

17-13-0303-C(1) Type 1 Narrative & Plans – 864-68 North Orleans Street, Chicago, IL

Proposed Zoning: DX-5 Downtown Mixed-Use District

Lot Area: Approximately 7,500 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing two (2) retail units at grade and fourteen (14) hotel rooms on the floors above. One of the retail units will contain approximately 1,370 sq. ft. of floor area and the second retail unit will contain approximately 2,200 sq. ft. of floor area. The proposed building will measure approximately 57 ft.-6 in. in height. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the number of off-street parking spaces to zero 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: 37,500 square feet (5.0 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): No residential units proposed.

(C) The amount of off-street parking: Zero

*The subject property is a designated Transit Served Location based on its proximity to the Chicago bus line corridor and the Chicago Brown Line CTA rail station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking to zero.

(D) Setbacks:

- a. Front Setback: zero
- b. Side Setbacks:
 - North Side: zero
 - South Side: zero
- c. Rear Setback: zero

(E) Building Height: 57 ft.-6 in. in height

PROPOSED 14 UNIT, 5 STORY BUILDING

100'-0"

100'-0"

75'-11"

75'-0"

ROOF/ELEVATOR ACCESS

STAIR ACCESS

STAIR ACCESS

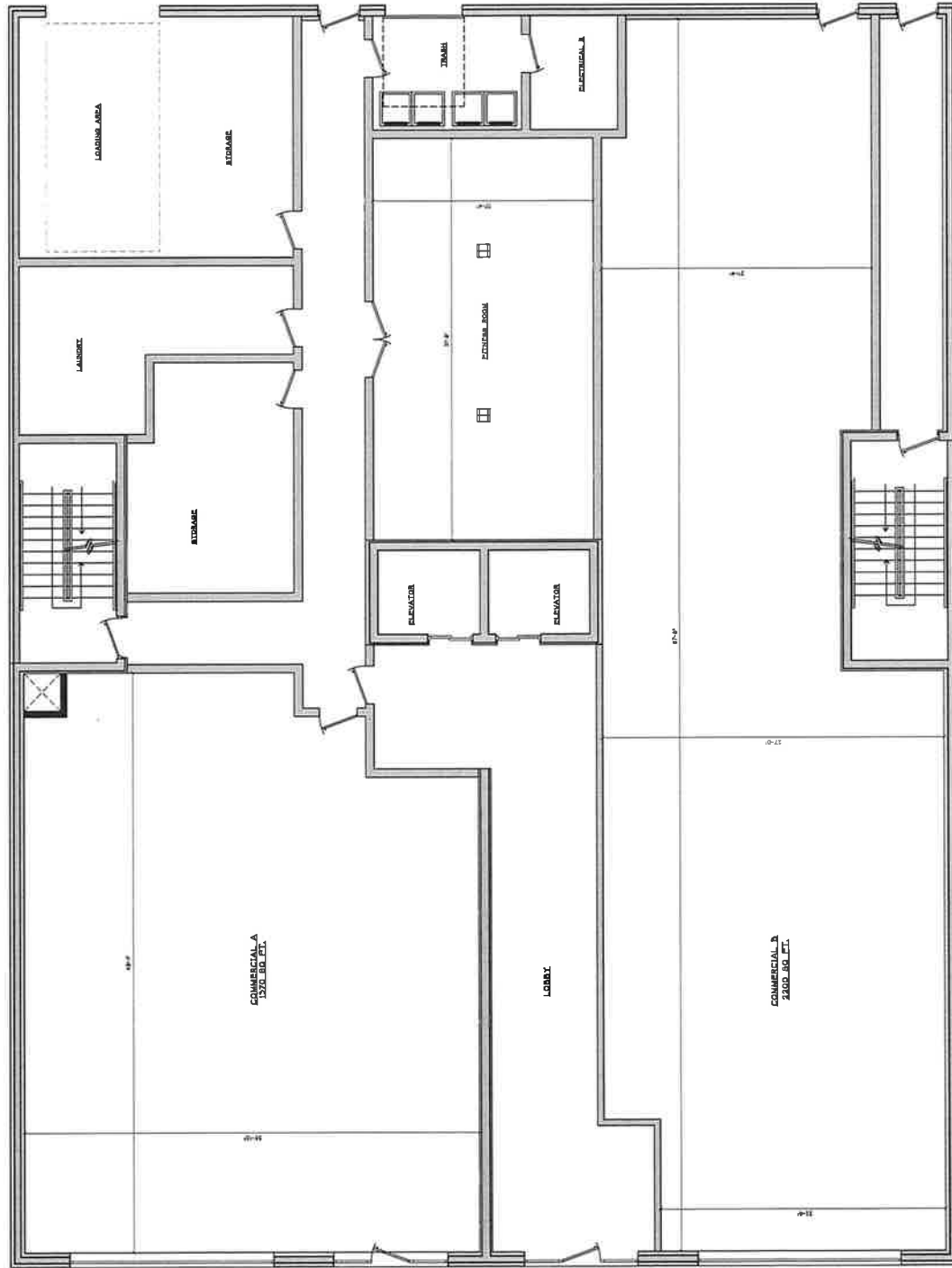
CONC. SIDEWALK

10'-0" PUBLIC ALLEY

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Zoning Code Matrix

ISSUE	REQUIRED	ACTUAL	REMARKS
Lot area	7500 sq. ft.	7500 sq. ft.	
District	PD 1492	DX-5 (proposed)	
Allowed uses	Commercial/Retail and Hotel	Commercial/Retail and Hotel	
Commercial space maximum size	100%	100%	
Commercial space floor-to-floor height	13 ft.	13 ft.	
Commercial space minimum size	20% lot area - 1500 sq. ft.	20% lot area - 1500 sq. ft.	
Minimum lot area for 9 dwelling units	N/A	N/A	
Setback, front	0	0	
Setback, rear, dwelling unit floors	0	0	
Setback, rear, other floors	0	0	
Setback, sides	0	0	
Building height	91 ft.-10 inches (PD Allowance)	57 ft.-6 inches (proposed)	
Average dwelling unit size	N/A	N/A	
Floor area ratio	6.4 (PD Allowance)	5.0 (proposed)	
Off-street parking, residential units	0	0	TSL Site
Off-street parking, commercial units	0	0	TSL Site
Bicycle parking, residential units	N/A	N/A	
Bicycle parking, commercial units	TBD	TBD	



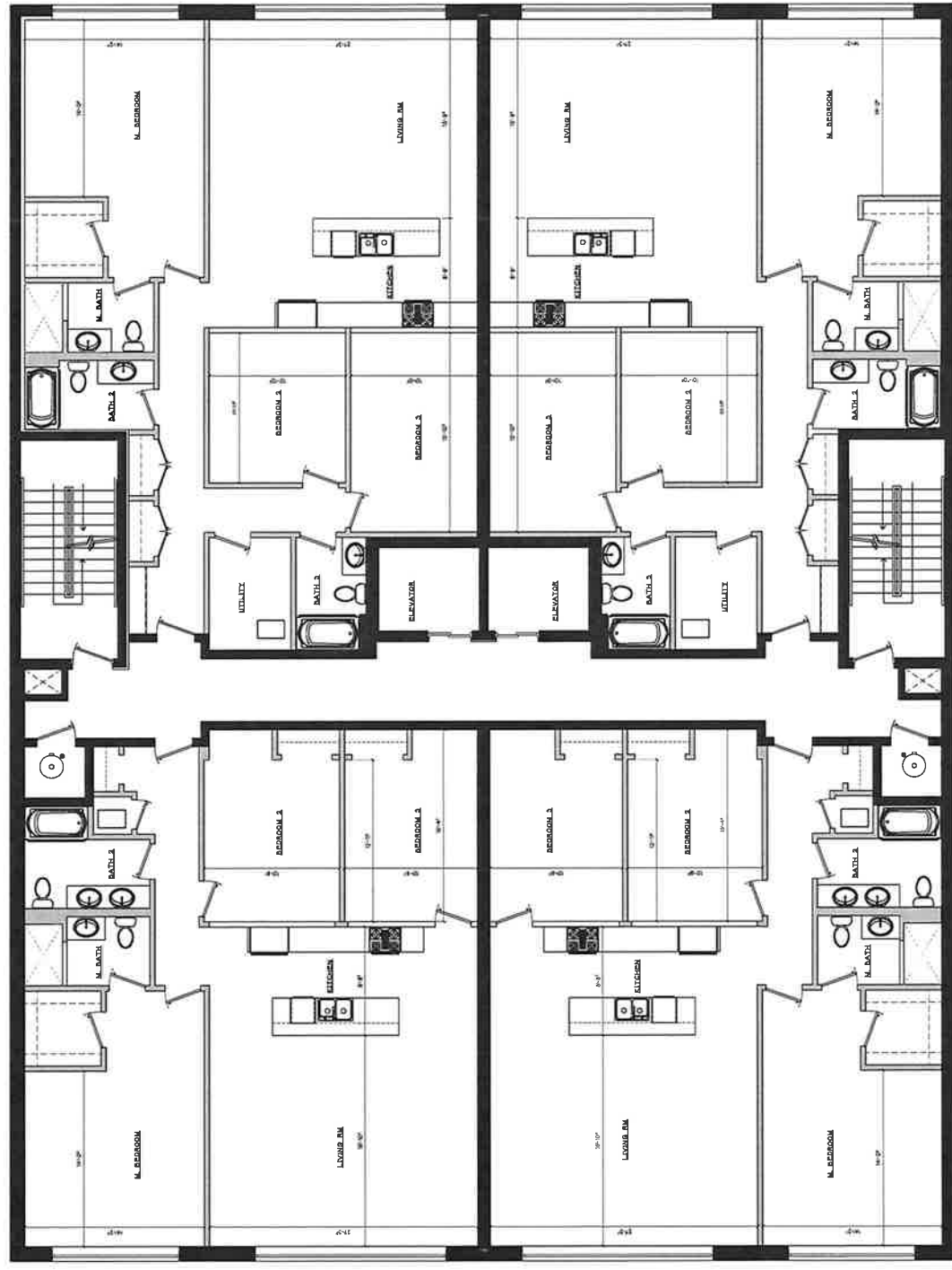
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A GROUND FLOOR PLAN

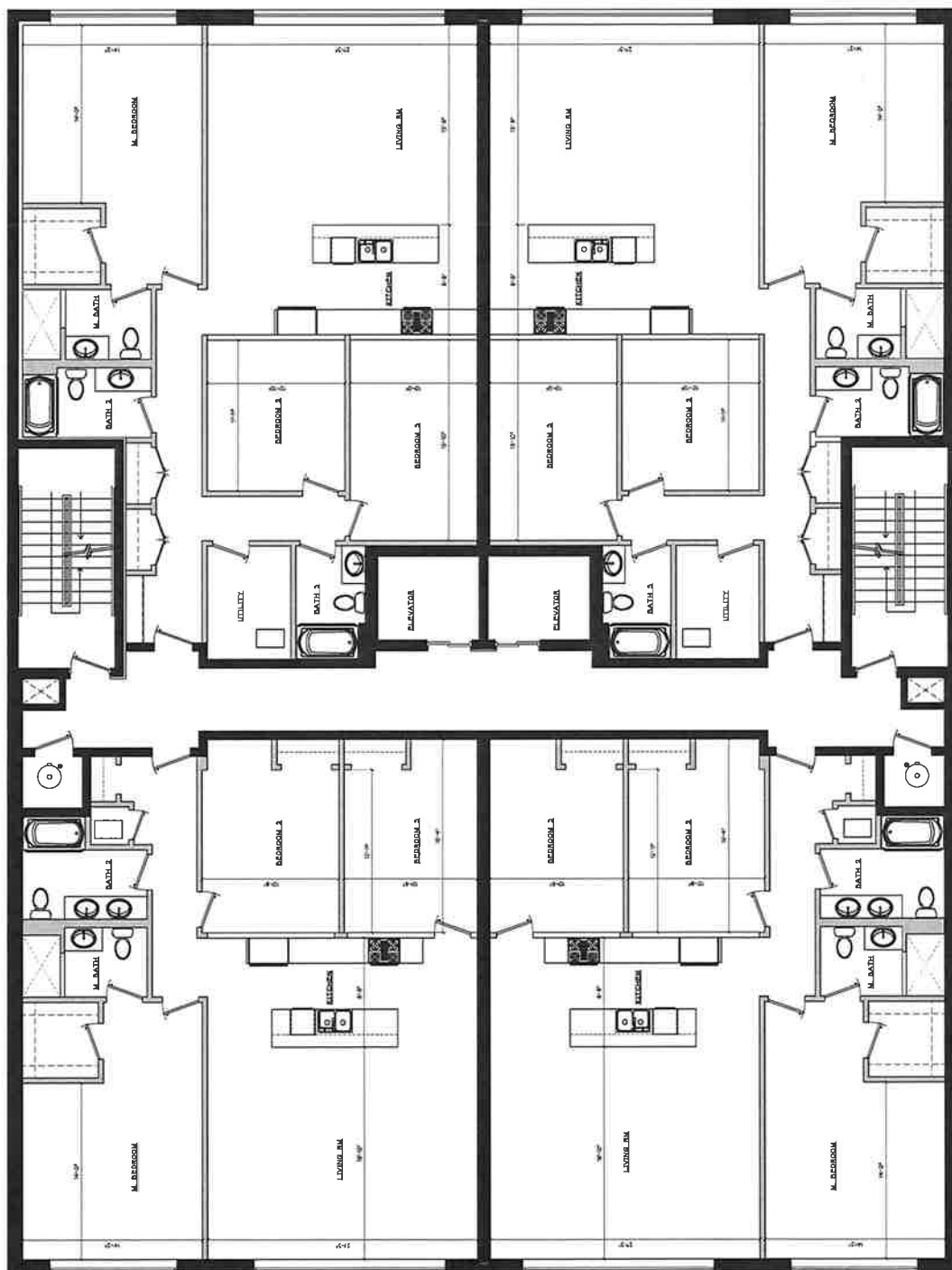
TYPICAL

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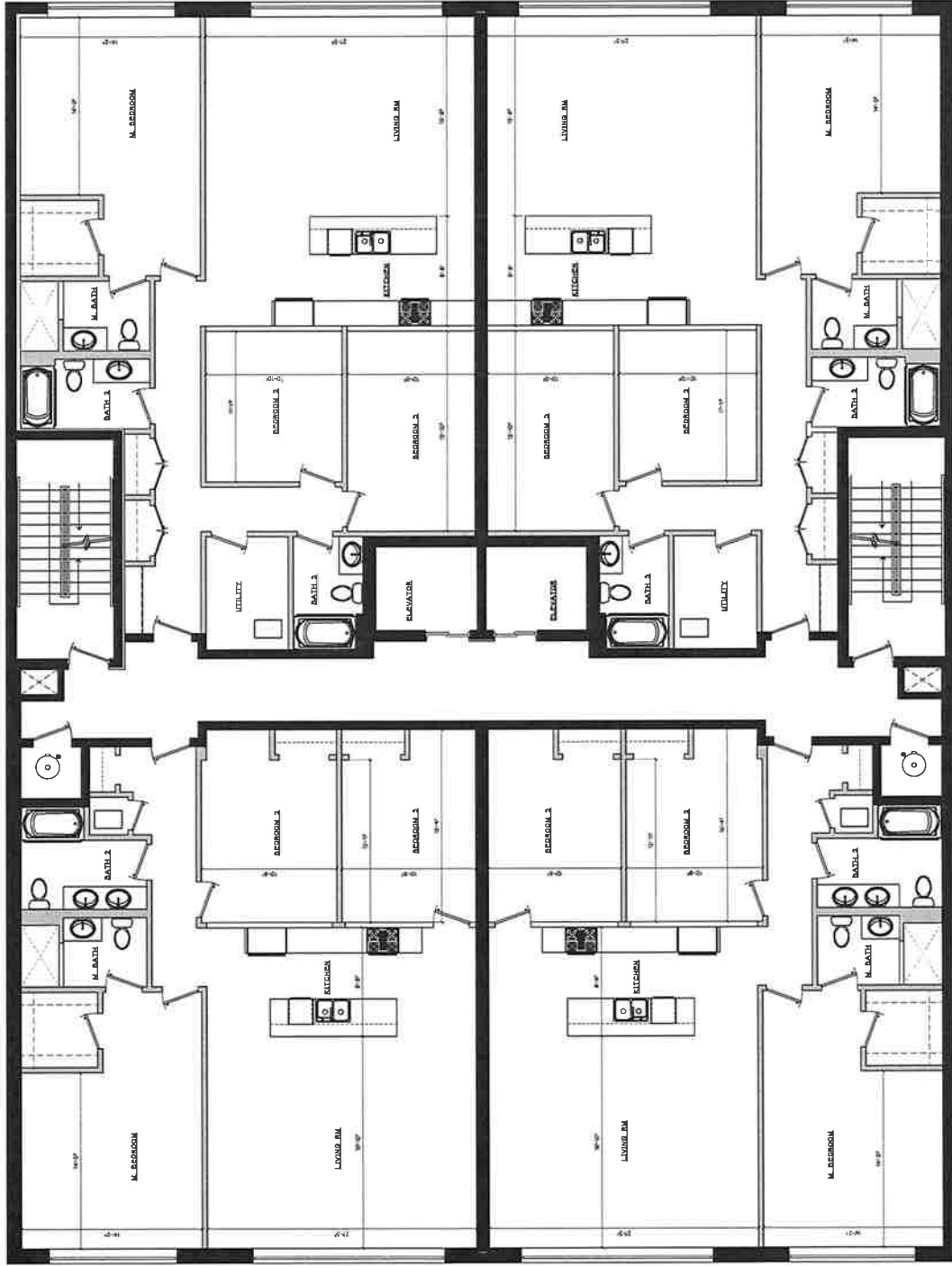
B SECOND FLOOR PLAN
TYPICAL

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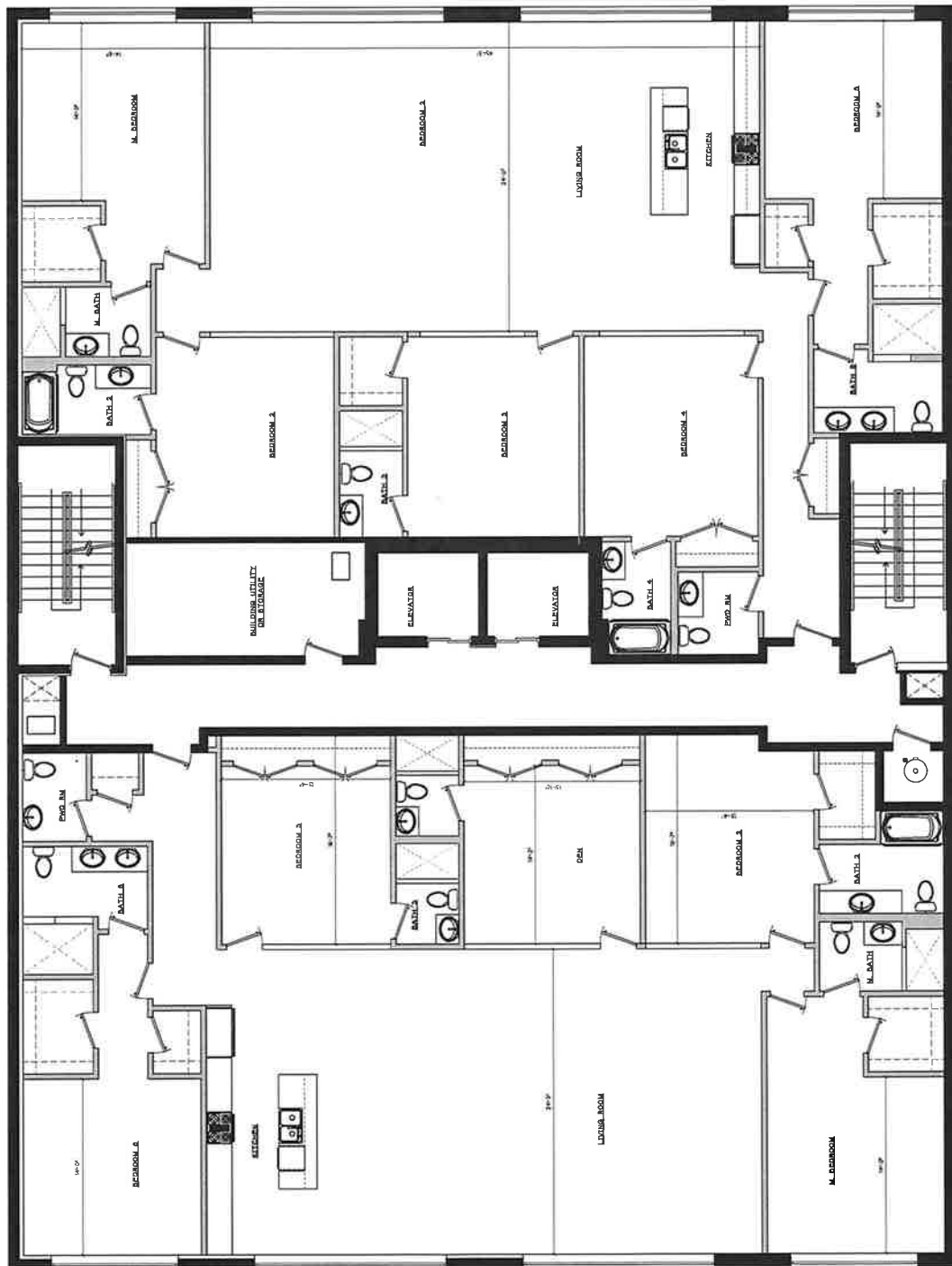
C THIRD FLOOR PLAN

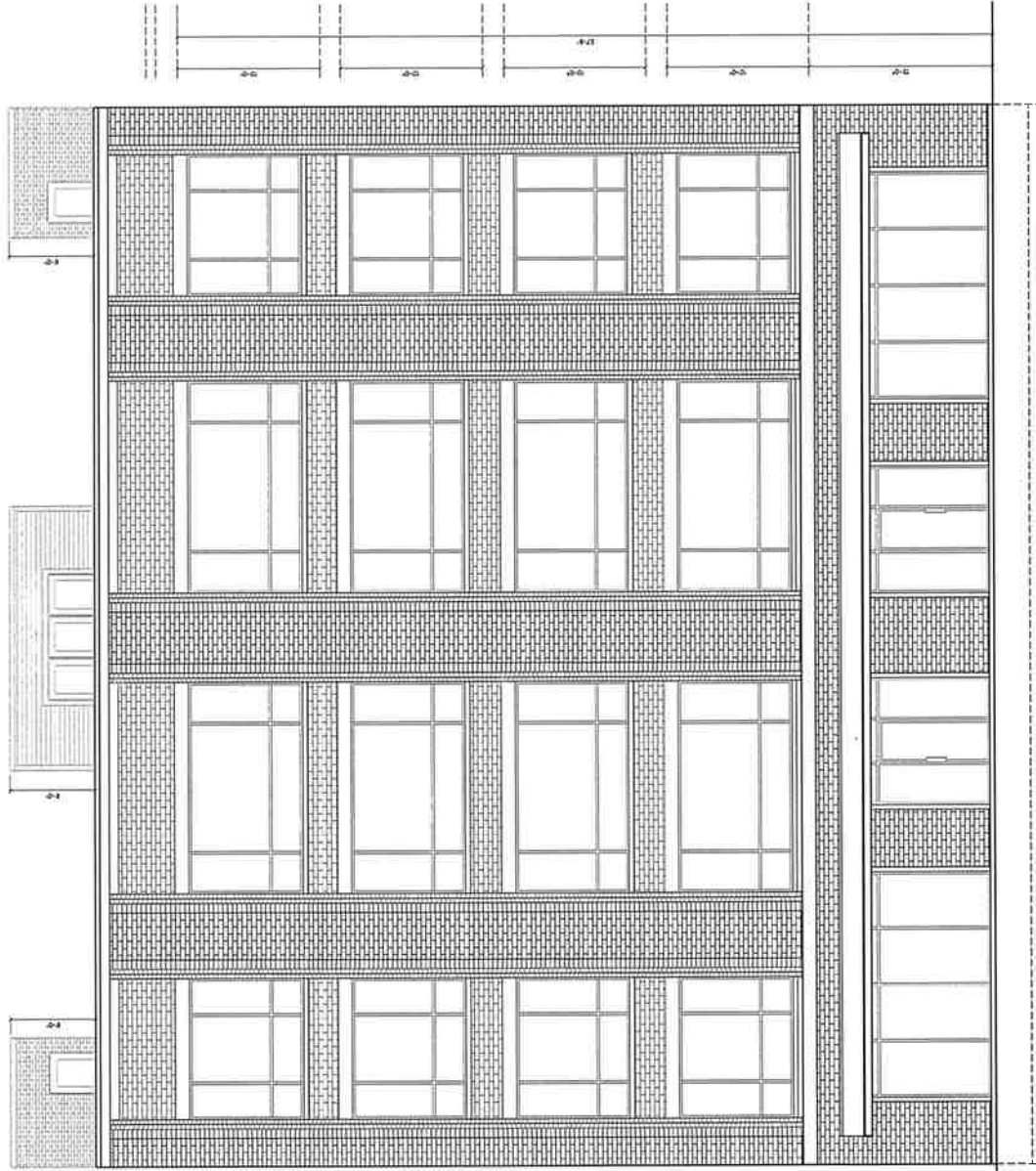
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FOURTH FLOOR PLAN

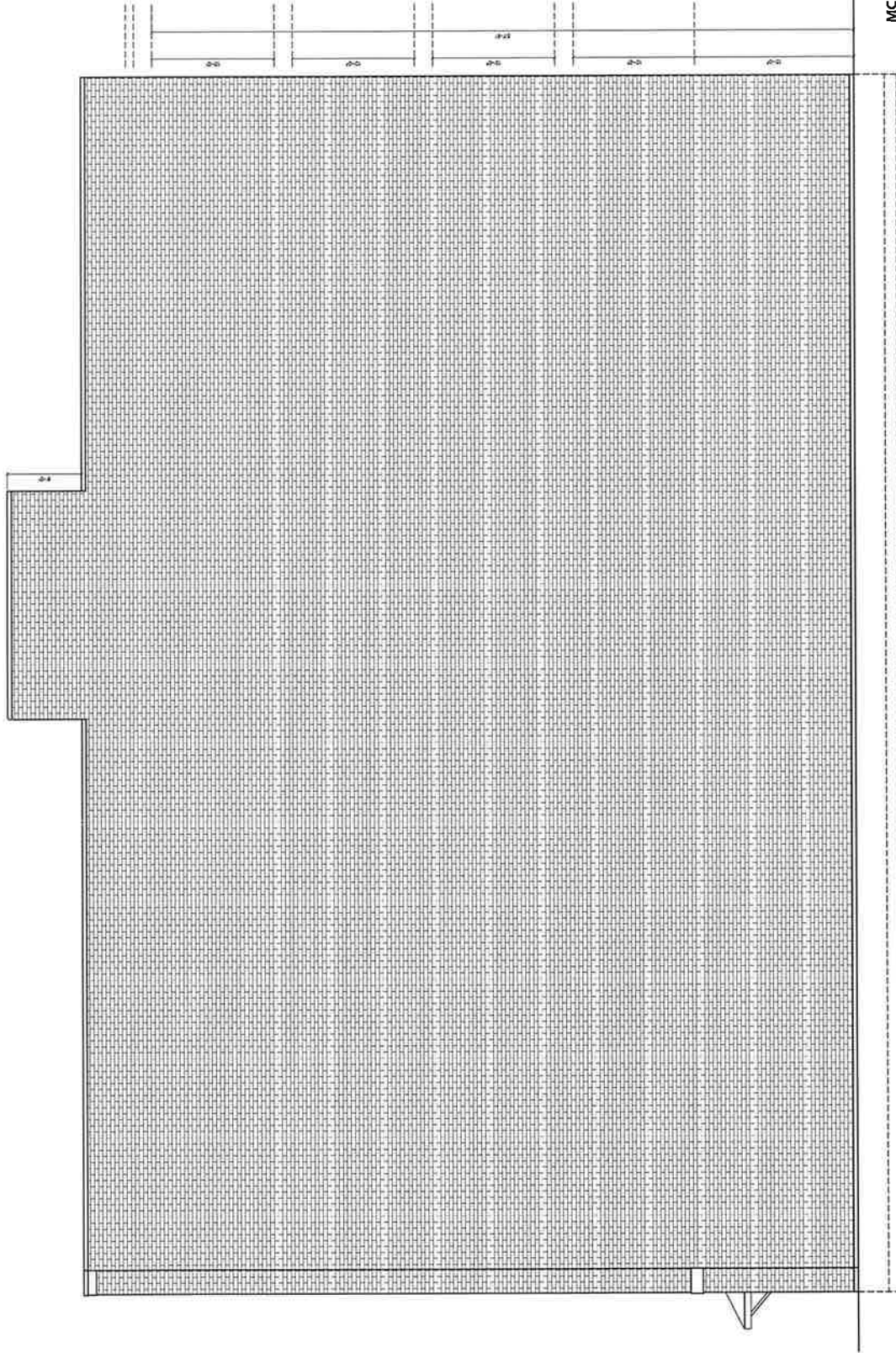
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E FIFTH FLOOR PLAN



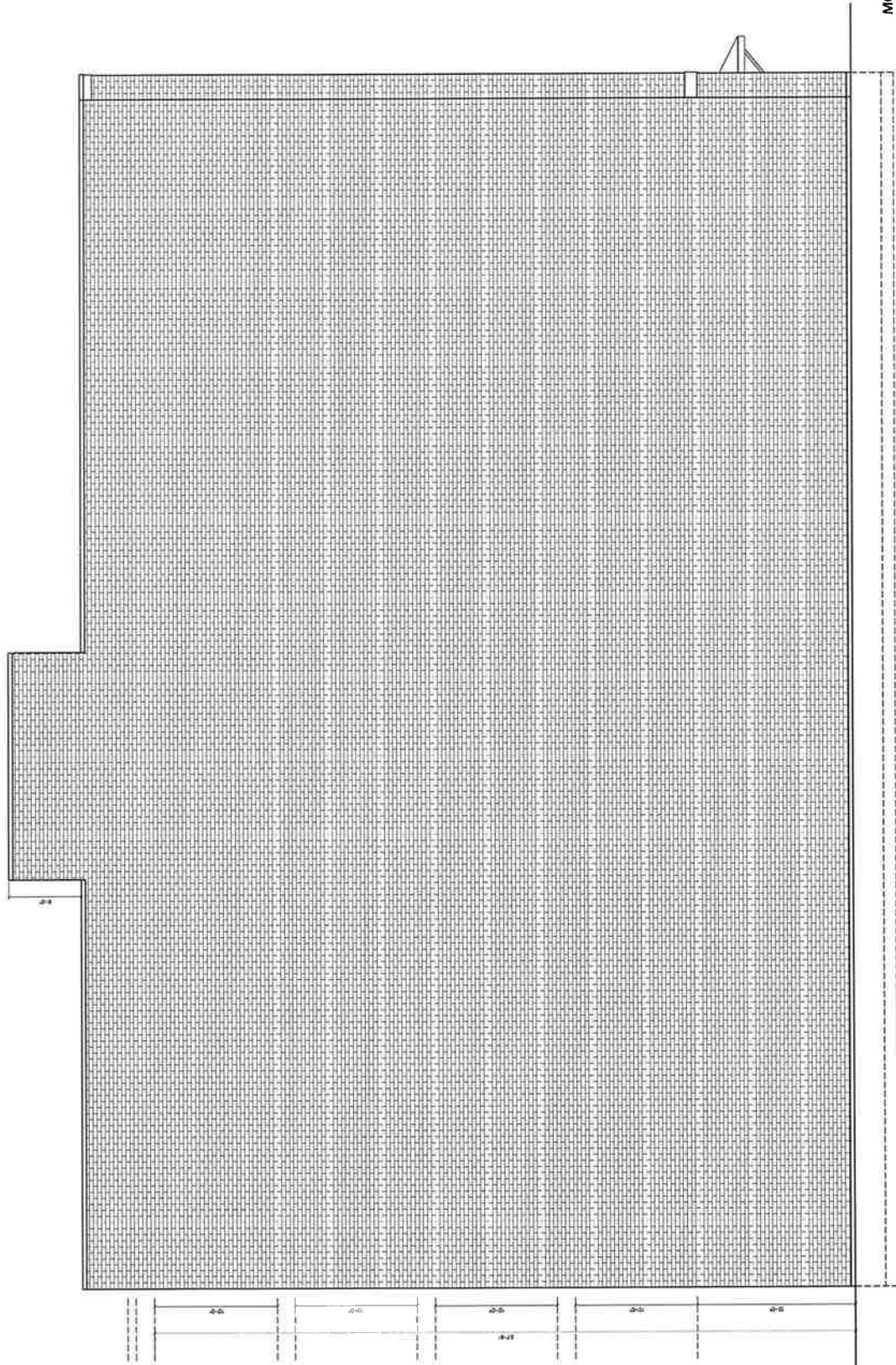
●  EAST ELEVATION-STREET FACING

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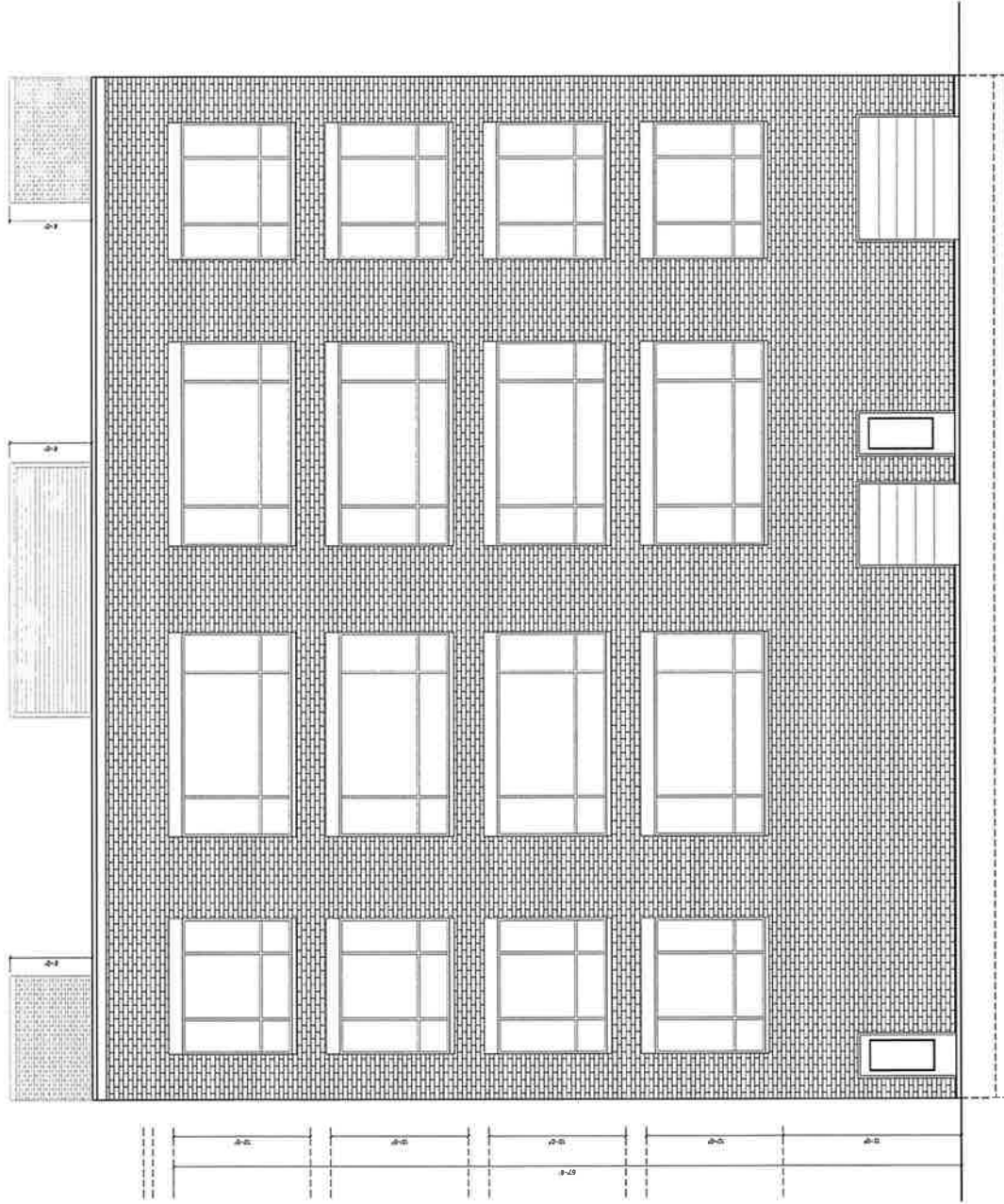
• SOUTH ELEVATION

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● NORTH ELEVATION



● **WEST ELEVATION - ALLEY FACING**

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