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NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1449-53 North Sedgwick Street
From B2-5 to B2-5

The Property

The subject property is improved with two, two-story residential buildings each containing three dwelling units and no parking spaces. The surrounding area is comprised of varying zoning districts, including B2-3, B3-5, RM-5, RM-5.5, C1-1, C1-3, and various Planned Developments. The area is improved with buildings of various heights ranging from 1 to 10 stories that contain multi-residential and commercial uses. The property is also a Transit Served Location per the Transit Oriented Provisions (Section 17-10-0102-B (1)) of Chicago Zoning Ordinance as it is within 458 feet of the CTA Sedgwick Purple and Brown line train entrance. It is also within 741 feet of the North Avenue Bus Line Corridor Roadway Segment.

The Project

The Applicant proposes to demolish the existing improvements and construct a five-story residential building with 27 units and no automobile parking spaces. 30 bicycle parking spaces will be provided. No commercial space is proposed. The height of the building will be 65.83 feet. To allow the proposed development, the Applicant seeks a zoning change for the subject property from a B2-5 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District. The Applicant is filing a Type 1 rezoning application and seeks all relief as needed and as allowed by the Chicago Zoning Code, for the attached plans, including: 1) a variation under section 17-13-1101-B to reduce the required rear-yard setback from 30 feet to 12.2 feet; 2) a variation under section 17-13-1101-D to reduce the required number of loading spaces from one to zero; and 3) a variation under section 17-13-1101-R to reduce the minimum lot area per dwelling standards by not more than by 10%, in this case 5.37%.

17-3-0308 Specific Criteria for Transit Served Locations Requirements

1. The project complies with the applicable standards of Section 17-10-0102-B:

   RESPONSE: The project complies with Section 17-10-0102-B as the property is a Transit Served Location as it is within 458 feet of the CTA Sedgwick Purple and Brown line train entrance. It is also within 741 feet of the North Avenue Bus Line Corridor Roadway Segment. The proposed development does not include more than 50% of the otherwise required parking.

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a *pedestrian street* and except paragraph C if the land use is designated in a non-commercial use group, pertaining to *pedestrian streets* and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a pedestrian retail street:

   RESPONSE: The project is not along a pedestrian street and complies with Section 17-3-0504 because:

   - *Building Location:* The front façade faces Sedgwick Street, and the design complies with sections (1) and (2)(a)-(c) as the building's setbacks are no more than 5 feet;
   - *Doors and Entrances*: The building's front doors will face Sedgwick Street, will be set back no more than 3 feet; and the entrance width is within the required parameters;
   - 17-3-0504-(E)-(G): No on-site automobile parking is proposed.

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission:

   RESPONSE: The property is identified under the Transit Friendly Guide station topography as Dense Urban Neighborhood, which provides that developments should be comprised of high-density residential projects adjacent to transit and with an emphasis on pedestrian and bicycle connections. The proposed project is compatible with this typology because it is a 27-unit residential building near transit. It will also provide 27 bicycle spaces.

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4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE; and
   RESPONSE: The project does not have parking in excess of 50%.

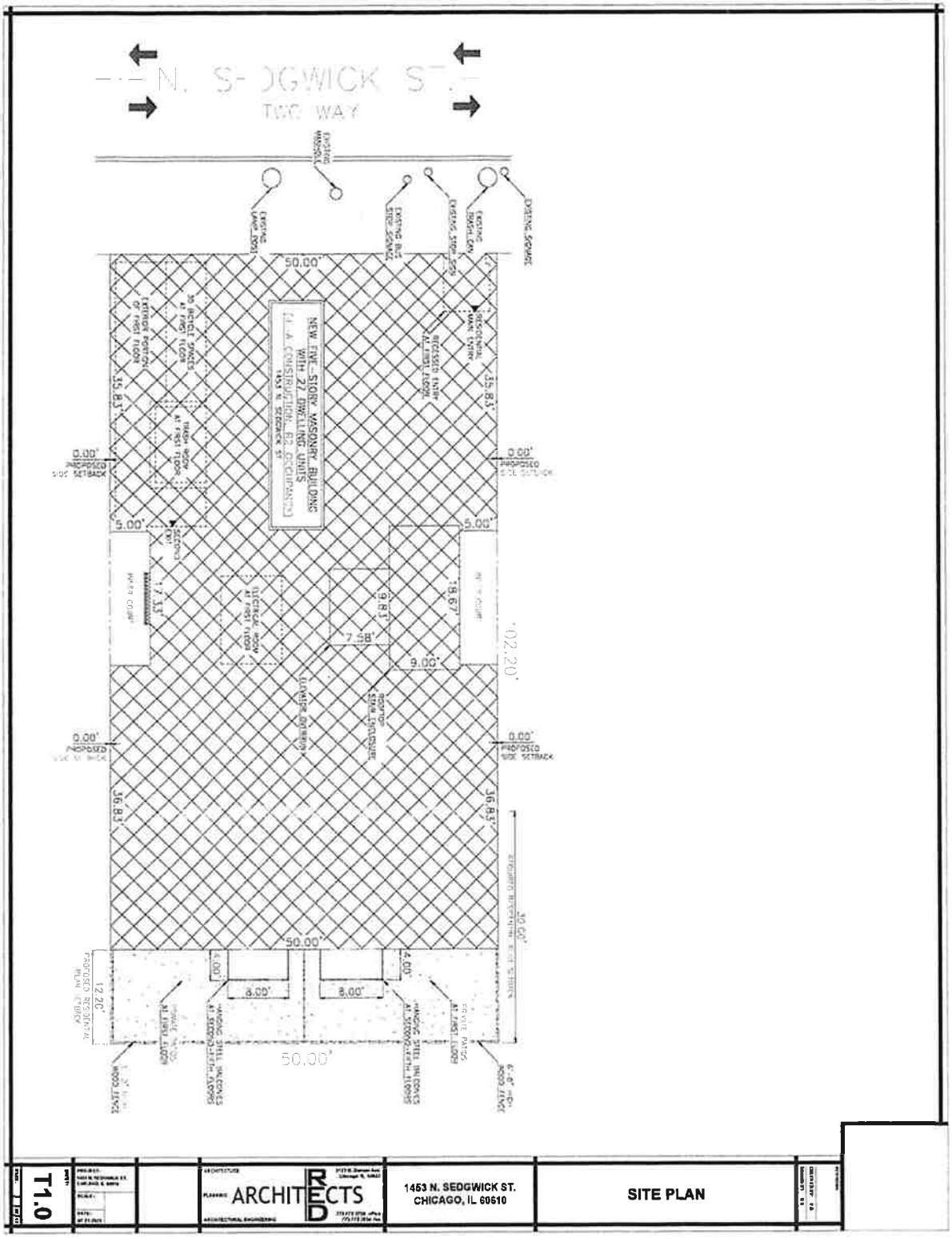
5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.
   RESPONSE: The project will comply with applicable Travel Demand Study and Management Plan rules promulgated by the Chicago Department of Transportation.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	5,110 sq. ft.
Floor Area:	25,550 sq. ft.
FAR:	5.00
Residential Dwelling Units:	27
MLA Density:	189.26 sq. ft.
Zoning Height:	55.33 ft.
Automobile Parking:	0
Bicycle Parking:	30
Setbacks:	

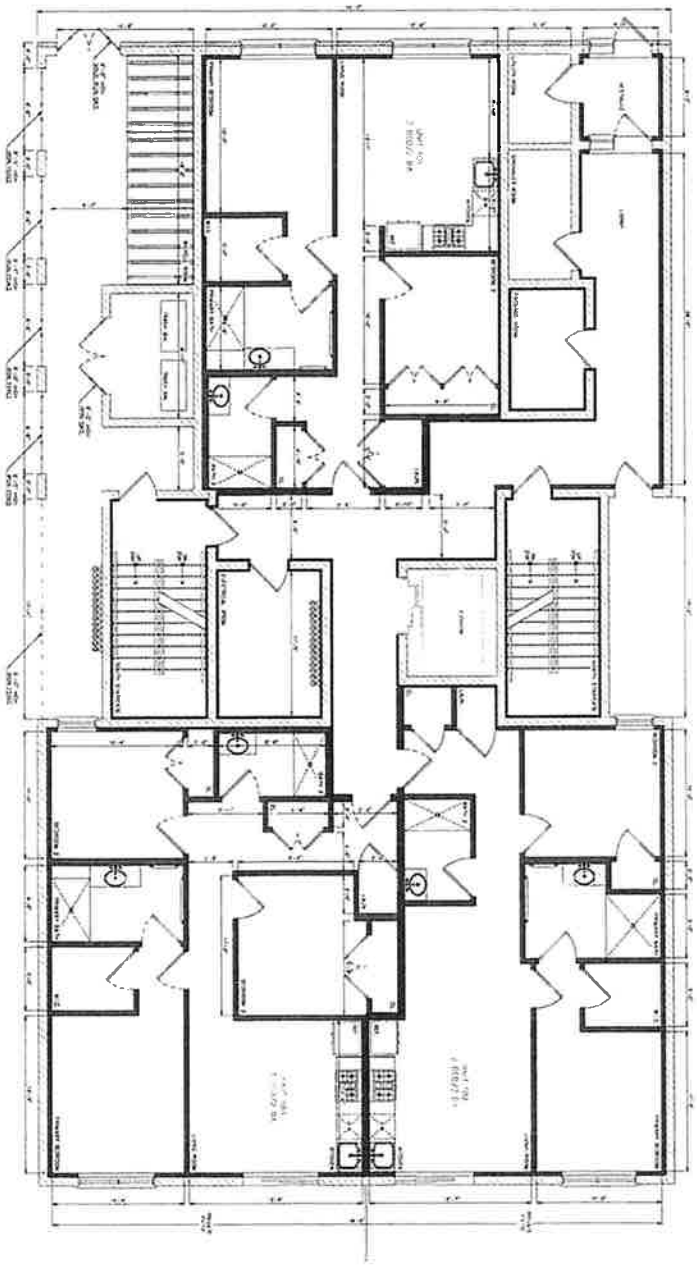
Front (Sedgwick St.)	0'
Side (north)	0'
Side (south)	0'
Rear (East)	12.2'

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T1.0		ARCHITECTS	1453 N. SEDGWICK ST. CHICAGO, IL 60610	SITE PLAN	

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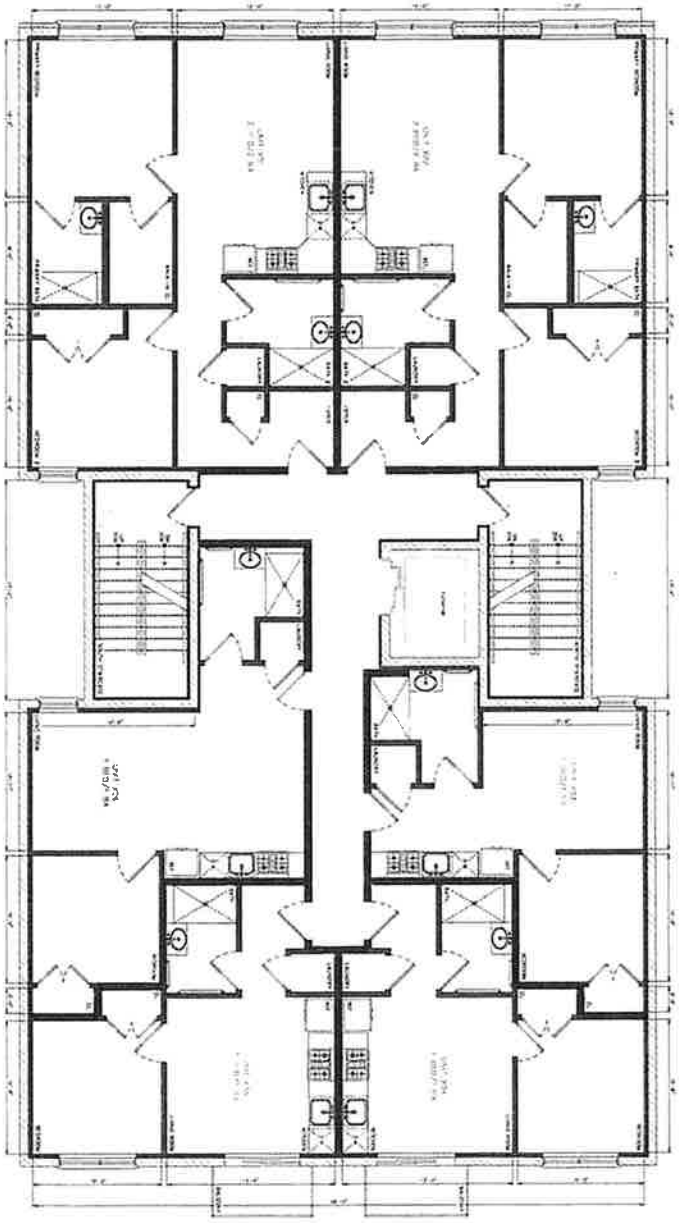
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ARCHITECTS

1453 N. SEDGWICK ST.
CHICAGO, IL 60610

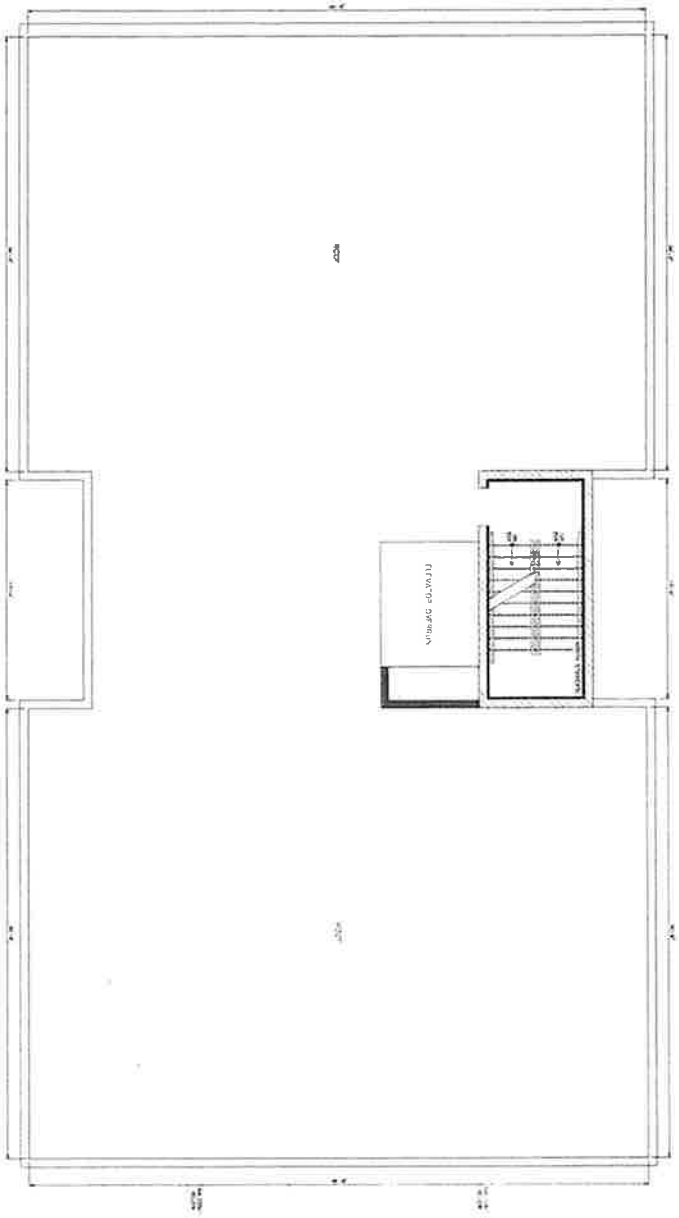
FIRST FLOOR PLAN

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A1.1	ARCHITECTS	1453 N. SEDGWICK ST. CHICAGO, IL 60610	SECOND-FIFTH FLOOR PLAN	

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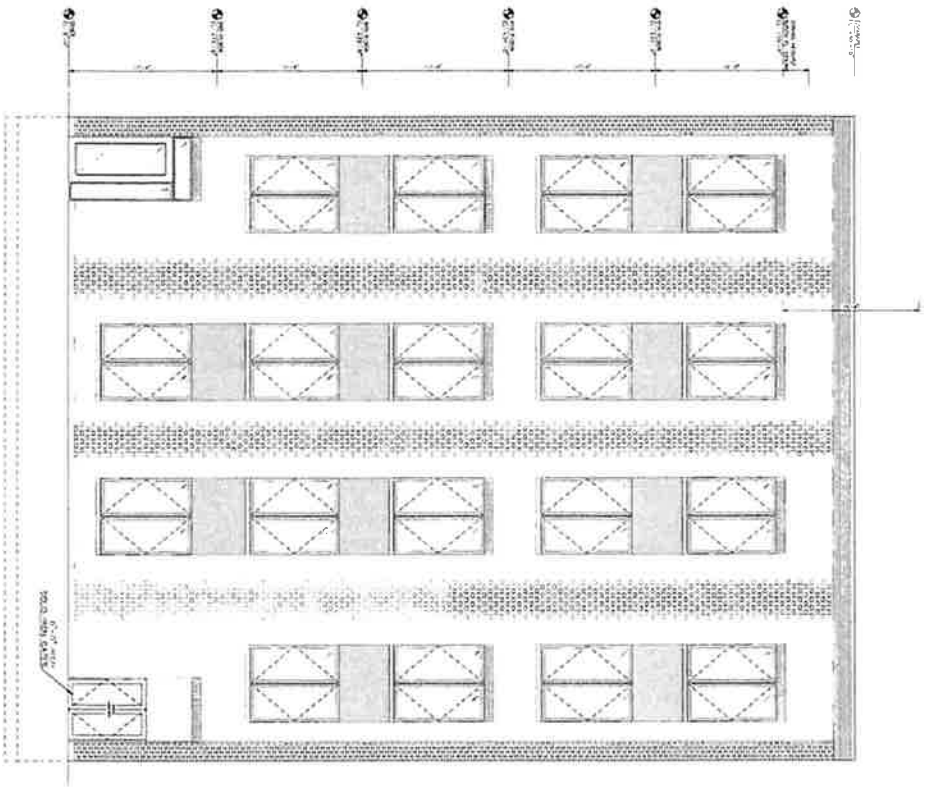
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ROOF PLAN

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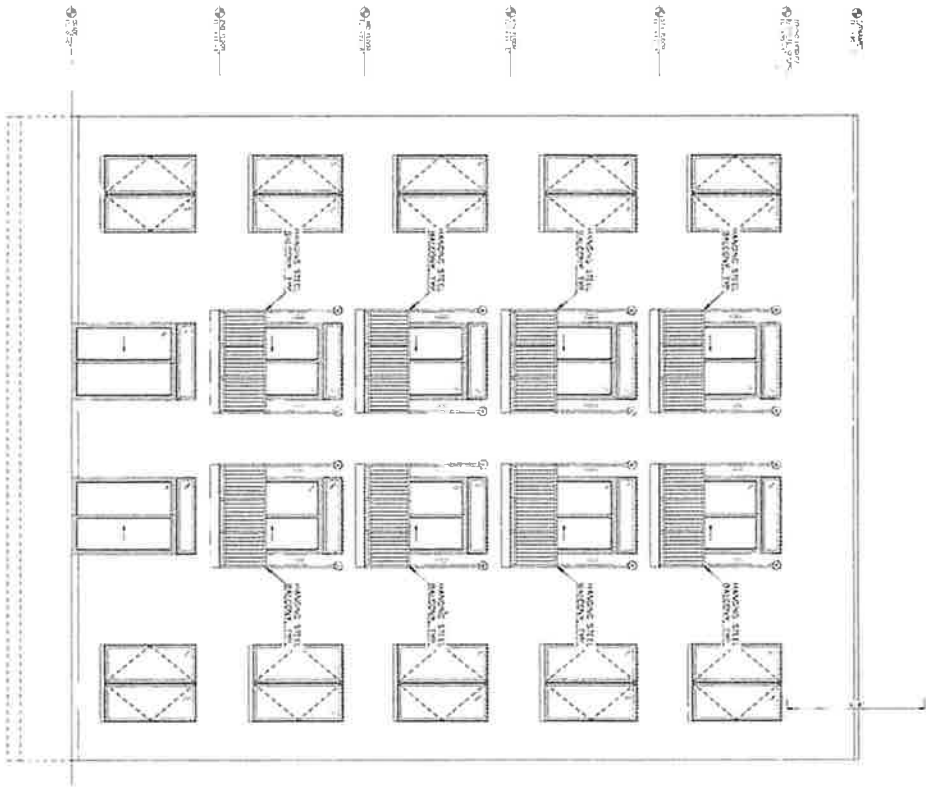
A2.0

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BUILDING ELEVATION

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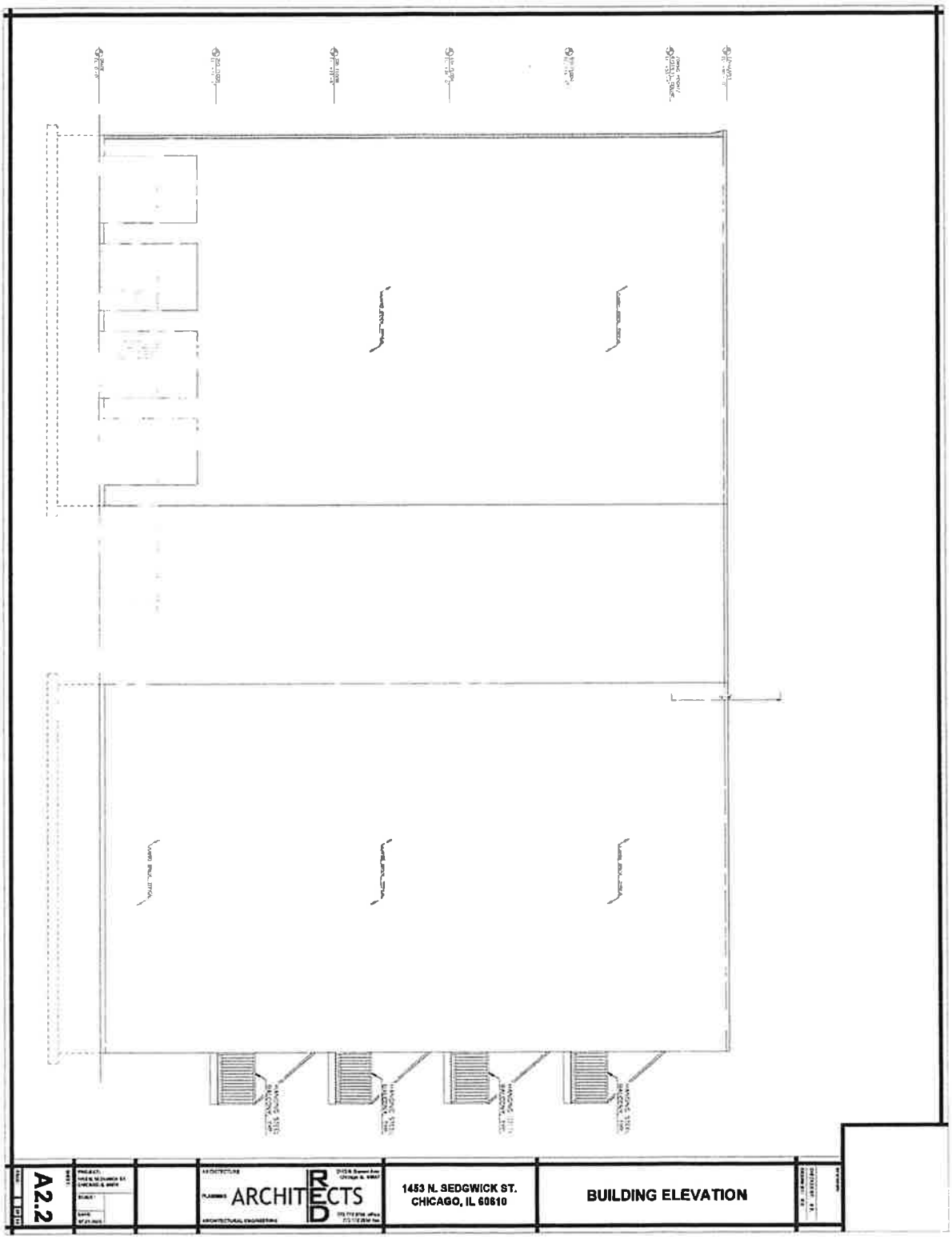
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CHICAGO, IL 60610

BUILDING ELEVATION

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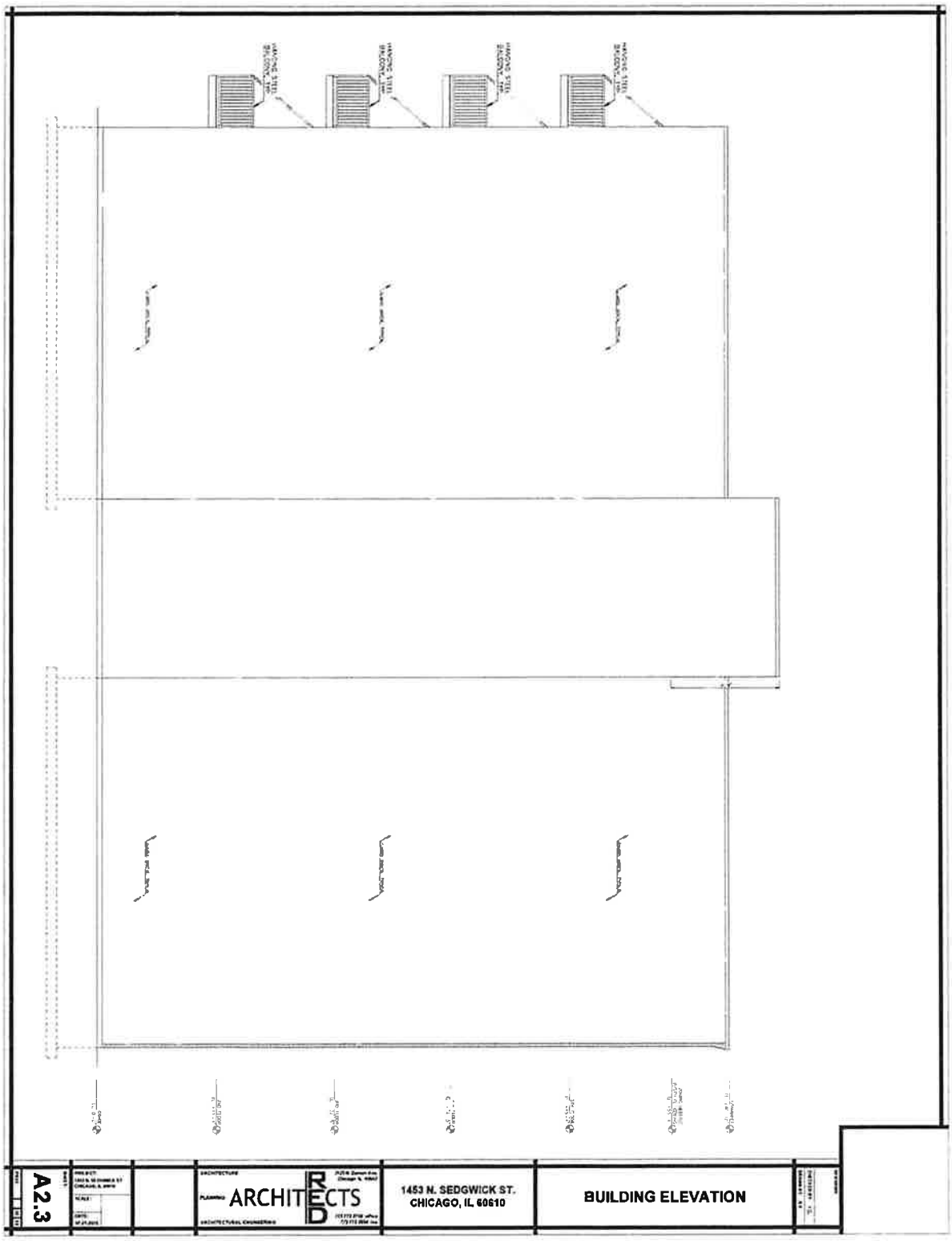
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A2.3

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