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17-13-0303-C(1) Type 1 Narrative & Plans – 3448-62 W. Lawrence / 4807-11 N. St. Louis

Proposed Zoning: B1-3 Neighborhood Shopping District
Lot Area: 14,550.4 sq. ft. (116.41 ft. x 125 ft.)

Proposed Land Use: The subject property is improved with a three-story residential building containing nine (9) dwelling units (fronting on N. St. Louis), and a two-story building containing retail space at grade and vacant retail/office space above (fronting on W. Lawrence Ave.). The two (2) existing buildings will remain. The Applicant is proposing to establish eight (8) new residential units on the second floor of the portion of the building that fronts on W. Lawrence Ave. The existing 33 ft.-2 in. height dimension of the buildings will remain. The footprint and floor area totals of the existing buildings will also remain. The subject property is a Transit Served Location and will not be supported by any off-street parking spaces. Pursuant to Sec. 17-13-0303-D, the Applicant is seeking to reduce the number of off-street parking spaces for a Transit Served Location from eight (8) to zero and waive the required onsite loading berth.

(A) The Project's Floor Area Ratio: 25,578 square feet (1.76 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 855.91 square feet per D.U. (9 existing residential units plus 8 proposed residential units for a total of 17 residential units.)

(C) The amount of off-street parking: 0 parking spaces

*Sec. 17-13-0303-D optional Administrative Adjustment and Variation; The subject property is a designated Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the number of off-street parking spaces for the proposed seventeen (17) residential unit total from eight (8) parking spaces to zero parking spaces. Please note nine (9) of the seventeen (17) residential units exist today and are not supported by off-street parking spaces. The eight (8) required off-street parking spaces relate to the eight (8) proposed residential units in the portion of the building fronting on W. Lawrence Ave.

(D) Setbacks:

a.	Front Setback:	Zero
b.	Side Setbacks:	Zero
c.	*Rear Setback:	N/A - Exempt

* The rear setback calculation was based on the Applicant opting to treat W. Lawrence Ave. as the front of the subject property because it is a corner lot.

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(E) Building Height: 33 feet 2 inches (existing to remain)

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 immediately adjacent to the Lawrence Ave. CTA Bus Line and within approximately 600 linear feet of the Kimball CTA Train Station. While the resulting mixed-use building will not be supported by any off-street vehicle parking spaces, it will be supported by thirteen (13) bicycle parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit a reduction in the required off-street vehicle parking spaces.

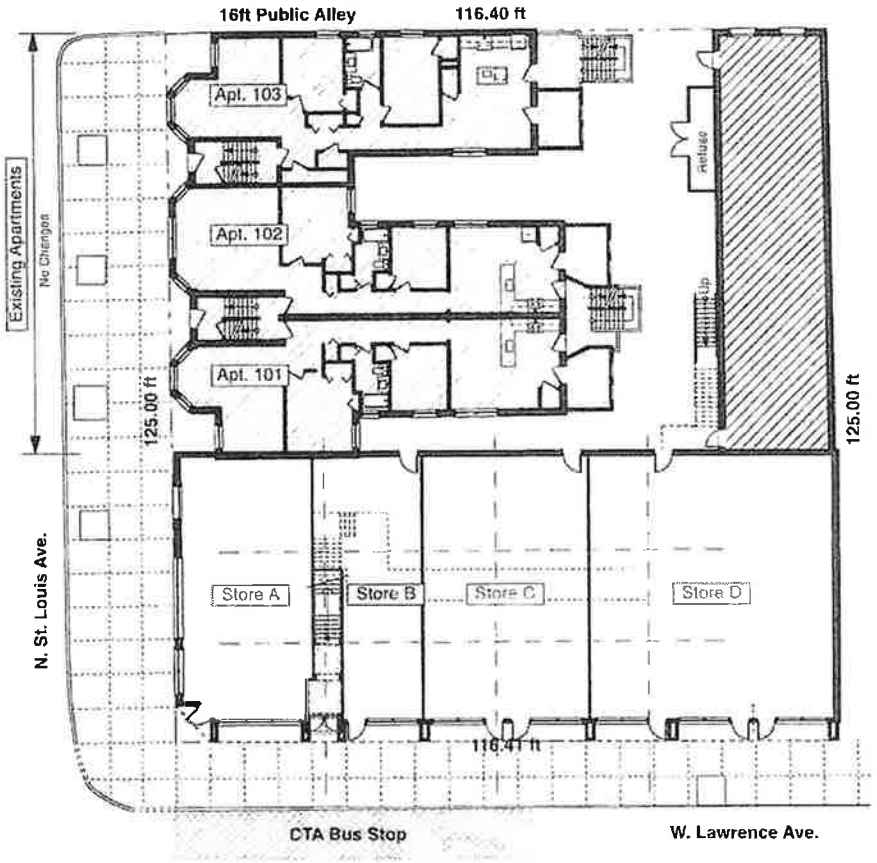
2. The mixed-use building will comply with Sec. 17-3-0504 because its front setback along W. Lawrence Ave. Parkway will remain at the front property line, the building entrance width will not exceed 12 ft., the building entrance depth will not exceed the entrance width, and the building entrance is not more than two-stories in height. The existing first floor conditions on both sides of the building will remain without change.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The resulting mixed-use building incorporates accessibility and connectivity to the Lawence Ave. CTA Bus Line, which is immediately adjacent to the subject property's south property line. The subject property is also located within approximately 600 linear feet of the Kimball CTA Train Station. The proposed building will offer thirteen (13) bicycle parking spaces and onsite storage area. The Applicant believes the project will help improve the pedestrian experience along W. Lawrence Ave. for residents and other commuters traveling in the subject area, and at the same time, allow for the activation of vacant retail/office space located on the second floor of the building fronting on W. Lawrence Ave.

4. The resulting mixed-use building will contain seventeen (17) dwelling units. Due to the configuration of the buildings on the subject lot, no off-street parking can be provided. The Applicant is seeking administrative approval to permit the parking reduction consistent with the eTOD Ordinance.

5. The Applicant believes the resulting mixed-use building will retain a retail presence along W. Lawerence Ave. (a designated Pedestrian Street) and provide appropriate density in the Albany Park neighborhood. Based on the subject property's proximity to a designated bus route (Lawrence Ave. CTA Bus Line) and train station (CTA Kimball Train Station), 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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1st Floor (Existing)

SCALE: 1" = 20'

Zoning Data

3448-62 W. Lawrence 04/04/2024	Requirement	Site Data: Existing Apt Bldg 4807-11 N. St Louis	Site Data: Existing Comm. Bldg 3448-62 W. Lawrence	Total
Net Site Area SF: Current / Proposed	14,510.40 SF	2,332.26	6,161.14	14,510.40
Proposed Use		Apartments (No Change)	Residential Conversion over Existing Commercial	
PIN		13114260...	13114260...	
District	B1-2 (Existing)	B1-2 (Existing)	B1-2 (New)	B1-2
Permitted Uses*		Residential Apts	Commercial / Residential	
Maximum FAR (proposed)	17-3-0403-A	2.20	3.00	
Maximum Permitted FAR SF		18,399	18,513	36,964
Actual (Proposed) FAR SF		14,484	11,081	25,565
Maximum Permitted Ht Ft	17-3-0403-A	45ft	85ft	62.1'
MLA Minimum	17-3-0402-A	1000	400	
Maximum DU's Allowed		8.4	15	23
Proposed DU's		5 (Existing)	9	17
Maximum EFF DU's	17-3-0410-A	20%	20%	
Min Rear Yard FT -W/ DU's	17-3-0405-A	30ft Req'd = Approx 10ft Rel'g	Not Req'd	
No DU's on level		NA	0 ft	0
Min Side Yard Setback Feet	17-3-0406	0	0	0
Front Yard Setback	17-3-0404	0	0	0
Pedestrian Street?	17-3-0503-D	No	Yes	
Minimum Qty Off-Street Pkg.	0	1 per Non-Conforming	TOD Exception	0
Proposed Qty Off-Street Pkg.		5 Stalls	2 Stalls	15 Stalls
Min. Bicycle Parking		1 per each 2 autos	6	1 per each 2 autos (6 enclosed 4 outdoor)
Min. Qty Off-Str Loading	NA	0	0	0

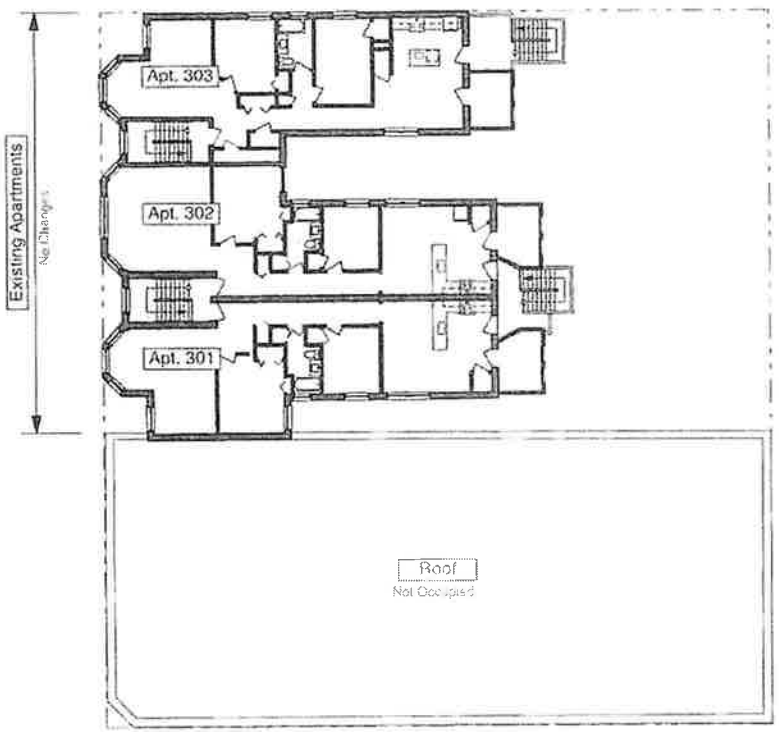
Building Data

Bldg Area Summary

Floor	3448*	4807-11	FAR SF
3rd	0	4442	4,442
2nd	5970	4442	10,412
Ground*	7189	4442	11,631
Bsmt	0	4442	0
Totals:	13,159	17,768	26,485

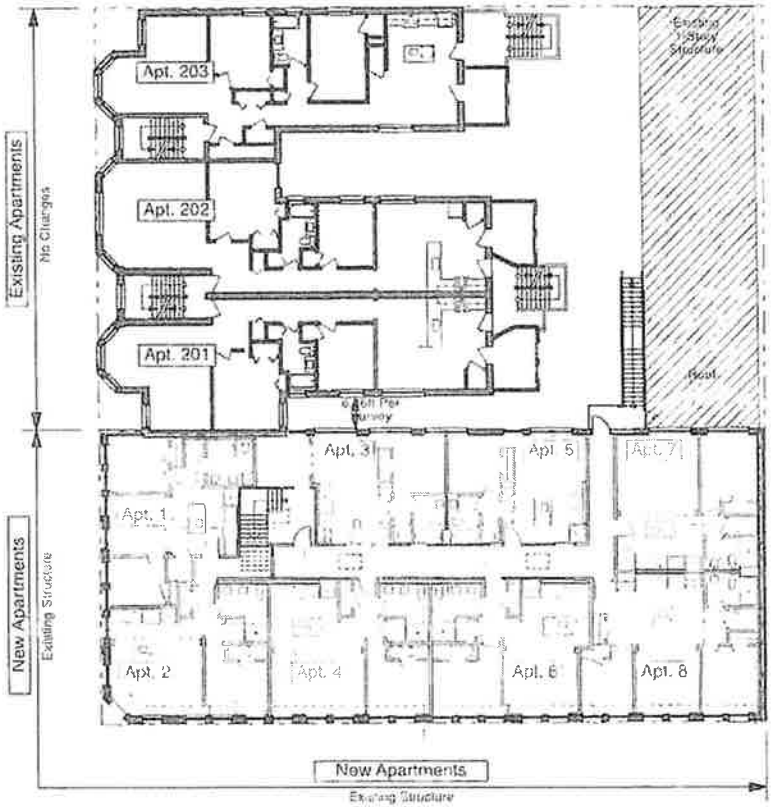
* Area includes 1-story structure against Alley

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Site Plan - 3rd Floor

SCALE: 1" = 20'



Site Plan -2nd Floor

St. Louis & Lawrence, LLC.

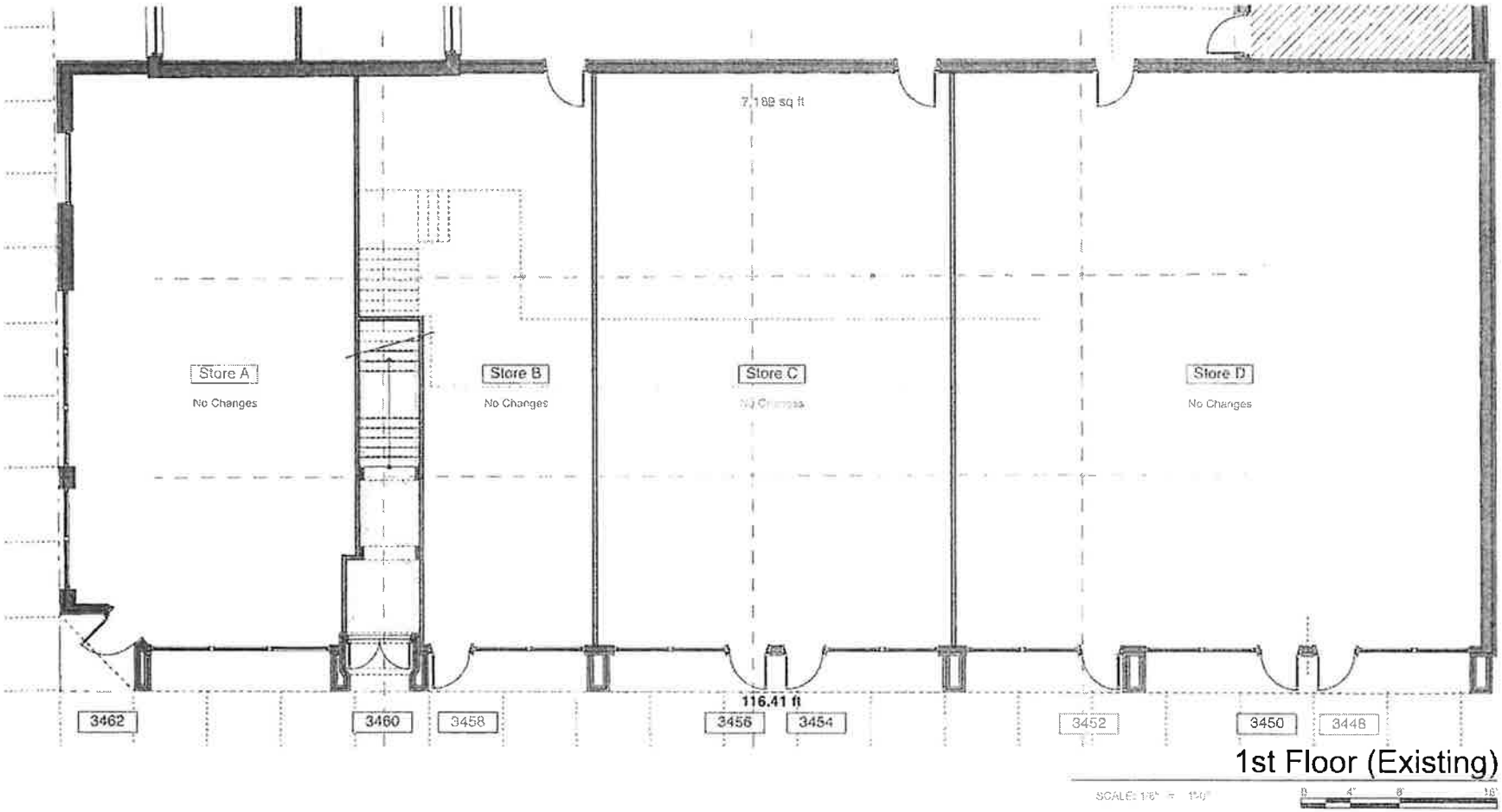
3448 W. Lawrence Ave / 4807-11 N. St. Louis Ave.

3446-62 W. Lawrence Ave / 4807-11 N. St. Louis Ave.
Chicago, Illinois

Site Plan for 2nd & 3rd Floors

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1st Floor (Existing)

SCALE: 1/8" = 1'-0"

St. Louis & Lawrence, LLC.

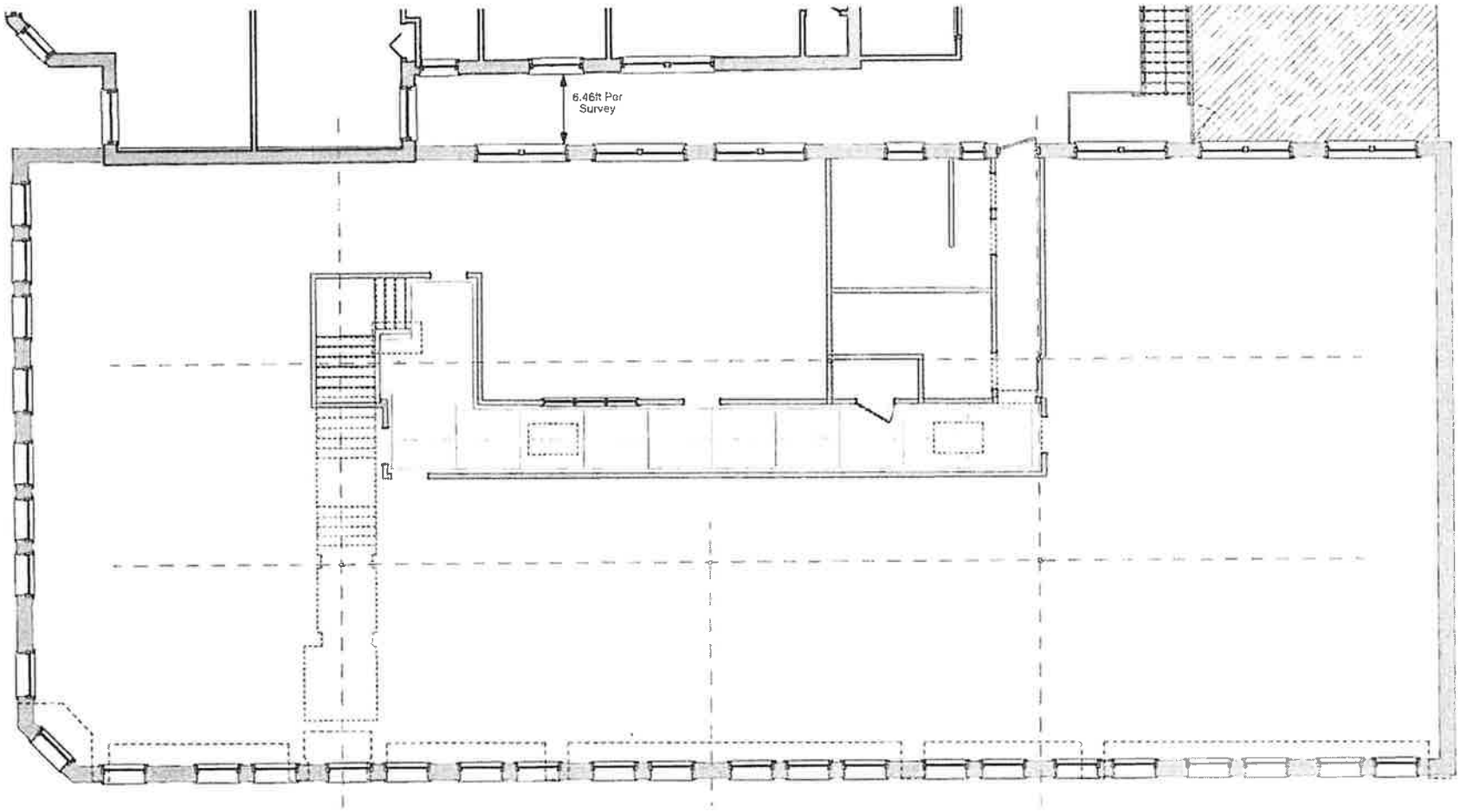
3448 W. Lawrence Ave / 4807-11 N. St. Louis Ave.

3448-62 W. Lawrence Ave / 4807-11 N. St. Louis Ave.
Chicago, Illinois

1st Floor (Existing & Proposed)

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2nd Floor (Existing)

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

St. Louis & Lawrence, LLC.
Owner

3448 W. Lawrence Ave /
4807-11 N. St. Louis Ave.

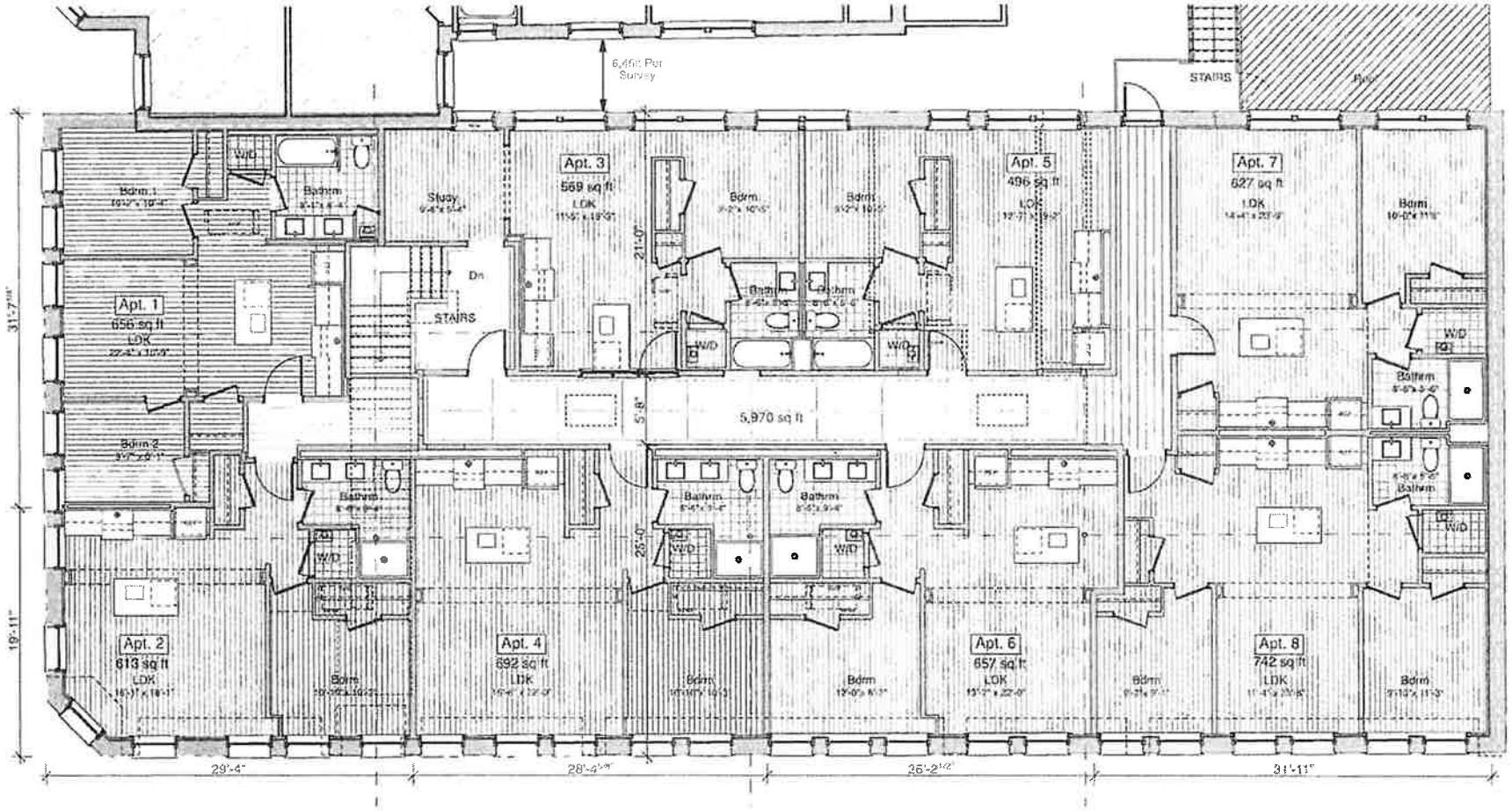
3448-62 W. Lawrence Ave / 4807-11 N. St. Louis Ave.
Chicago, Illinois

2nd Floor (Existing)

N

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2nd Floor (Proposed)

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

St. Louis & Lawrence, LLC.
Owner

3448 W. Lawrence Ave / 4807-11 N. St. Louis Ave.

3448-62 W. Lawrence Ave / 4807-11 N. St. Louis Ave.
Chicago, Illinois

2nd Floor Proposed

N

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MATERIALS KEY NOTES

- A Masonry Common Brick, Running Bond
- B Masonry Face Brick, Running Bond
- C Masonry Face Brick, Row Lock
- D Masonry Face Brick, Soldier Course
- E Glazed Decorative Terra Cotta
- F Glazed Decorative Concrete Block
- G Limestone Sill or Coping
- H Clay Tile Coping
- I Treated Wood Porch Framing or Railing
- J Painted Aluminum Storefront w/ Clear Glass
- K Painted Aluminum Window w/ Clear Glass
- L Wood Window Covered w/ Pld, Plywood,
- M Patterned Glass Block
- N Painted Wood Entry Door
- O 9ft H. Painted Iron Fence



West (St. Louis Ave.) Elevation

St. Louis & Lawrence, LLC.
Owner

3448 W. Lawrence Ave / 4807-11 N. St. Louis Ave.

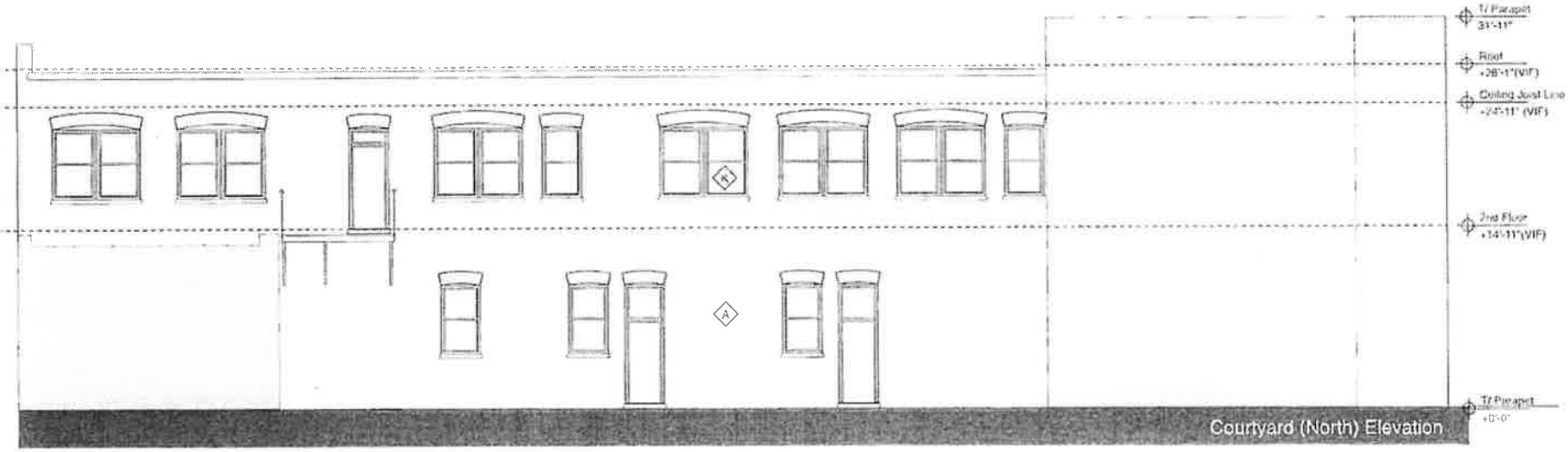
3448-62 W. Lawrence Ave / 4807-11 N. St. Louis Ave.
Chicago, Illinois

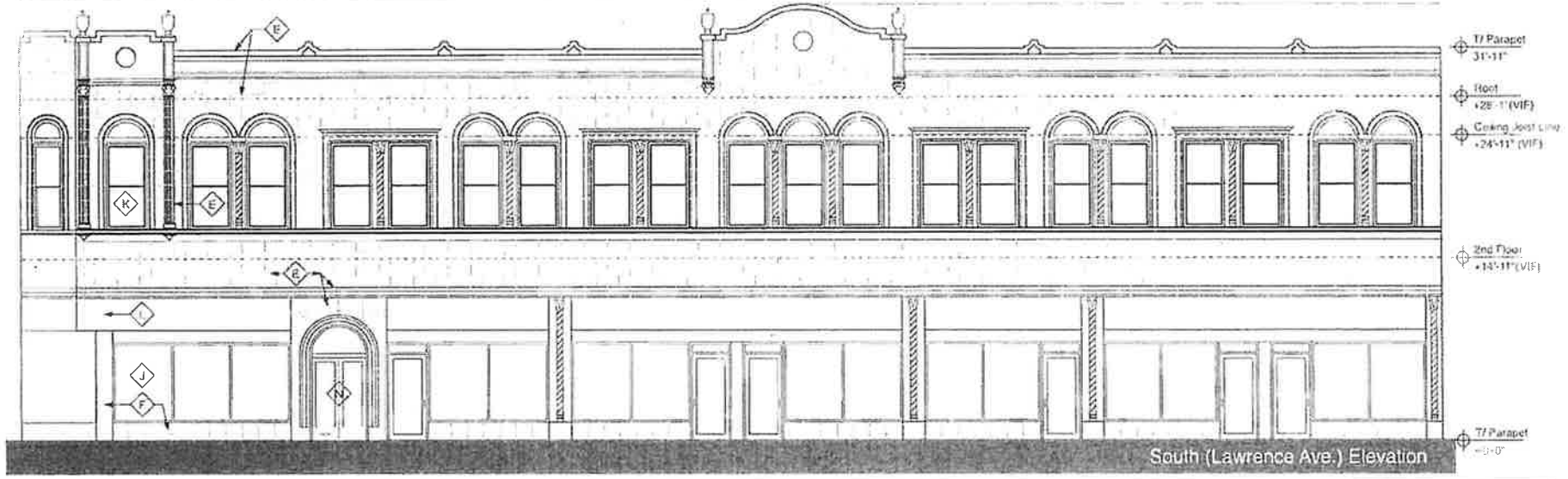
West Elevation

N

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St. Louis & Lawrence, LLC.
Owner

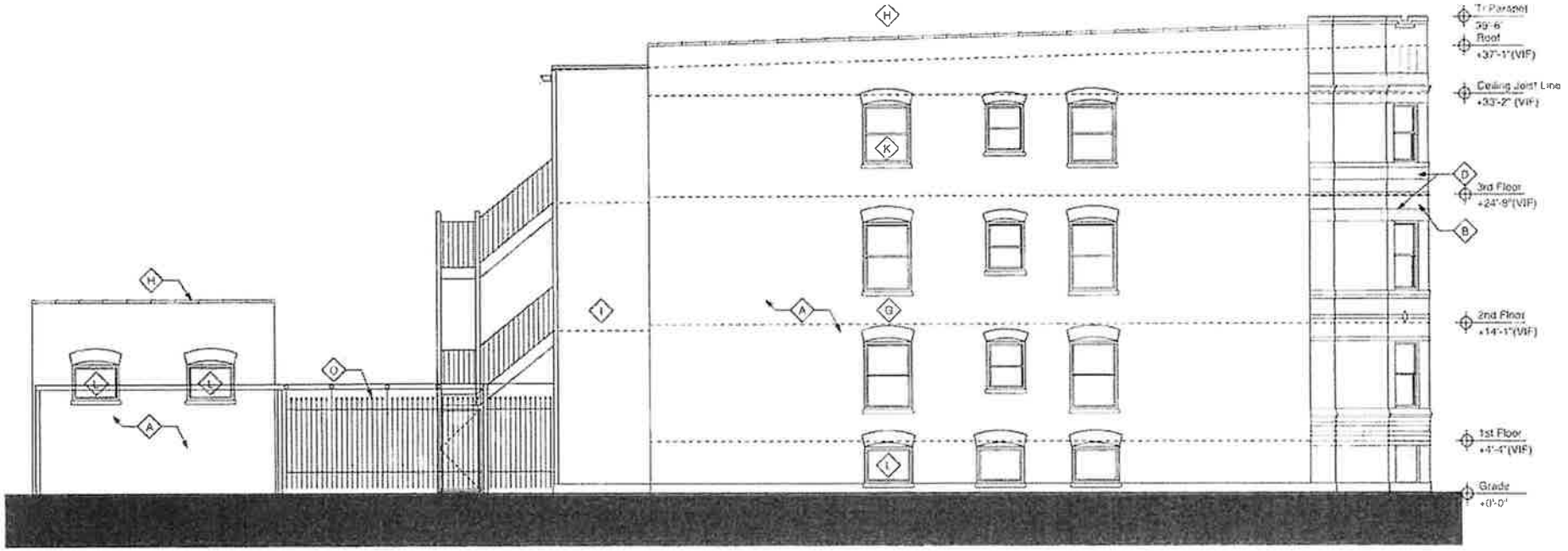
3448 W. Lawrence Ave / 4807-11 N. St. Louis Ave.

3448-62 W. Lawrence Ave / 4807-11 N. St. Louis Ave.
Chicago, Illinois

South & Court Yard Elevation

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St. Louis & Lawrence, LLC.
Owner

3448 W. Lawrence Ave / 4807-11 N. St. Louis Ave.

3448-62 W. Lawrence Ave / 4807-11 N. St. Louis Ave.
Chicago, Illinois

North Elevation

Pappageorge Haymes Partners