17-13-0303-C(1) Type 1 Narrative & Plans – 2119-29 West Grand Avenue, Chicago, IL

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 13,125 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 spaces at grade and forty-eight (48) dwelling units above. One of the retail units will contain approximately 2,640 sq. ft. of floor area and the second retail unit will contain approximately 2,775 sq. ft. of floor area. The proposed building will measure approximately 57 ft.-5 in. in height (67 ft.-8 in. measured to the roof access room). The subject property is a Transit Served Location and will be supported by thirty-four (34) off-street parking spaces. The subject lot is a through lot with two (2) street frontages (West Grand Avenue to the north and West Ferdinand Street to the south). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-P, Q, and R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces), to not comply with the TSL design guidelines on the lot's West Ferdinand Street frontage, reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.-2 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: 57,942 square feet (4.415 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 273.43 square feet per D.U. (48 residential units)

(C) The amount of off-street parking: 34 parking spaces total

*The subject property is a designated Transit Served Location based on its proximity to Western Avenue Metra Train station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces).

(D) Setbacks:

a. Front Setback from West Grand Avenue: zero
Front Setback from West Ferdinand Street: 2 feet-2 inches

b. Side Setbacks:
East Side: 2 feet-2 inches
West Side: 2 feet-2 inches

c. Rear Setback: Refer to a., above. The subject property is a through lot with frontages on both West Grand Avenue and West Ferdinand Street.

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.-2 in.

(E) Building Height: 57 ft.-5 in. in height
(67 ft.-8 in. measured to the roof access room)

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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 2,119 linear feet of the Western Avenue Metra train station. The proposed mixed-use building containing two (2) retail/commercial spaces at grade and forty-eight (48) residential units above will be supported by thirty-four (34) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the residential off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces).

2. The Applicant is seeking relief from the requirements of Sec. 17-4-0504 for the location of the mixed-use building on the subject lot. The subject lot is a through lot with frontage on both West Grand Avenue and West Ferdinand Street. The proposed location of the main building door and entryway will be on the lot's West Grand Avenue frontage and will have a front setback of zero. The building's first floor was designed with windows facing the sidewalk located along West Grand Avenue. The proposed building will have a front setback of 2 ft.-2 in. from the lot's West Ferdinand Street frontage.

3. The Transit Friendly Development Guide defines "transit friendly development" as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Western Avenue Metra train station. The Applicant believes the development of a vacant lot will improve the subject area for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain approximately 5,900 sq. ft. of retail/commercial space at grade and forty-eight (48) residential units above. The proposed building will be supported by thirty-four (34) 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 mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant lot with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated Metra train line (Western Avenue station), 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.

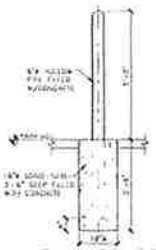
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TRANSIT PROXIMITY MAP

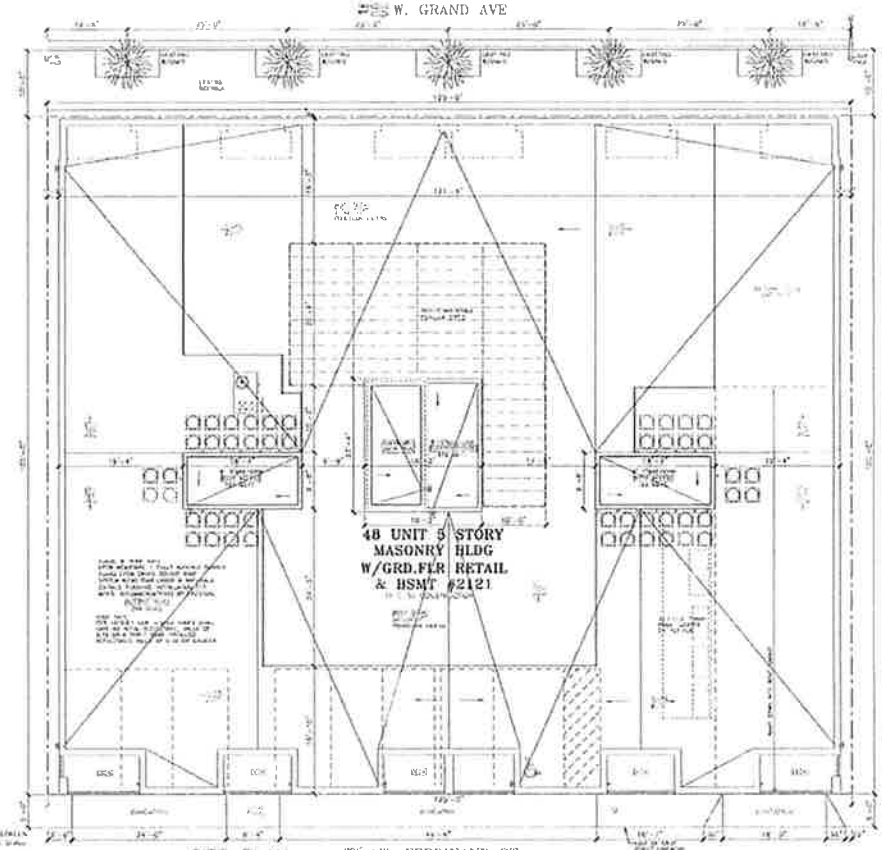


METRA MD-N WESTERN STOP



BOLLARD DETAIL

FIRE PROTECTION SCOPE OF WORK



SITE PLAN

2018 ELECTRICAL CODE APPLIES TO THIS PROJECT

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2119,21,23,27
WEST GRAND AVE

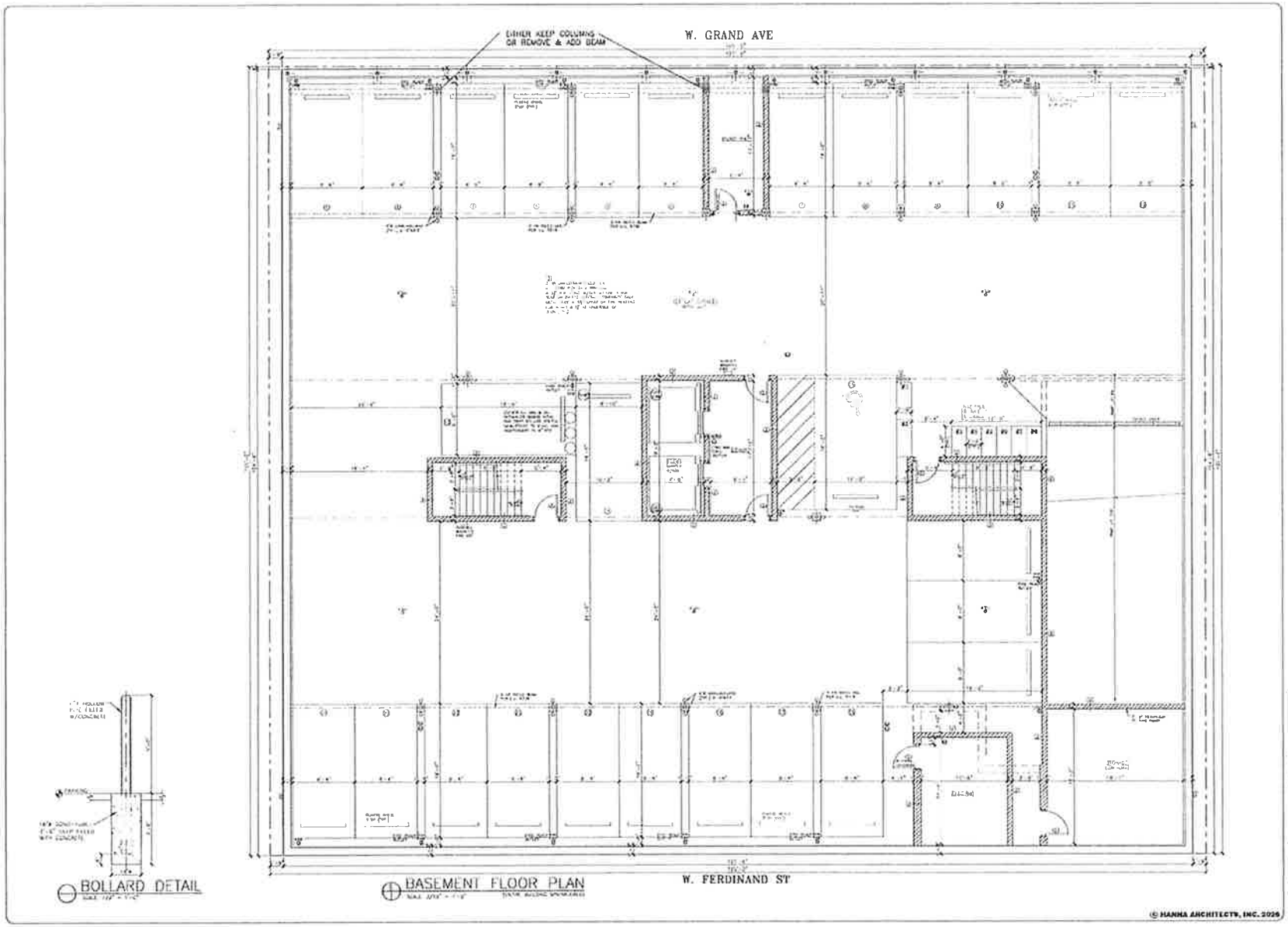
48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT

CHICAGO, ILLINOIS

SHEET TITLE
SITE PLAN
& NOTES

SHEET NUMBER
A-1

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BOLLARD DETAIL

BASEMENT FLOOR PLAN

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2119,21,23,27
WEST GRAND AVE

48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT

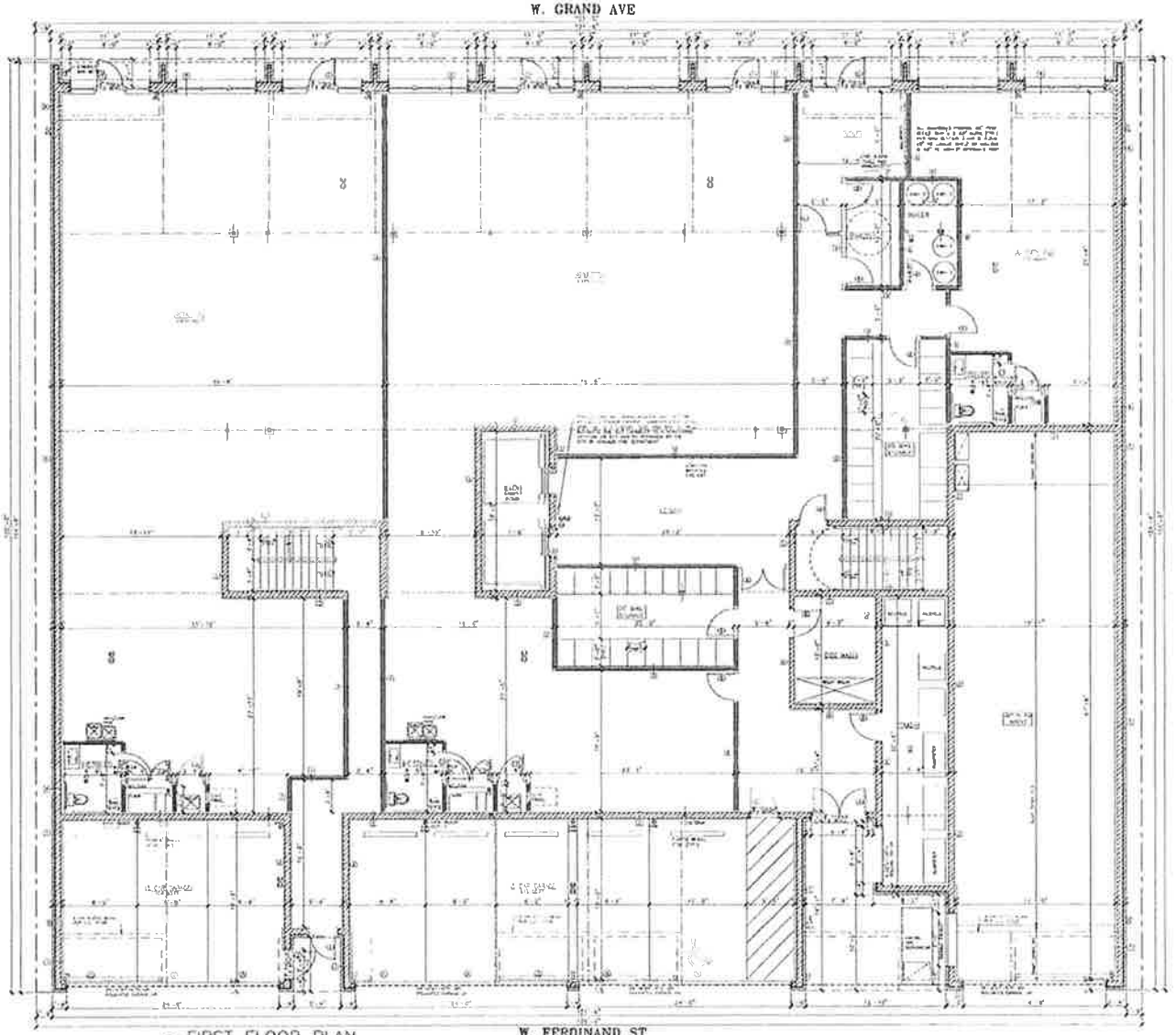
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SHEET TITLE
BASEMENT
FLOOR PLAN

FILENAME

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FIRST FLOOR PLAN

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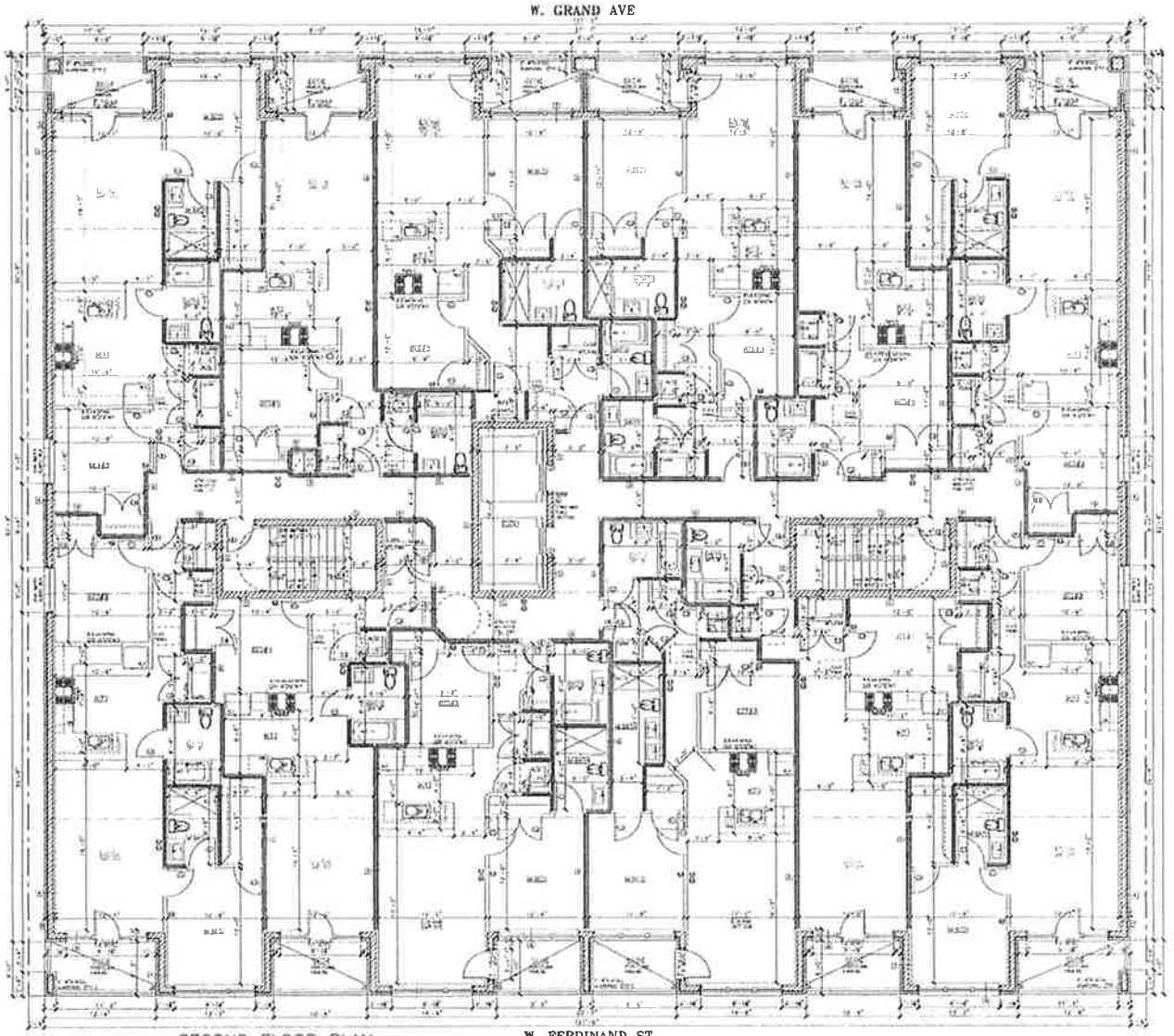
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48 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT
CHICAGO, ILLINOIS

SHEET TITLE
FIRST FLOOR PLAN

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SECOND FLOOR PLAN

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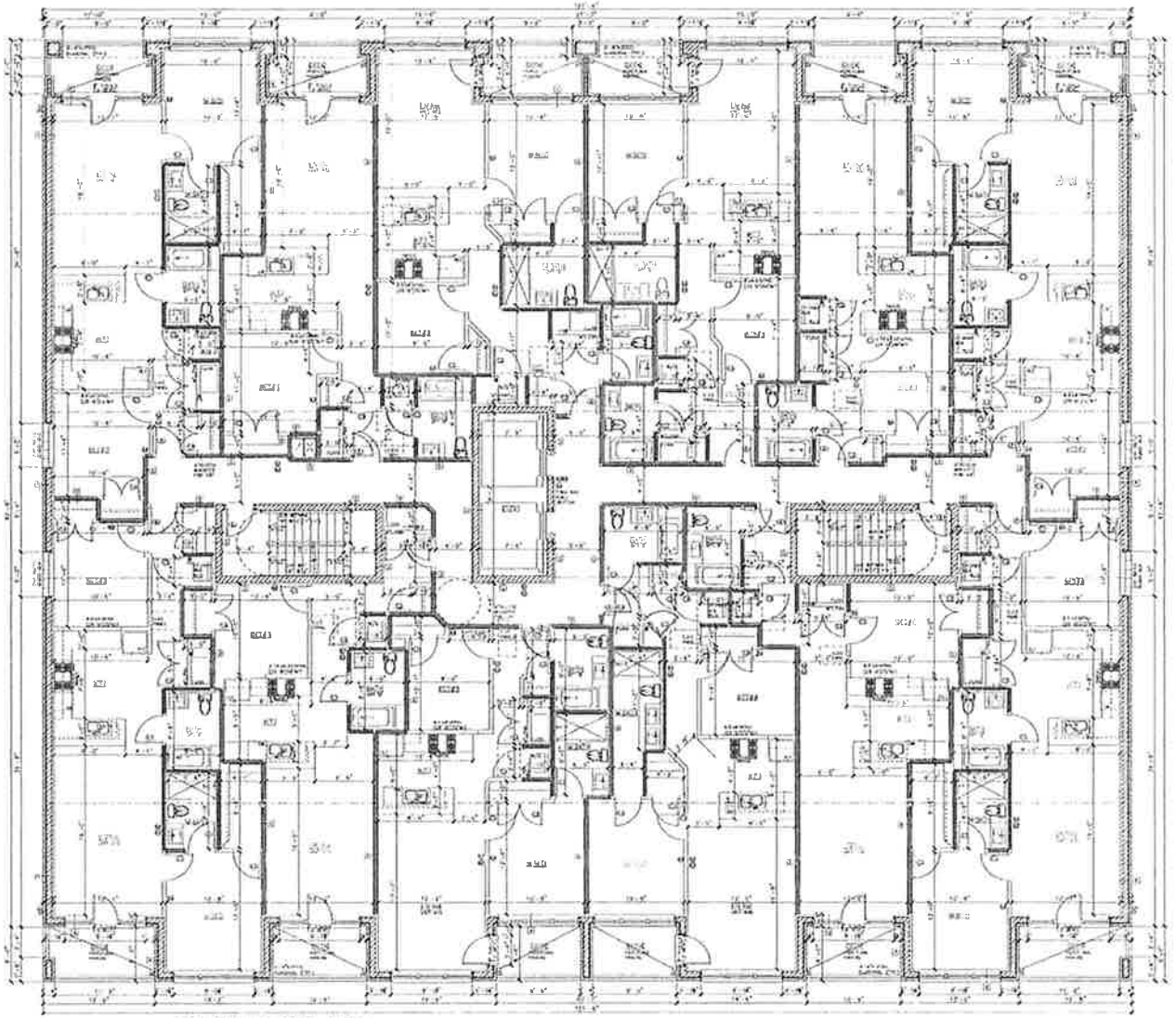
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WEST GRAND AVE
40 UNIT 5 STORY
MASONRY BUILDING
W/RETAIL & BASEMENT
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SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
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FOURTH FLOOR PLAN

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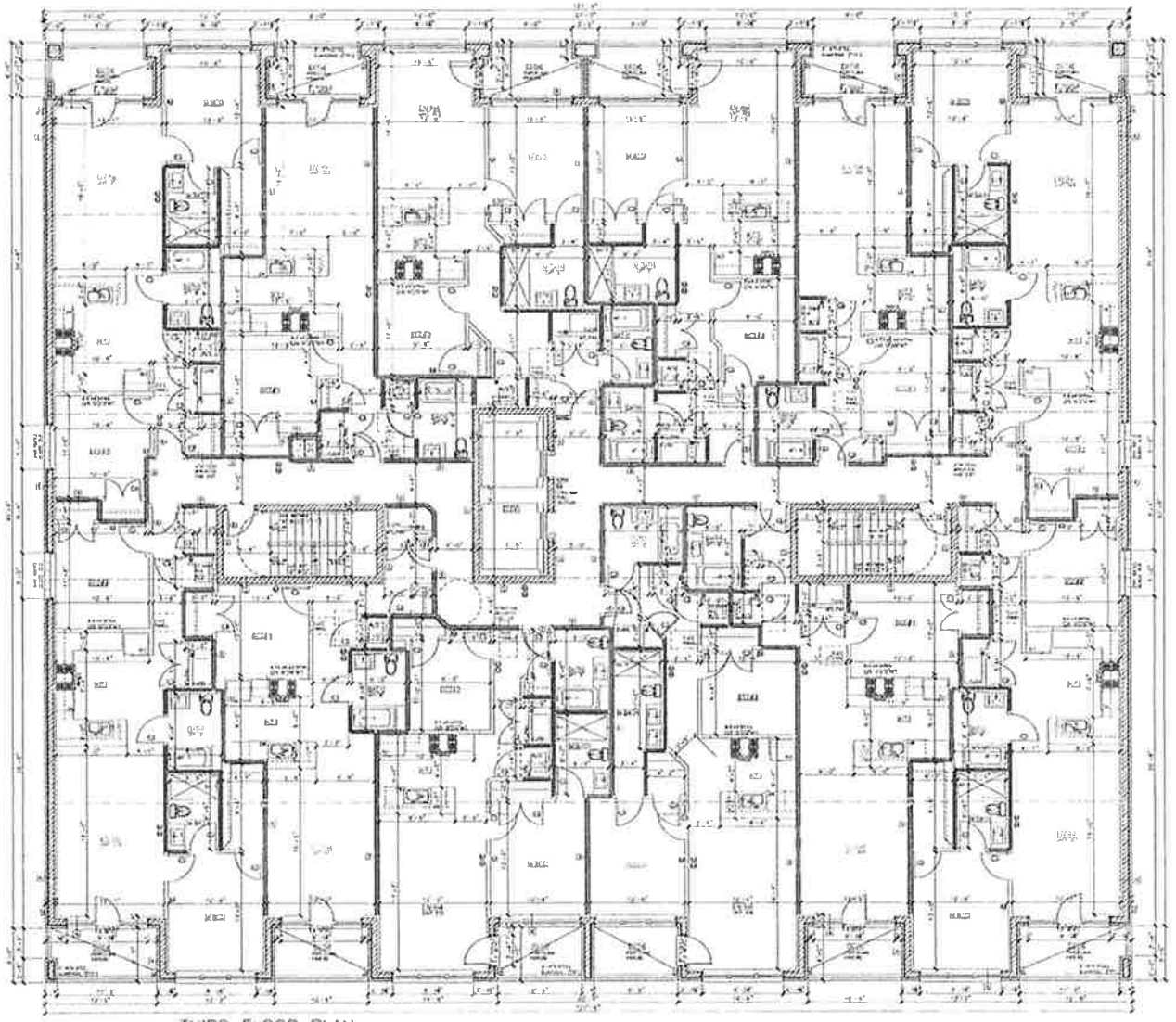
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MASONRY BUILDING
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SHEET TITLE
FOURTH FLOOR PLAN

SHEET NUMBER
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THIRD FLOOR PLAN

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WEST GRAND AVE

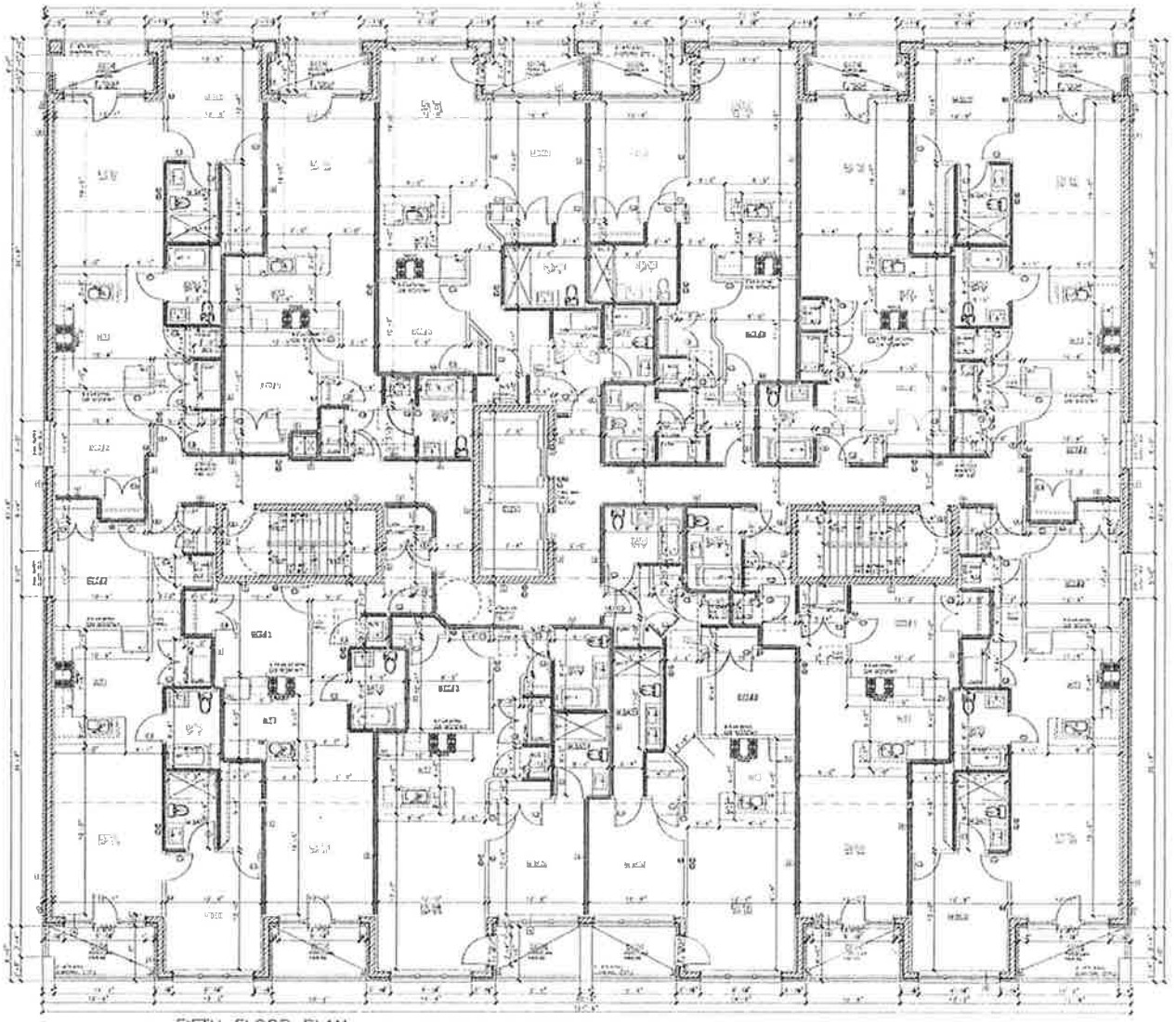
48 UNIT 5 STORY
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THIRD FLOOR PLAN

A-12

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FIFTH FLOOR PLAN

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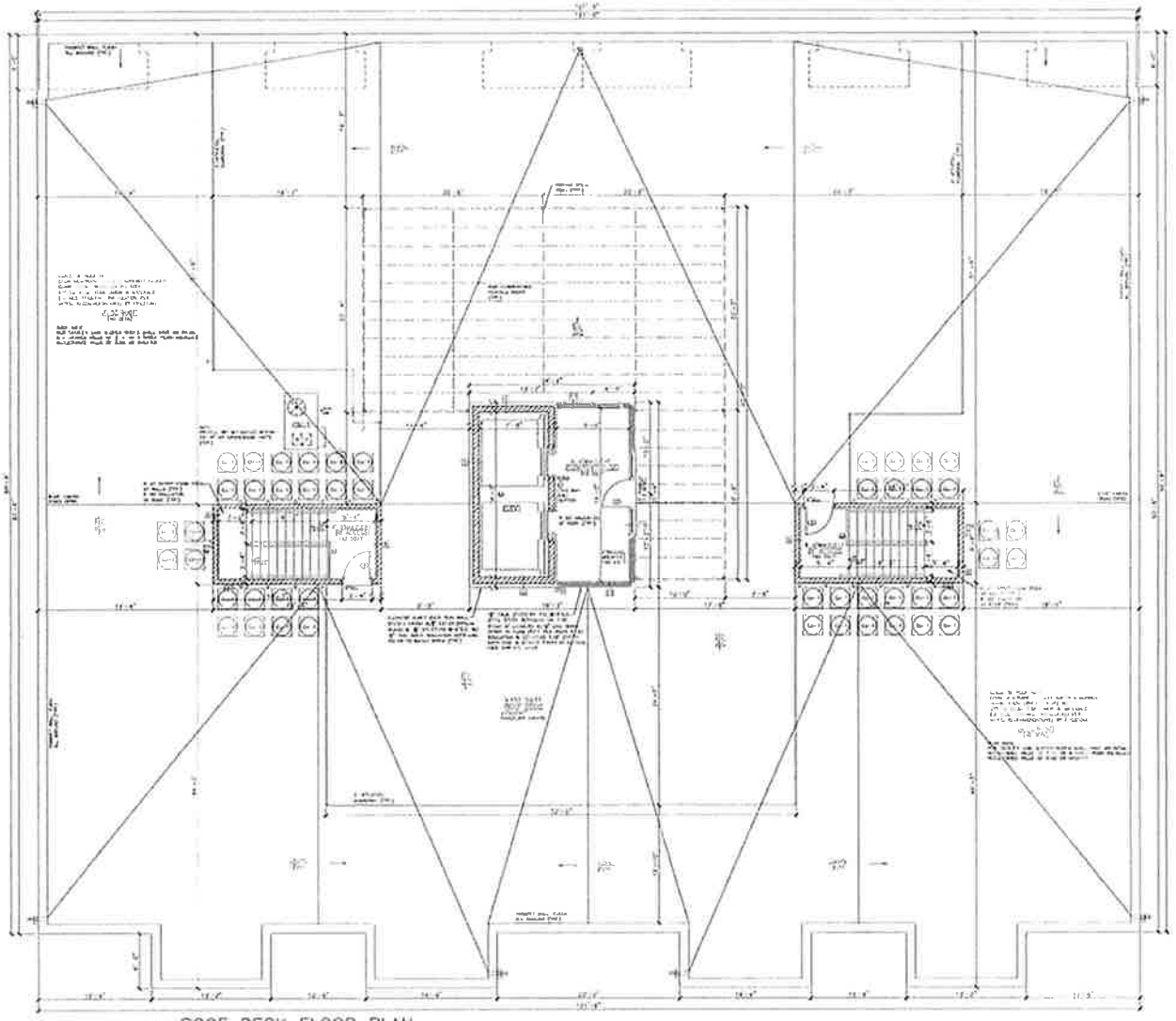
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MASONRY BUILDING
W/RETAIL & BASEMENT
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SHEET TITLE
FIFTH FLOOR
PLAN

FILENAME

SHEET NUMBER
A-14

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ROOF DECK FLOOR PLAN

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SHEET TITLE

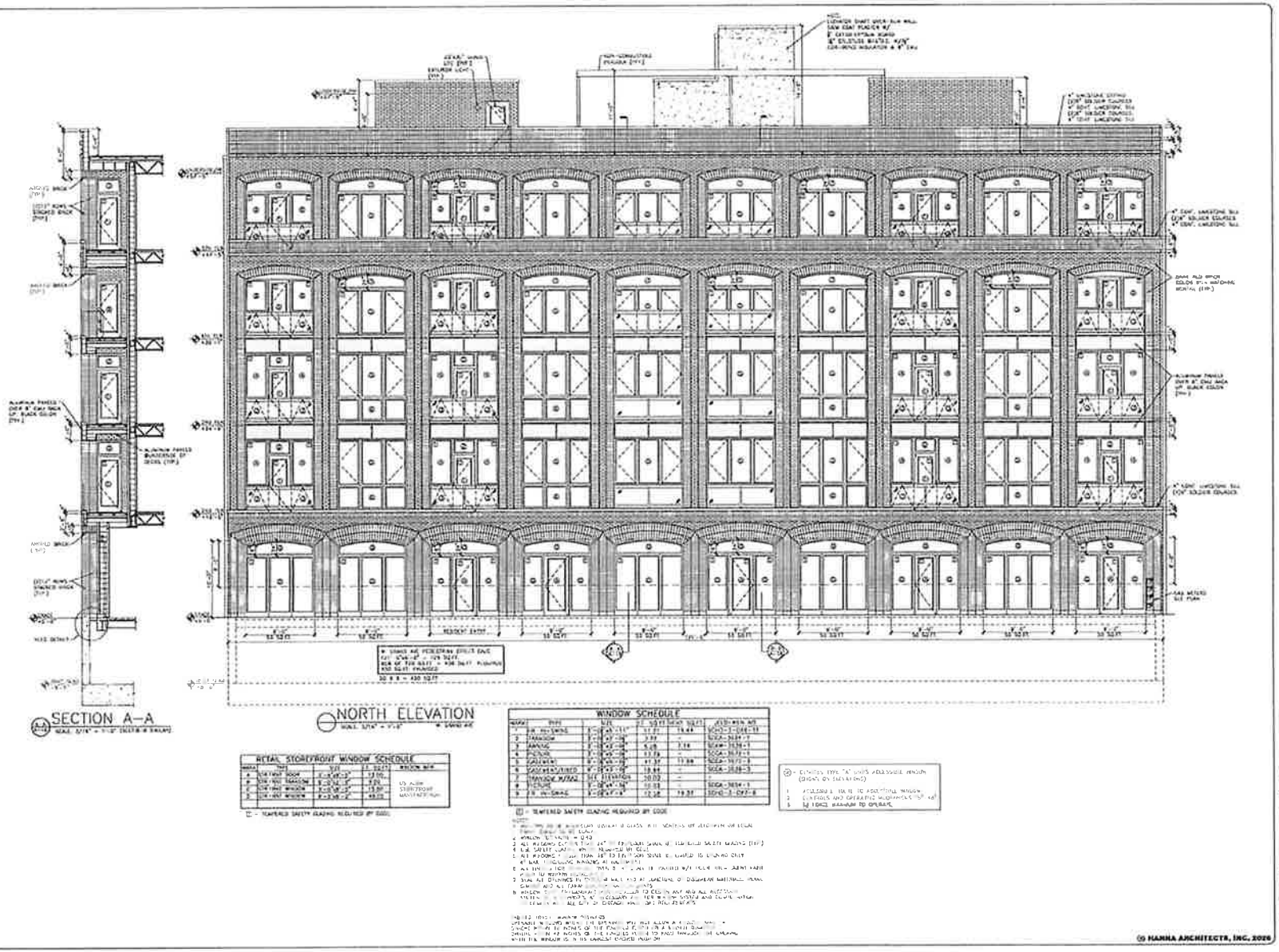
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FLOOR PLAN

FILE NAME

SHEET NUMBER

A-15

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SECTION A–A

NORTH ELEVATION

RETAIL STOREFRONT WINDOW SCHEDULE

MARK	TYPE	SIZE	QTY	WINDOW MFR
A	STOREFRONT DOOR	3'-0" x 8'-0"	1	US ALUM STOREFRONT MANUFACTURER
B	STOREFRONT TRANSOM	3'-0" x 2'-0"	1	
C	STOREFRONT WINDOW	3'-0" x 8'-0"	1	
D	STOREFRONT WINDOW	3'-0" x 8'-0"	1	

T - TEMPERED SAFETY GLAZING REQUIRED BY CODE

WINDOW SCHEDULE

MARK	TYPE	SIZE	QTY	U-FACTOR	WINDOW MFR
1	DBL HUNG	3'-0" x 6'-0"	12	0.27	SCHUCO
2	TRANSOM	3'-0" x 2'-0"	2	-	SCHUCO
3	AWNING	3'-0" x 3'-0"	5	0.28	SCHUCO
4	DBL HUNG	3'-0" x 6'-0"	12	-	SCHUCO
5	CASEMENT	3'-0" x 6'-0"	12	0.28	SCHUCO
6	CASEMENT/FIXED	6'-0" x 6'-0"	2	-	SCHUCO
7	TRIPLE FIXED	SEE ELEVATION	2	-	SCHUCO
8	FIXED	3'-0" x 6'-0"	1	-	SCHUCO
9	DBL HUNG	3'-0" x 6'-0"	2	0.27	SCHUCO

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ARCHITECT CORPORATION

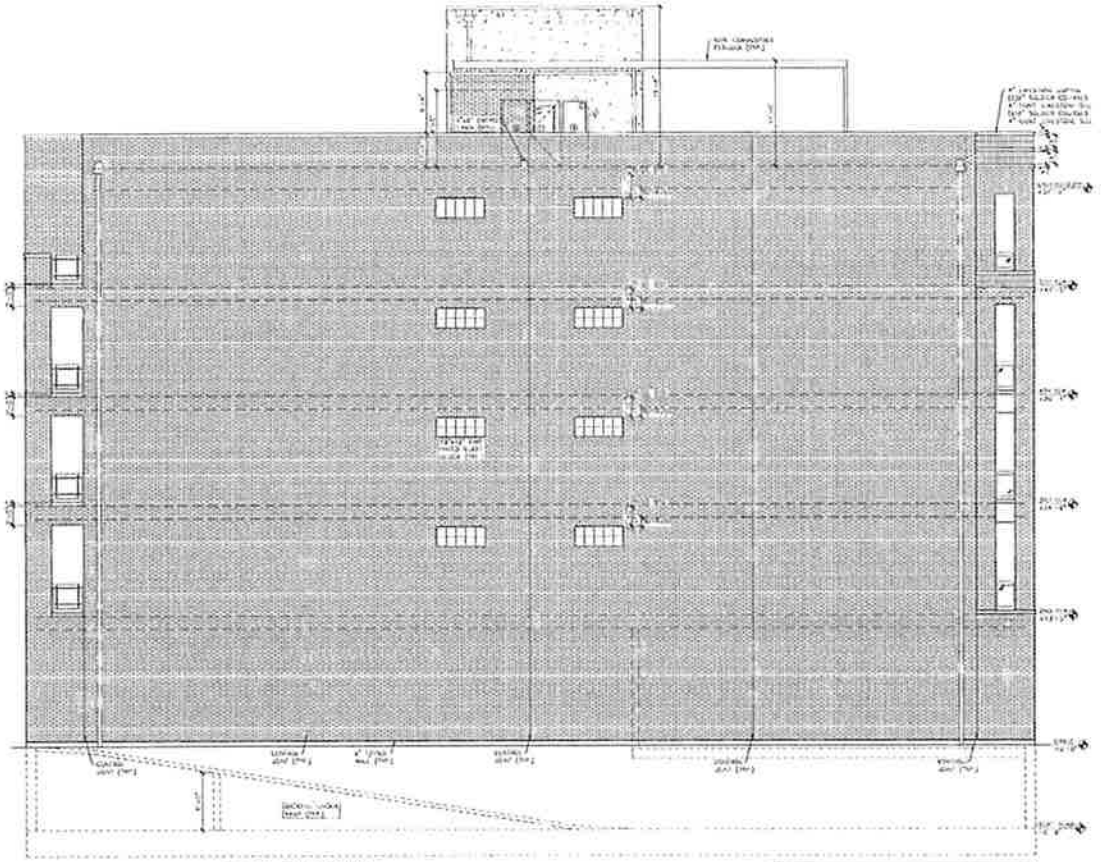
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48 UNIT 5 STORY
MASONRY BUILDING
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SHEET TITLE
NORTH BLDG ELEVATION

PROJECT #

SHEET NUMBER
A–18

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EAST ELEVATION

HANNA ARCHITECTS

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FAX (312) 726-1671

PROFESSIONAL CORPORATION
ARCHITECT CORPORATION
LICENSE NUMBER 184-001161

PROJECT NAME & ADDRESS

2119,21,23,27
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SHEET TITLE

EAST BLDG
ELEVATION

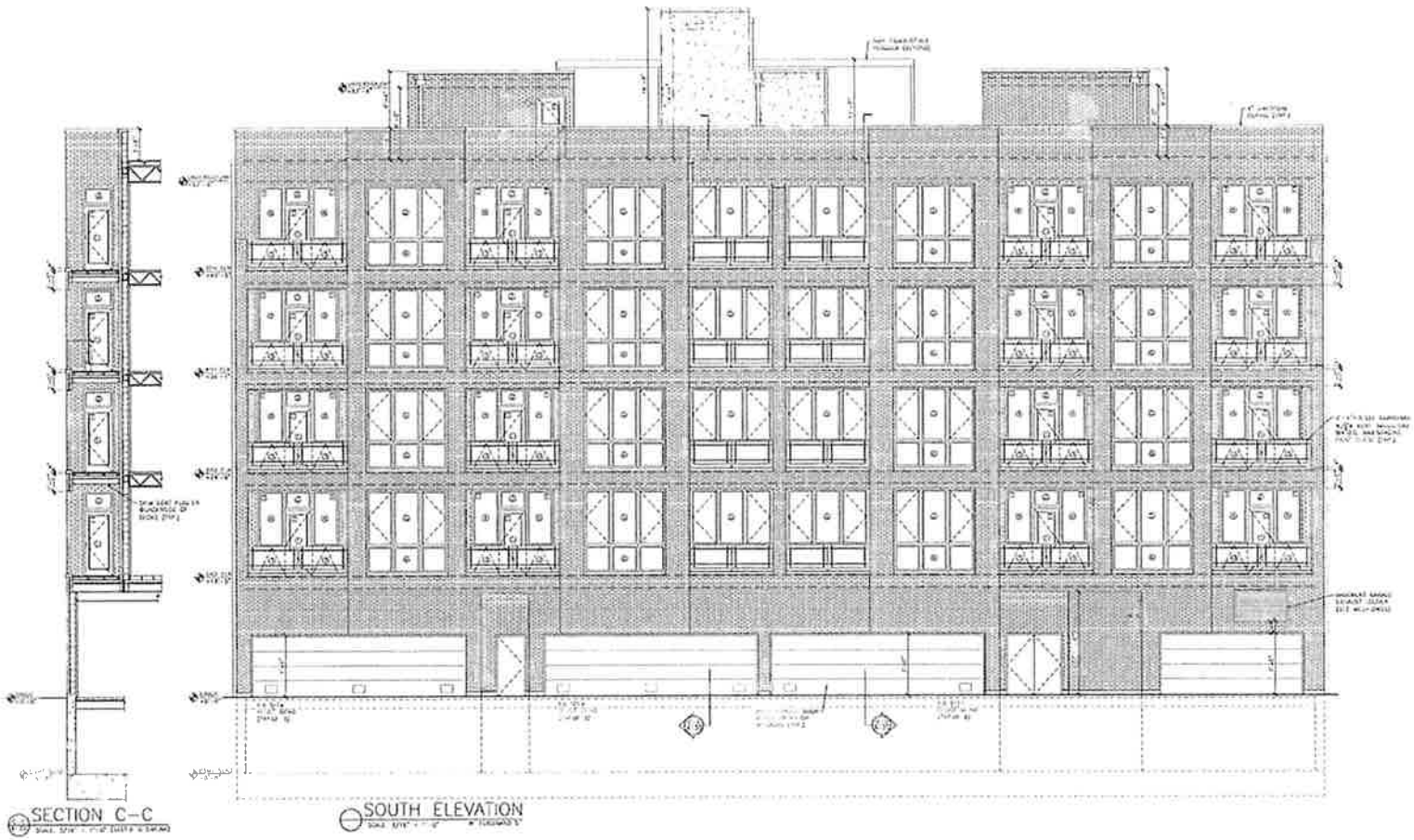
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CHICAGO, ILLINOIS

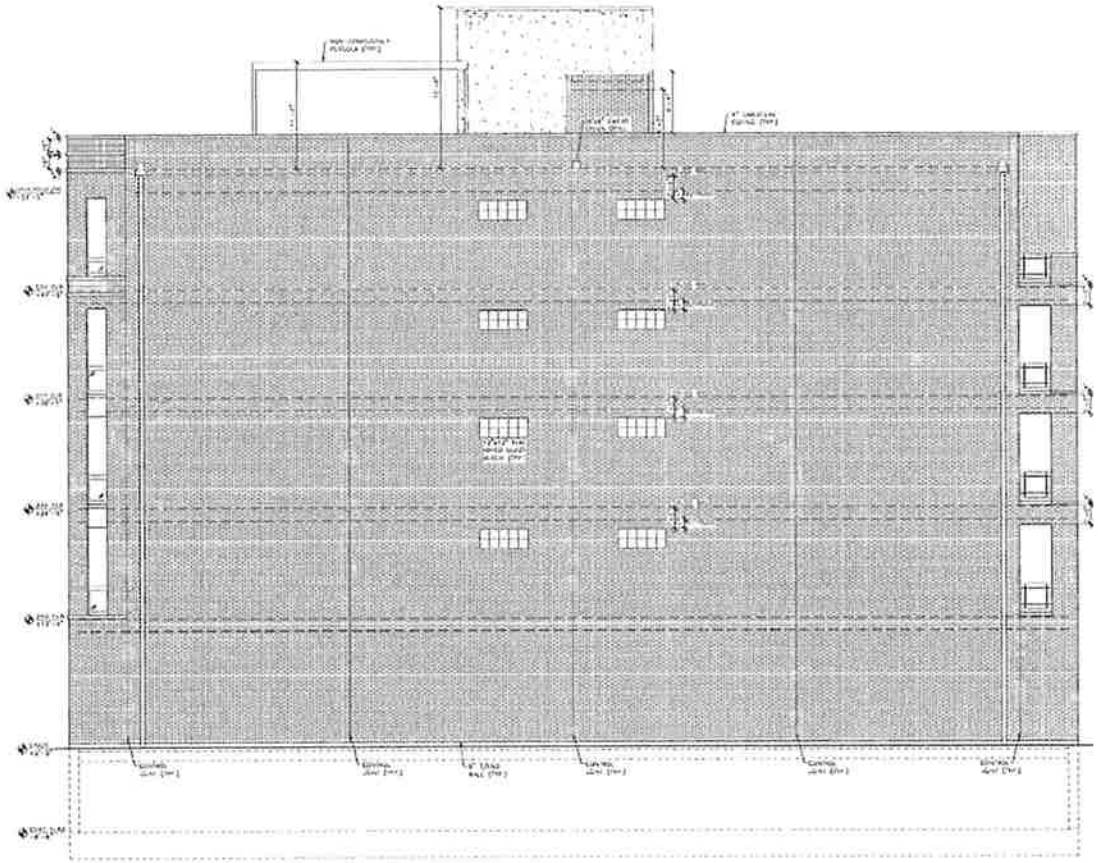
SHEET TITLE
SOUTH BLDG
ELEVATION

FILE NAME

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WEST ELEVATION

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6B UNIT 5 STORY
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CHICAGO, ILLINOIS

SHEET TITLE
WEST BLDG
ELEVATION

FILENAME

SHEET NUMBER
A-21