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17-13-0303-C(1) Type 1 Substitute Narrative & Plans – 1257-1301 N. Ashland Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 10,128 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the property with a new 5-story mixed-use building containing commercial space and twenty-four (24) dwelling units above. The commercial space will contain 2,045 sq. ft. The proposed building will measure 69'-0 ½". in height. Pursuant to Sec. 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Secs. 17-13-1003-EE and 17-13-1101B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to 10' and reduce the off-street parking requirement of 24 spaces to 10 since the property is a Transit Served Location (TSL).

(A) The Project's Floor Area Ratio: 40,236.1 sq. ft. (3.98 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
*422 sq. ft. per unit
(24 dwelling units proposed, with 5 of those units being ARO units (20%))

*All of the ARO units required will be provided onsite.

(C) The amount of off-street parking: **10

**The subject property is a designated Transit Served Location. Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, and Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required parking of 24 to 10.

(D) Setbacks:

a. Front Setback: 0 feet
b. Side Setbacks:
North Side: 0 feet
South Side: 0 feet
c. ***Rear Setback: 10 feet

***Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to 10 feet.

(E) Building Height: ****69'-0 ½"

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****The subject property is a designated Transit Served Location. Pursuant to Section 17-3-0408-B, the Applicant is eligible to increase maximum building height.

(F) 17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

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

1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 1,320 linear feet of the Ashland CTA bus line. The proposed mixed-use building will have 10 off-street parking spaces. The Applicant intends on seeking a Variation and Administrative Adjustment to reduce those requirements.

2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be at the front property line, the entrance width does not exceed 12 ft., the entrance depth does not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, the front doors to the restaurant are located along North Ashland Avenue.

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 incorporate accessibility and connectivity to the Ashland CTA bus line, which is located east of the subject property. The Applicant believes the project will help improve the pedestrian way along North Ashland Avenue for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building contemplates 24 dwelling units. Ten (10) off-street parking will be provided for the building. The Applicant intends on seeking a Variation to permit the reduction of off-street parking with the TSL Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in a south side neighborhood within which the subject property is located. Further, and based on the subject property's proximity to mass transit, the Applicant believes the project 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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1257 N ASHLAND

ZONING DATA

ADDRESS: 1257-1301 NORTH ASHLAND AVENUE, CHICAGO, IL 60622
LOT SIZE: 80.34' x 121.52'
LOT AREA: 10,128 SQ. FT.
TOD DISTANCE: FRONTS ON ASHLAND AVE

	CURRENT ZONING	PROPOSED BUILDING
ZONING DISTRICT:	B2-3 (TOD)	B2-3 (TOD)
F.A.R.	4.0*	3.98
MAXIMUM BUILDABLE AREA:	40,512 SF	40,235.8 SF
MINIMUM LOT AREA:	300*	422
MAXIMUM NUMBER OF UNITS	33 UNITS	24 UNITS
MAXIMUM BUILDING HEIGHT:	70'*	69'-0 1/2"
SETBACKS		
FRONT YARD	0'	0'
REAR YARD	30' @ RES. FLOORS	10' @ GRADE 10' @ RES. FLOORS
SIDE YARDS	0'	0'
MINIMUM PARKING:	.5 SPACE / UNIT	10 SPACES
BICYCLE PARKING	1 BIKE / UNIT	1 BIKE / UNIT + 14
LOADING BERTH	(1) @ 24,999+	(1) 10'x25'
COMMERCIAL SPACE:	2,026 SF MIN	2,045 SF

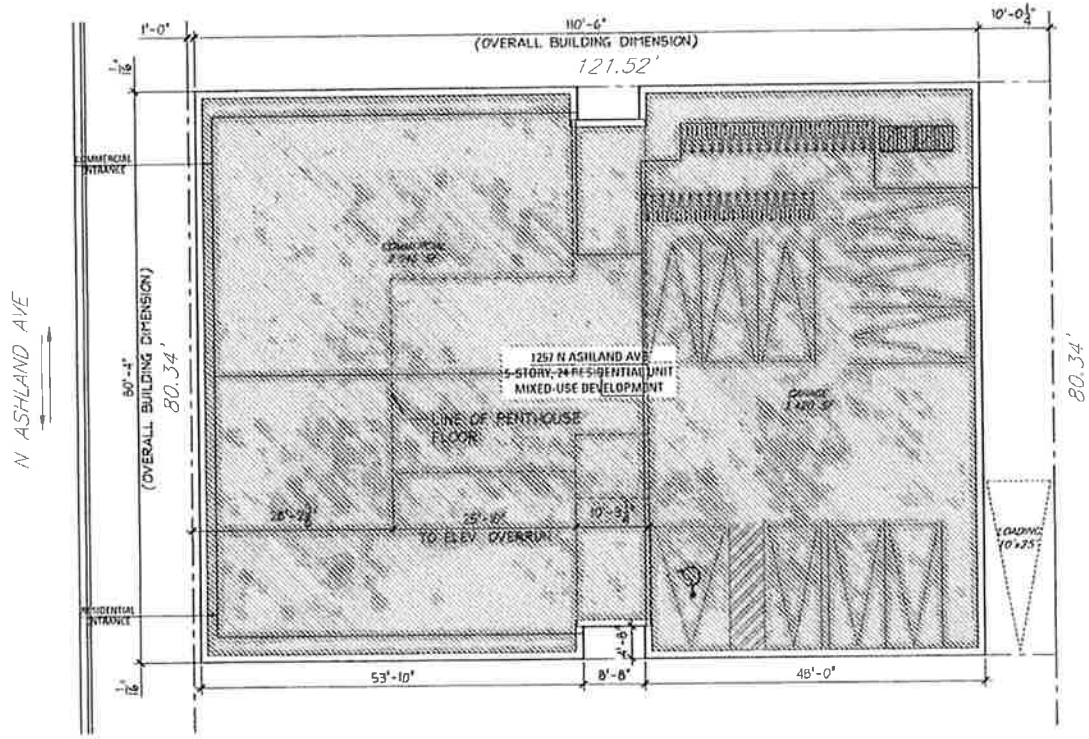
* TYPE 1 AMENDMENT & 100% OF ARO REQUIREMENT IS ON-SITE

noah properties

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2424
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SITE PLAN

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

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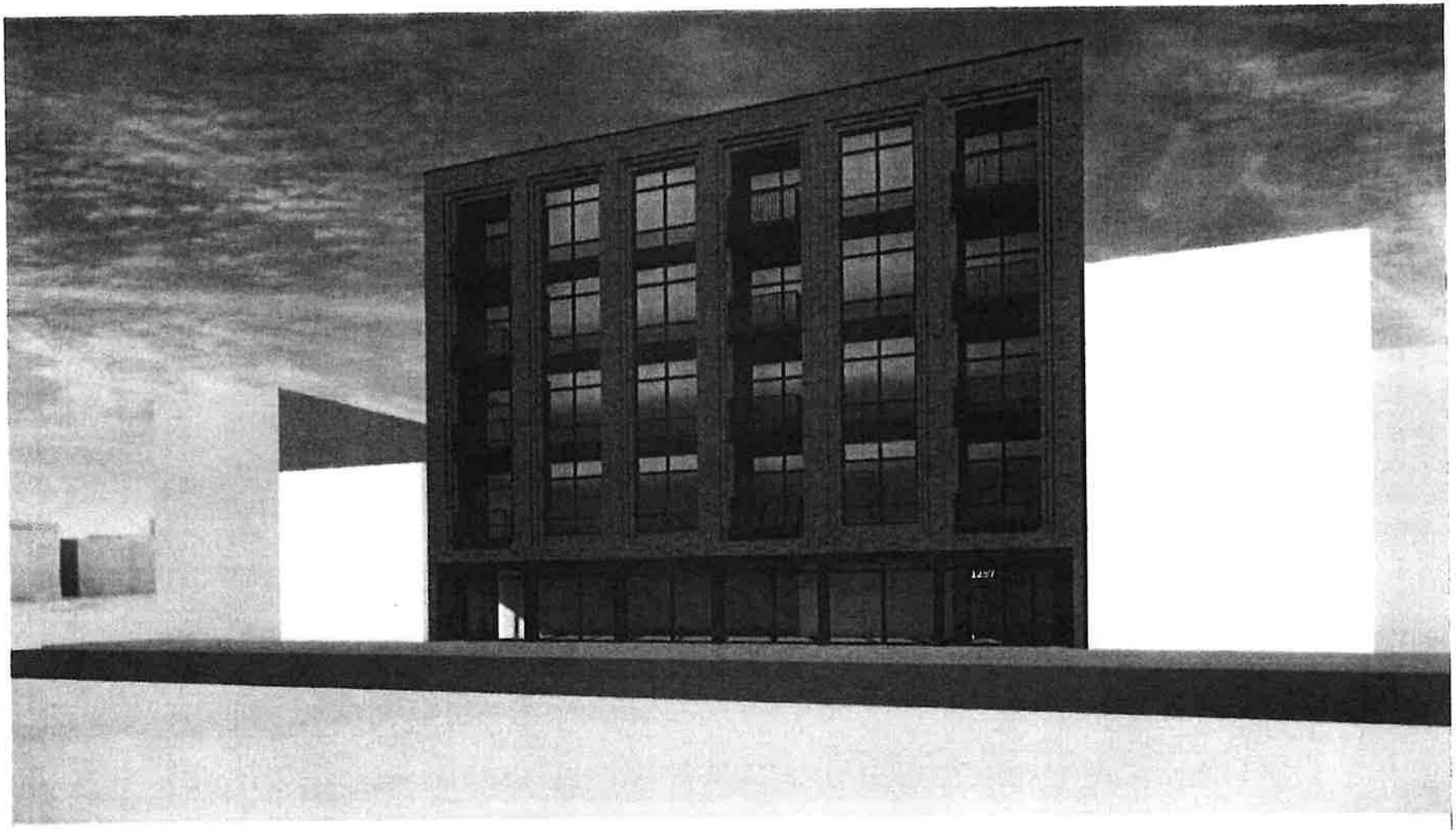
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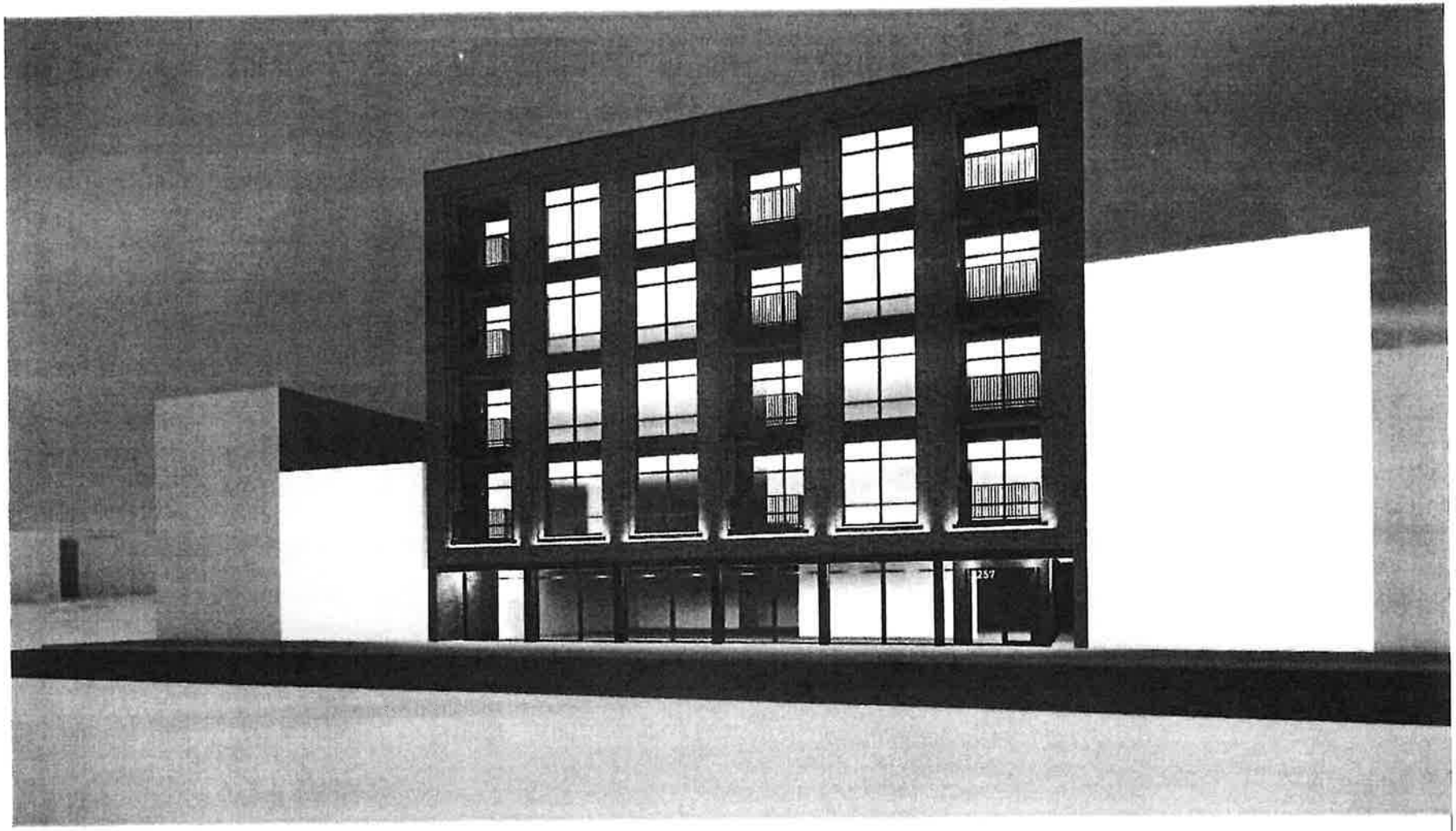
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2021

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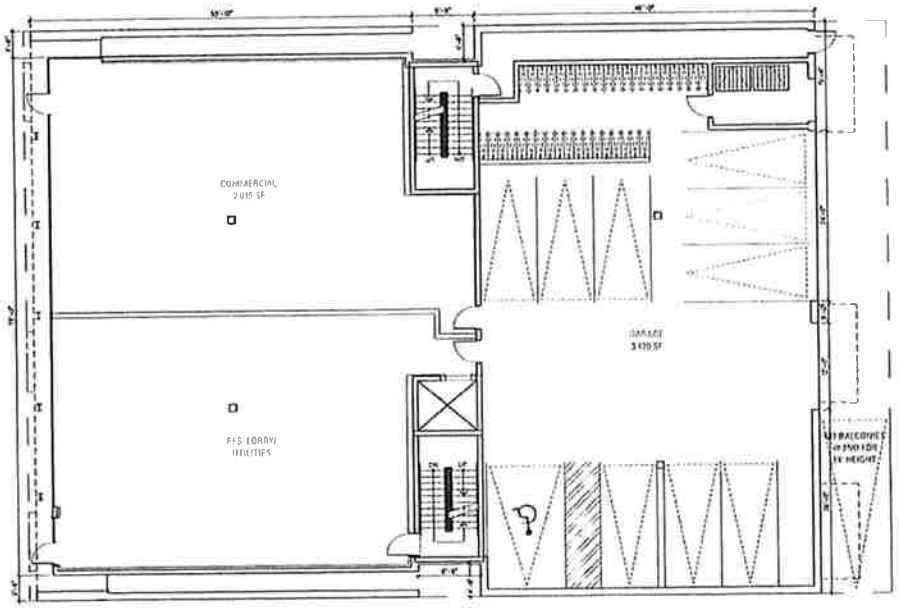
1257-1301 N ASHLAND AVE

2006

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FIRST FLOOR PLAN (4,810.2 SF FAR)

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

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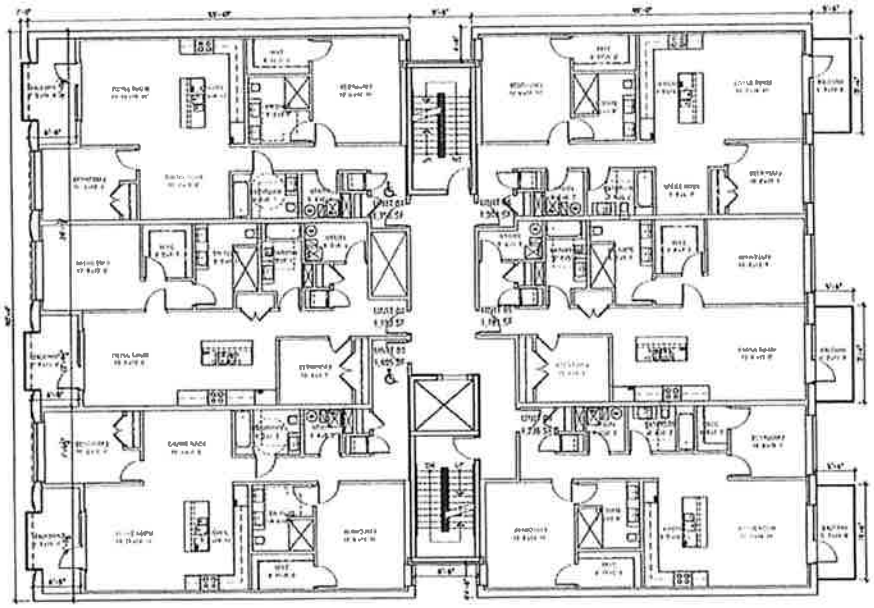
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TYPICAL (2-5TH) FLOOR PLAN (8,497.3 SF FAR)

1/16" = 1'-0"

5' 0 5' 10' 20' 40'

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A2.2

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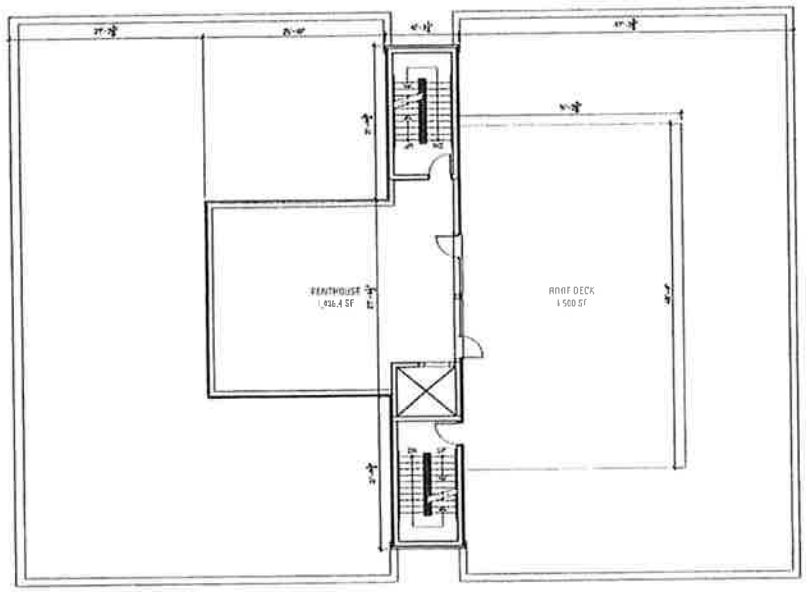
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ROOF / PENTHOUSE PLAN (1,436.4 SF FAR)

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

1
A2.3

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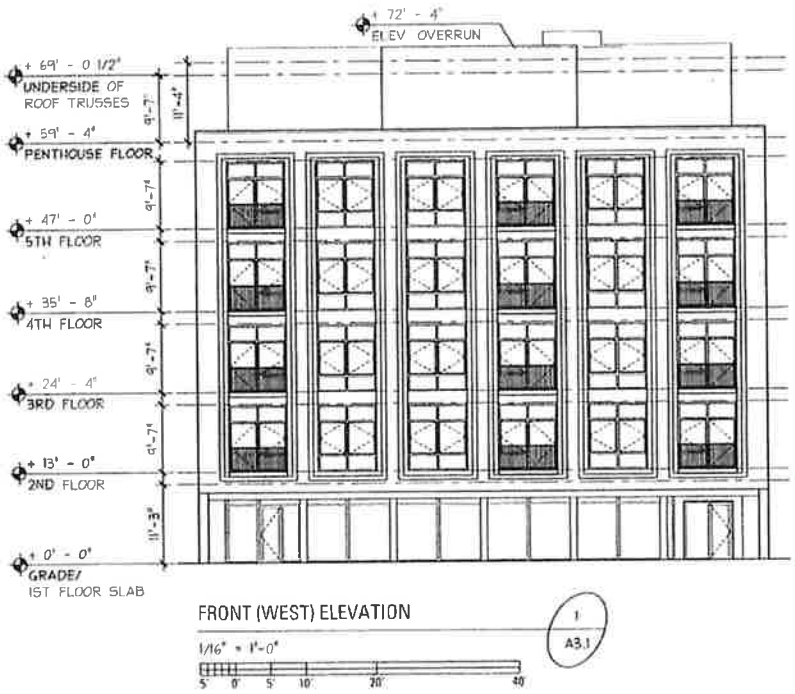
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FRONT (WEST) ELEVATION

1/16" = 1'-0"

1
A3.1

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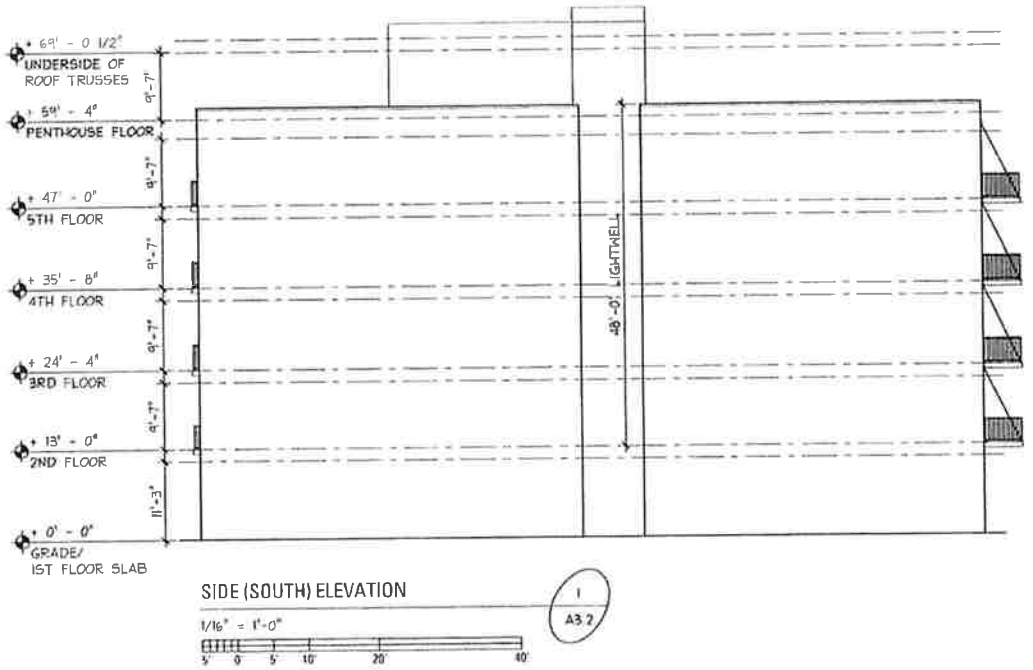
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SIDE (SOUTH) ELEVATION

1/16" = 1'-0"

1
A3.2

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REAR (EAST) ELEVATION

1/16" = 1'-0"

1
A3.3

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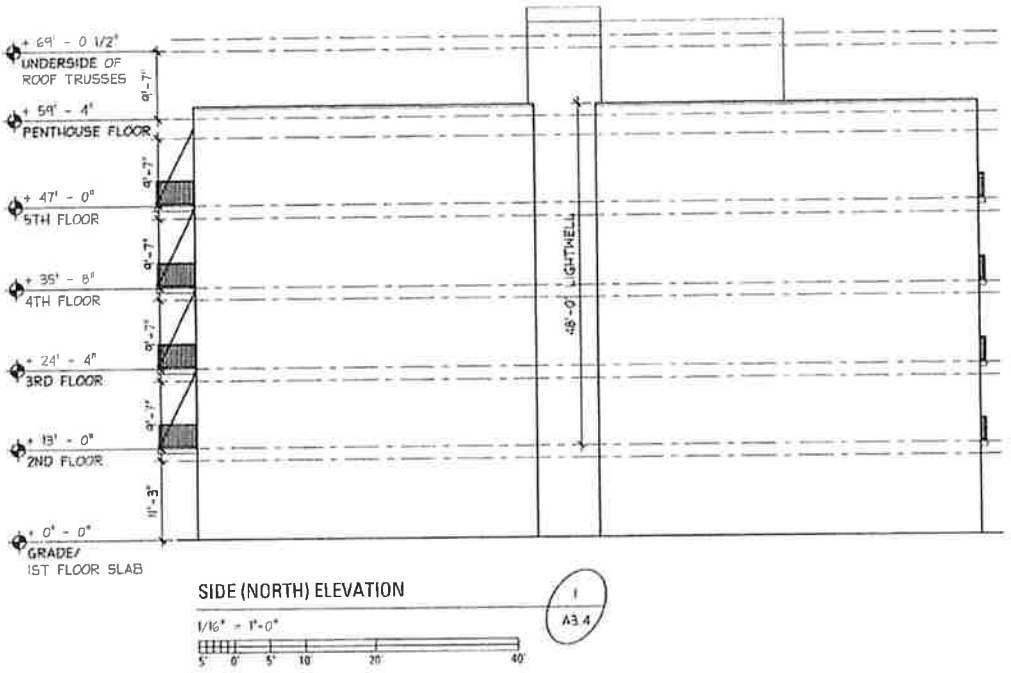
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SIDE (NORTH) ELEVATION

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

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A3.4

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