Type 1 Narrative and Plans
for
6301 S. Western Avenue
B1-2 to B2-3

A. The applicant proposes to rezone the subject property from B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District. The subject property is currently improved vacant apartment building. The purpose of the zoning amendment is to demolish the existing building and construct a new five story, 44-unit apartment building with eleven (11) parking spaces with commercial space on the first floor. The height of the new building will be 67 feet. The subject property is a Transit-Serviced Location based on proximity to the 63rd Street and the number 63 Bus Line.

The applicant is seeking the following relief or bonuses:

(i) as per Type I Section 17-13-0303-D a reduction in the rear yard from 30 feet to 4 feet in accordance with Section 17-13-1101-B;

(ii) as per Type I Section 17-13-0303-D a reduction in ground floor commercial space from 2,727 square feet to 2,182 square feet in accordance with Sections 17-13-1101-A and 17-13-1003-X;

(iii) a reduction in minimum lot area per dwelling unit for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-402-B;

(iv) an increase in the maximum FAR for Transit-Served Locations meeting 100% of the ARO requirement on site in accordance with Section 17-3-0403-B; and

(v) an increase in maximum building height for Transit-Served Locations meeting 50% of the ARO requirement on-site permitted in accordance with Section 17-3-408-B.

B. Lot Area	13,635 square feet
C. FAR	3.4
D. Number of Dwelling Units	44 dwelling units
E. Density (Minimum lot area per dwelling unit)	305 square feet
F. Building Height	Not to exceed 67'-0"
G. Front setback	0'
H. Side setbacks	0' – north

	0' – south
I. Rear Setback	4'
J. Parking	11 parking spaces
K. Ground Floor Commercial Space	2,182 square feet



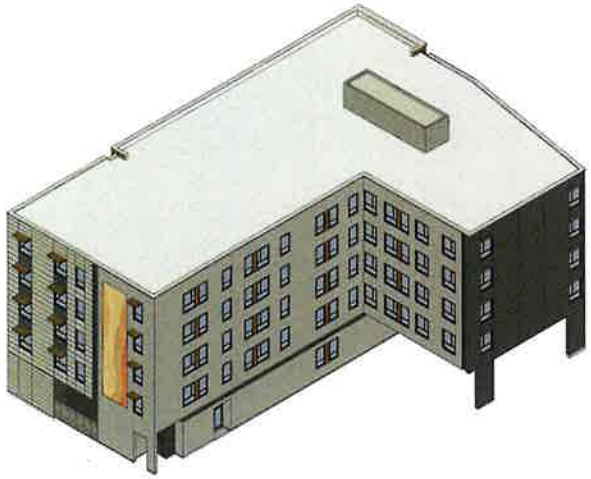
6301 S WESTERN AVE

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NW NORTH-WEST ISOMETRIC VIEW
SCALE: N.T.S.



SE SOUTH-EAST ISOMETRIC VIEW
SCALE: N.T.S.



W WEST ELEVATION
SCALE: 1/16" = 1'-0"



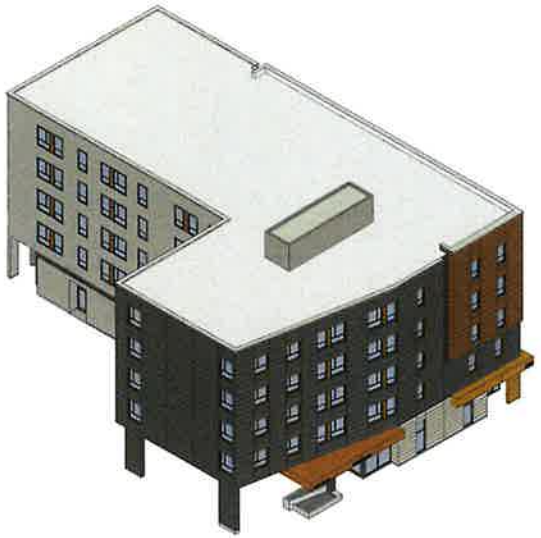
E EAST ELEVATION
SCALE: 1/16" = 1'-0"

PHILLIP A. KUHLITZ REGISTERED No. 01-6058 STATE OF ILLINOIS ARCHITECT

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NE NORTH-EAST ISOMETRIC VIEW
SCALE: N.T.S.



SW SOUTH-WEST ISOMETRIC VIEW
SCALE: N.T.S.



N NORTH ELEVATION
SCALE: 1/16" = 1'-0"



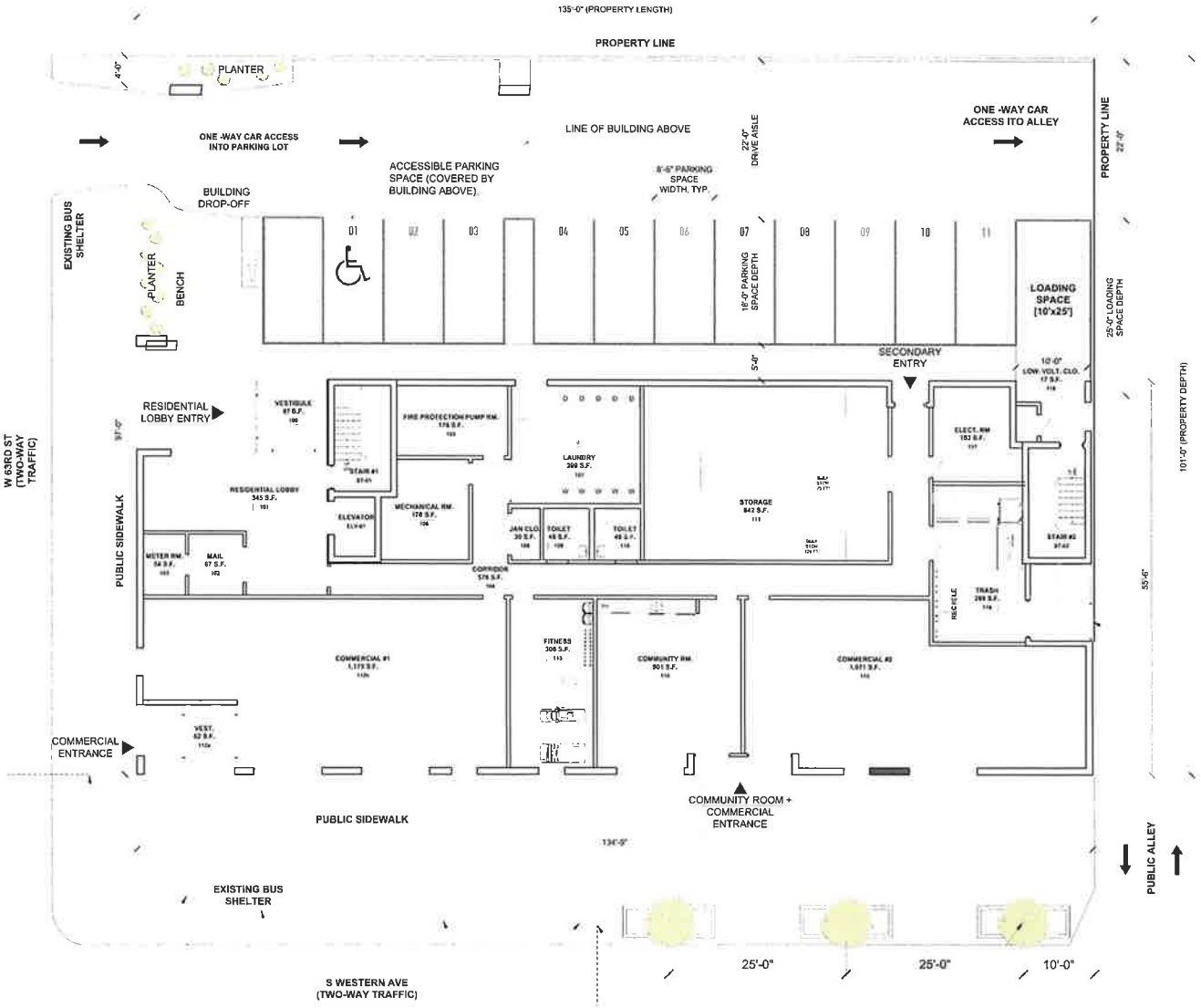
S SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

PHILLIP A. NOWLITZ REGISTERED No. 01-6058 STATE OF ILLINOIS ARCHITECT

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2 1 GROUND FLR. SITE PLAN
SCALE: 1/16" = 1'-0"

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GROUND LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

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