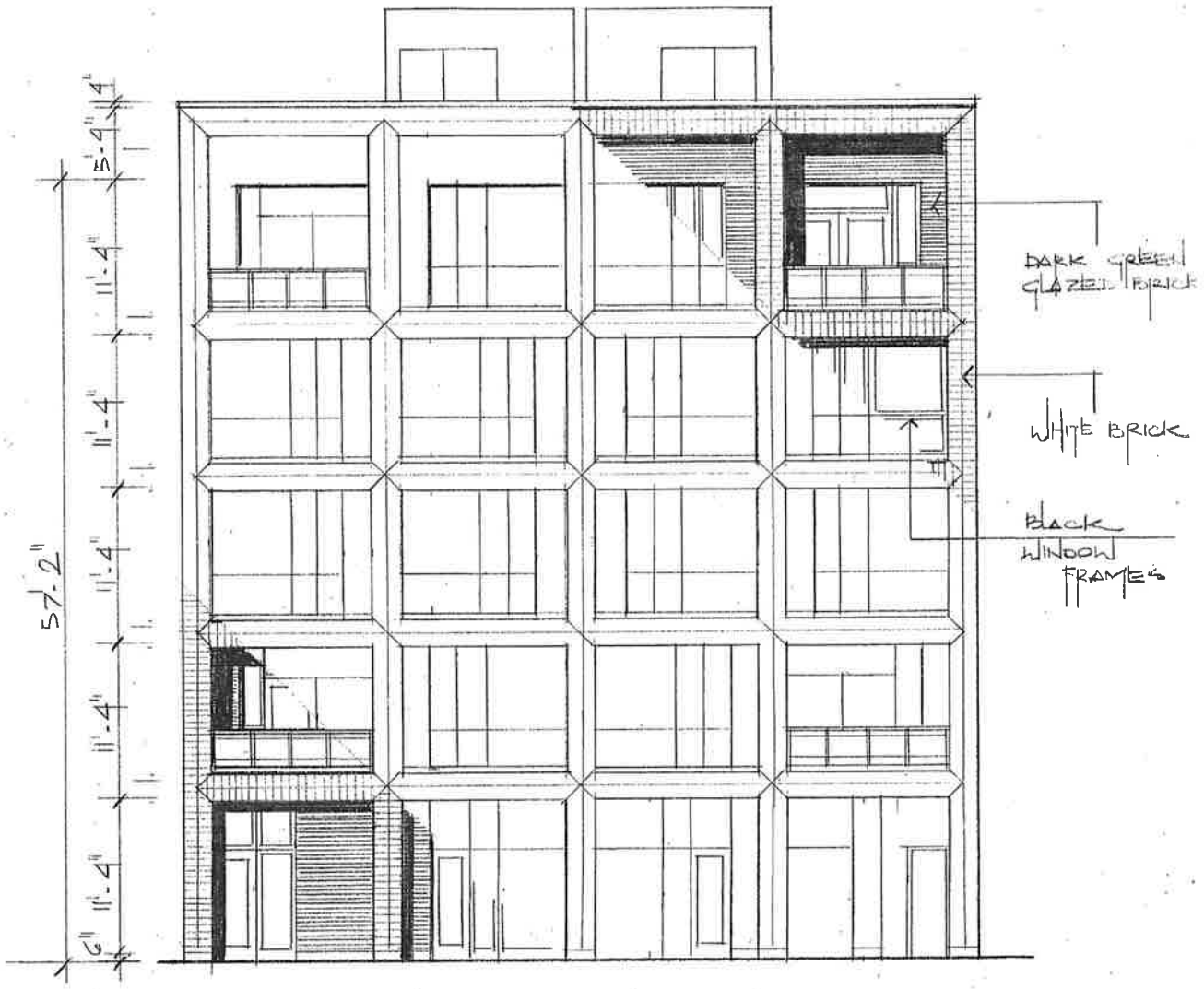
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ROOF PLAN
1/8" = 1'-0"

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FRONT ELEVATION
1/8" = 1'-0"