TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS 811 WEST EVERGREEN

The Applicant seeks to rezone 811 West Evergreen from a C3-5 Commercial, Manufacturing and Employment District to B2-5 Neighborhood Mixed-Use District to convert the existing commercial building into a multifamily residential building with forty-seven (47) dwelling units. No vehicle parking spaces will be provided. The Applicant will provide 47 bike spaces. The building height will be 62 feet, 10 inches. No commercial space will be provided. The property is considered a transit-served location because it is approximately 1,584 feet from the North/Clybourn CTA Red Line Train Station and less than 200 feet from the Halsted Bus Line Corridor. The project complies with the E-TOD Ordinance standards.

Pursuant to Section 17-13-0303-D, the Applicant seeks to reduce the off-street parking requirement to zero pursuant to Section 17-13-1003-EE. Pursuant to Section 17-13-1101-B, the Applicant seeks to reduce the rear setback to 0 feet. Pursuant to Section 17-13-1101-D, the Applicant seeks to reduce the required 1 loading space to 0.

Project Bulk and Density

Lot Area	13,697 SF
Density MLA (Lot area per unit)	291 SF (47 DU)
Off Street Parking	0* spaces
Loading Space	0 space**
Rear Setback	0 fee***
Side Setback (West)	0 feet
Side Setback (East)	5 feet 11 inches
Front Setback	0 feet
Building SF	43,842 SF
FAR	3.21
Building Height	62 feet, 10 inches

* Pursuant to Section 17-13-0303-D, the Applicant seeks to reduce the off-street parking requirement to zero pursuant to Section 17-13-1003-EE.

** Per Section 17-13-0303-D, the applicant seeks to reduce the off-street loading space requirement from 1 to 0 under Section 17-13-1101-EE.

*** Pursuant to Section 17-13-1101-B, the Applicant seeks to reduce the rear setback to 0 feet.

I. **17-3-0308 Specific Criteria for Transit-Served Location.**

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

The property will be considered a transit-served location because it is approximately 1,584 feet from the North/Clybourn CTA Red Line Train Station and less than 200 feet from the Halsted Bus Line Corridor.

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;

Section 17-3-0504-B does not apply because the building does not abut Halsted nor is it 5 feet from the sidewalk on Halsted. The Project does not need to comply with Section 17-3-0504-C because after the conversion the property will be a residential building. The Project complies with Section 17-3-0504-D because the building has a primary entrance that is located on West Evergreen Avenue. Section 17-3-0504-E does not apply because after the conversion the property will be a residential building. The Project complies with Section 17-3-0504-F and G because no parking will be provided. Section 17-3-0504-H does not apply because after the conversion the property will be a residential building. Section 17-3-0504-I does not apply because after the conversion the property will be a residential building.

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;

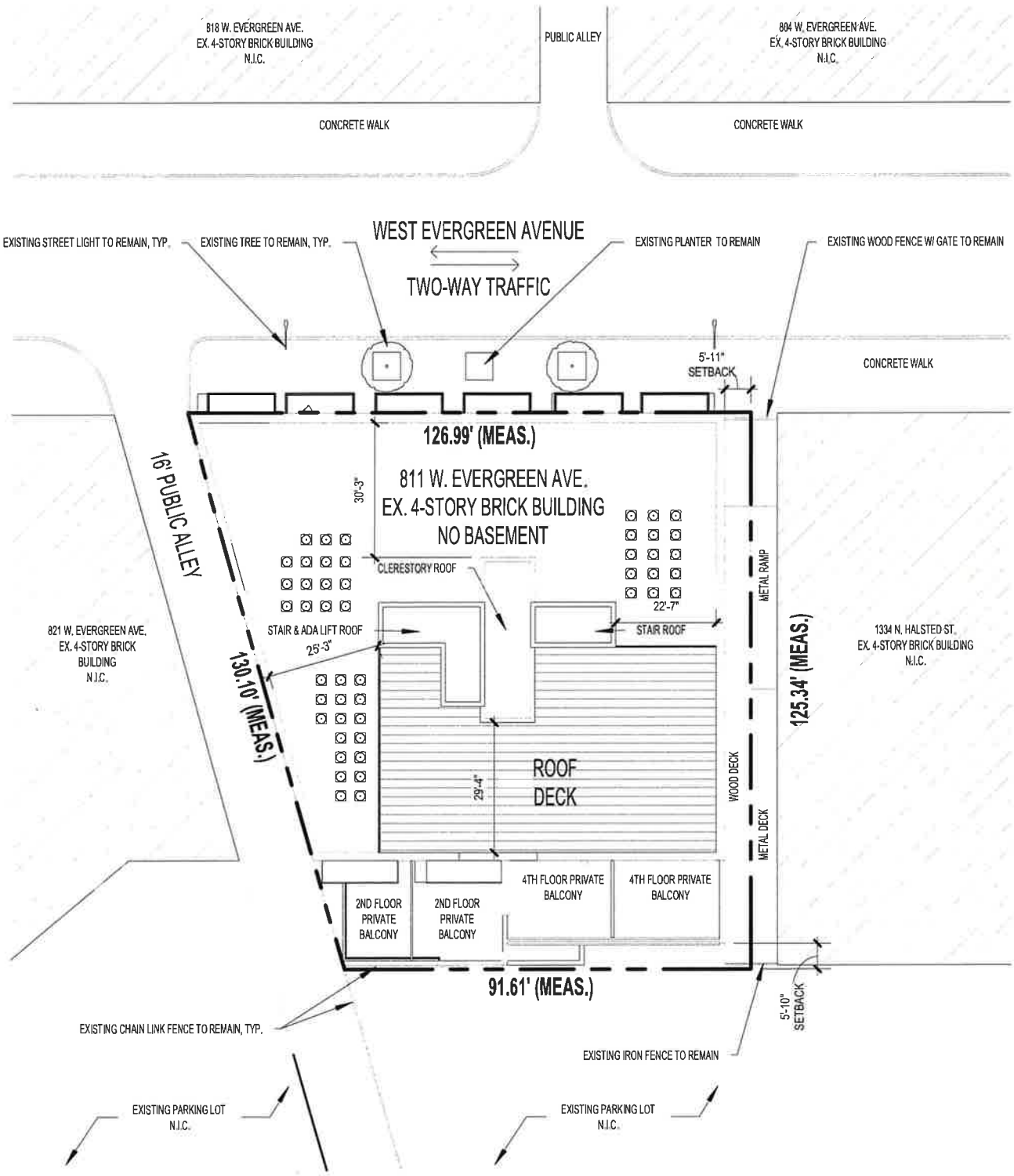
The North/Clybourn CTA Red Line Train Station is considered a Local Activity Center, which is designated under the CTA Typology Study to enhance infill development opportunities with higher densities. Thus, the proposed project is consistent with CTA Typology Study for the North/Clybourn CTA Red Line Train Station and complies with the City of Chicago E-TOD Guidelines.

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

The Project complies with Section 17-10-0207 by having 0 vehicle parking spaces for 47 dwelling units.

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

This Project does not require a Travel Demand Study per the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.



KENNEDY MANN

811 W. Evergreen Ave

Chicago - IL

Proposed Site Plan

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



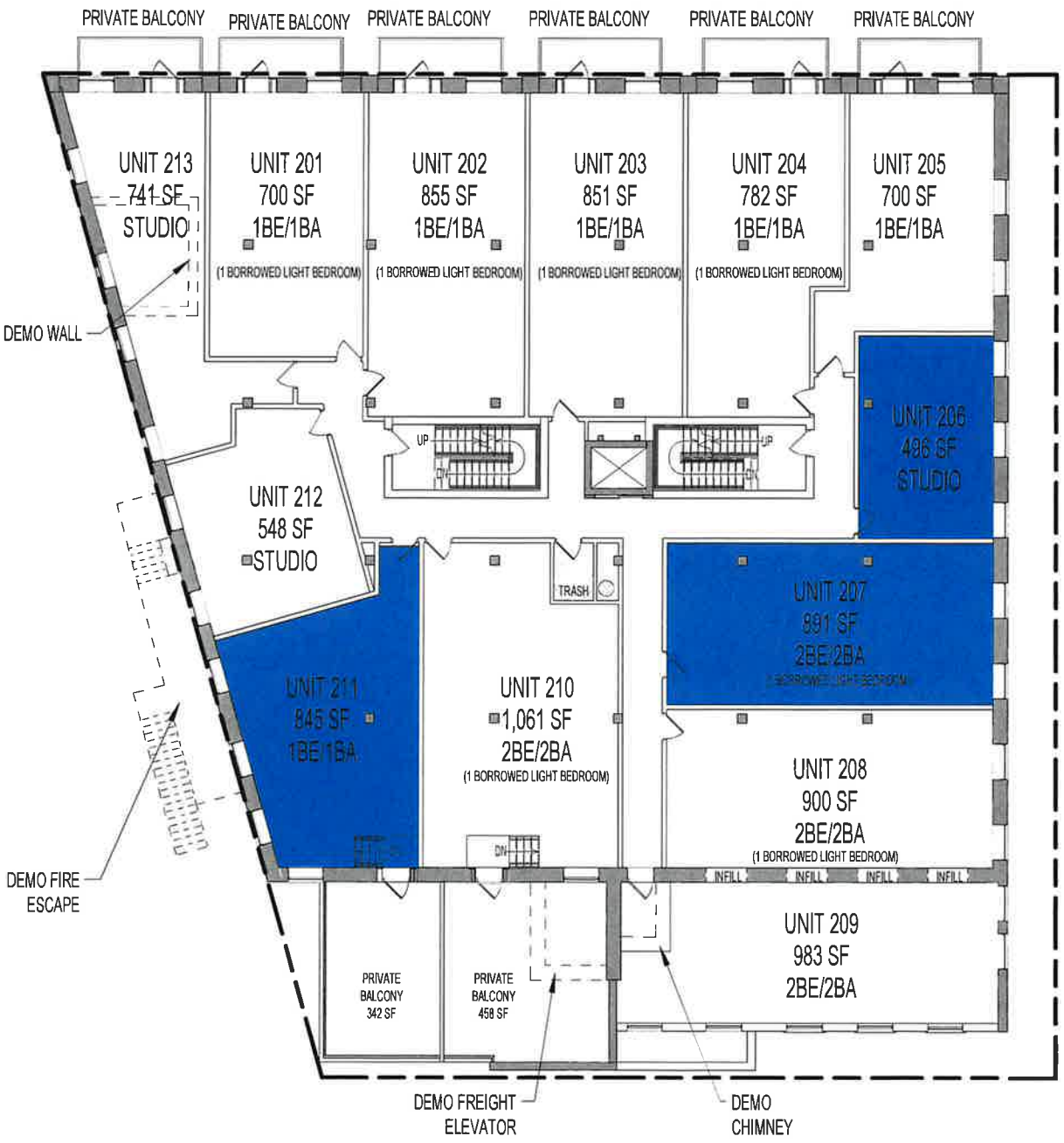
KENNEDY MANN

811 W. Evergreen Ave

Chicago - IL

Proposed First Floor Plan

SCALE: 1" = 20'-0"



KENNEDY MANN

811 W. Evergreen Ave

Chicago - IL

Proposed Second Floor Plan

SCALE: 1" = 20'-0"



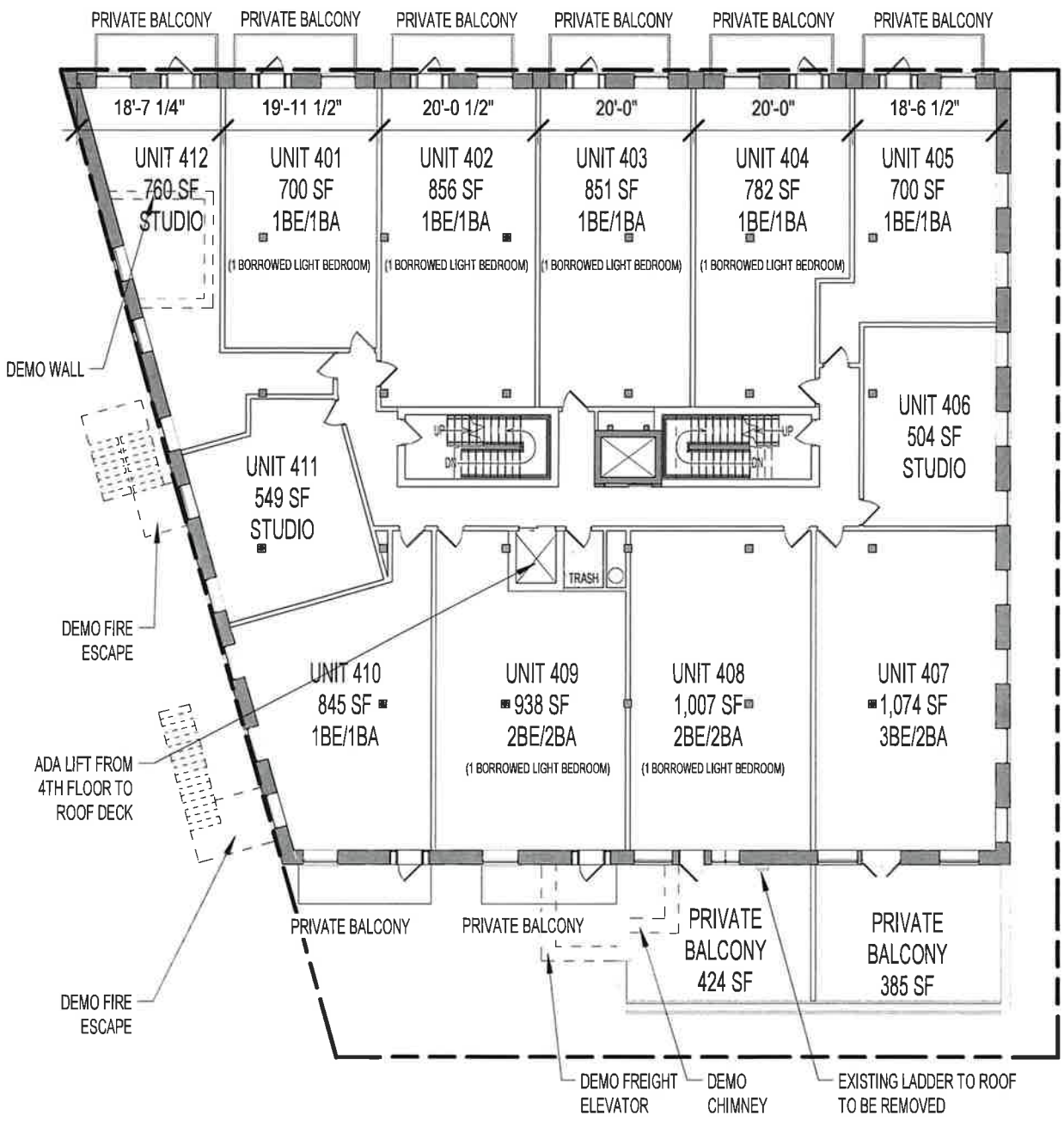
KENNEDY MANN

811 W. Evergreen Ave

Chicago - IL

Proposed Third Floor Plan

SCALE: 1" = 20'-0"



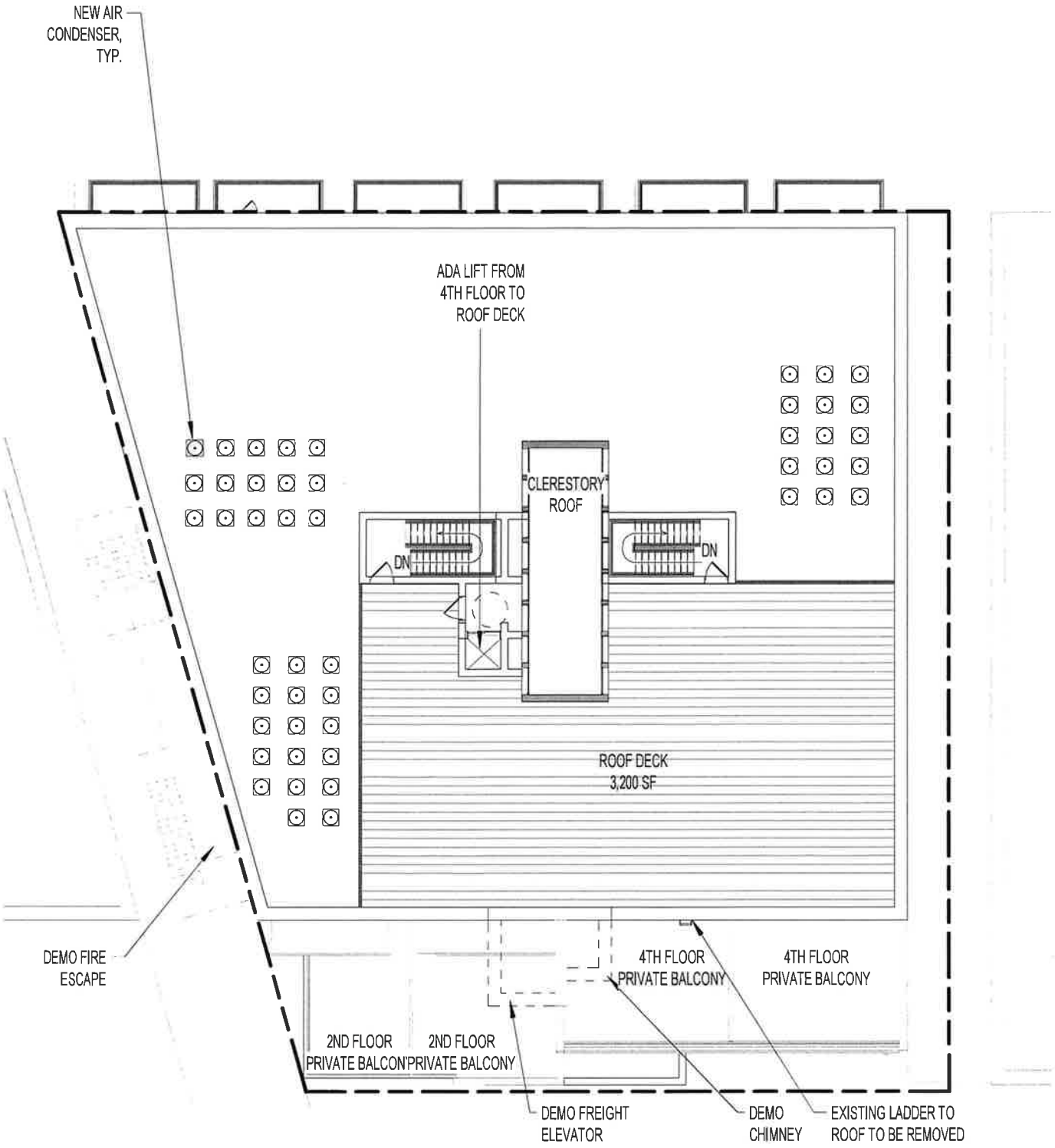
KENNEDY MANN

811 W. Evergreen Ave

Chicago - IL

Proposed Fourth Floor Plan

SCALE: 1" = 20'-0"



KENNEDY MANN

811 W. Evergreen Ave

Chicago - IL

Proposed Roof Plan

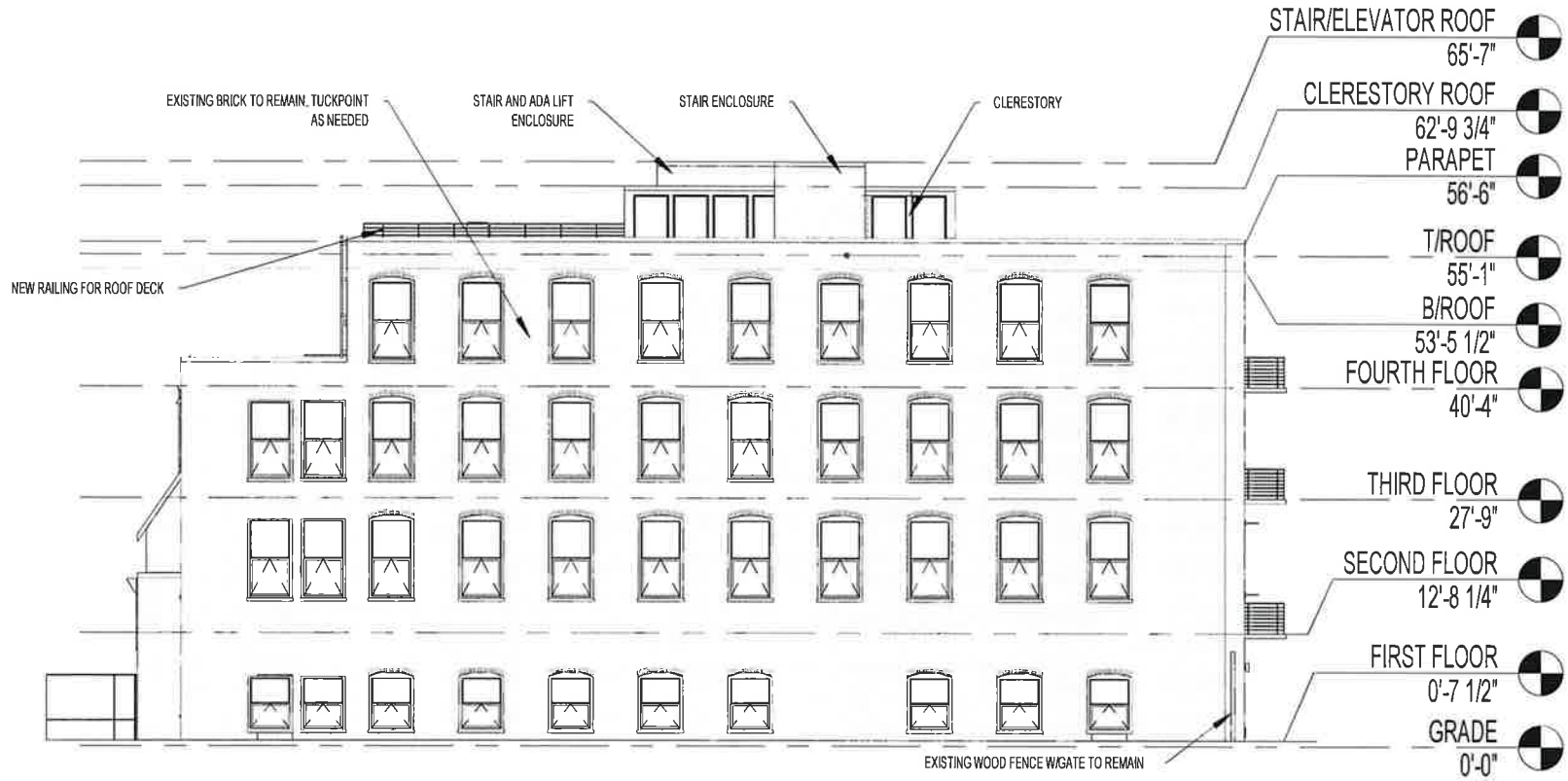
SCALE: 1" = 20'-0"

KENNEDY MANN

811 W. Evergreen Ave
Chicago - IL

Proposed Building Elevations

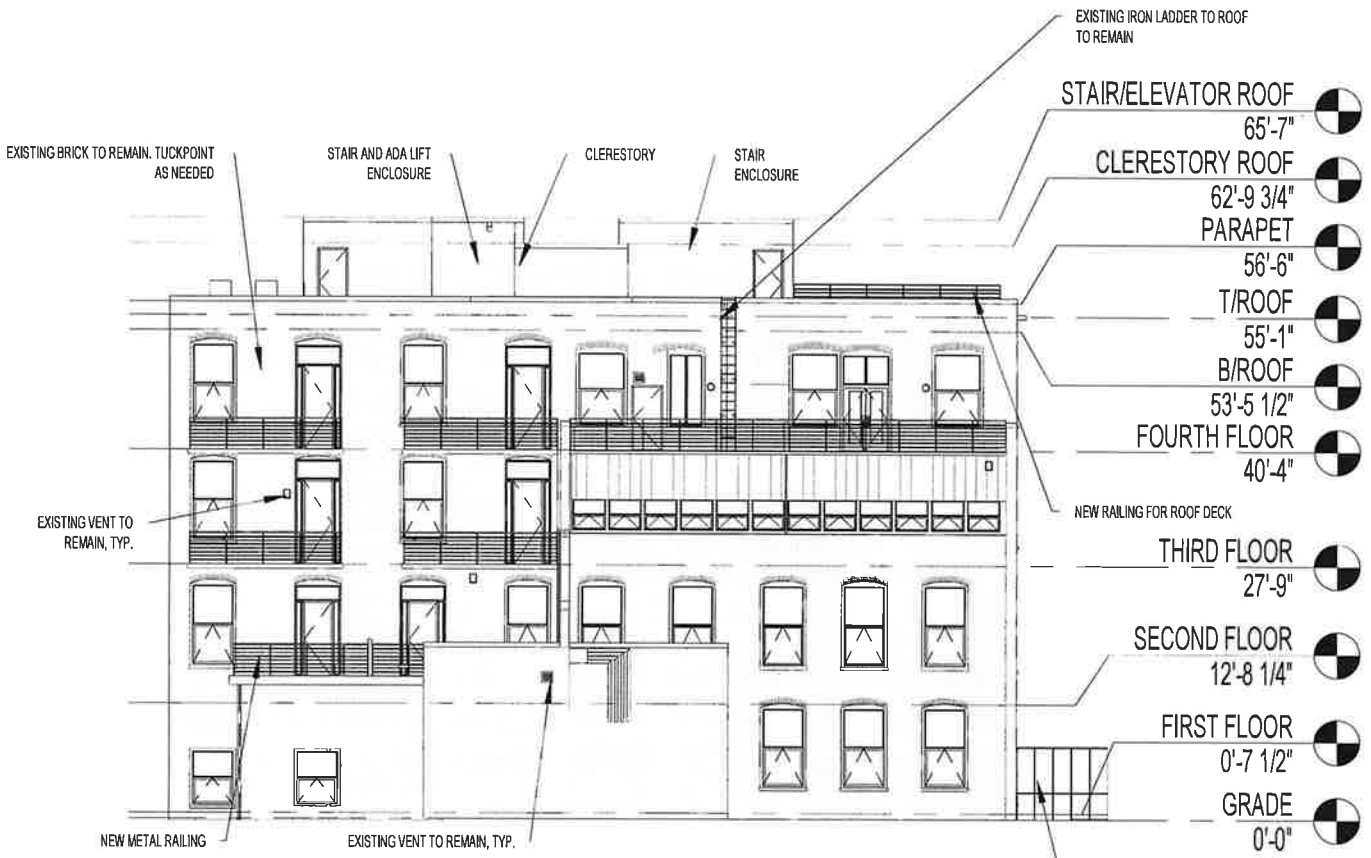
SCALE: 1" = 20'-0"



1 PROPOSED EAST ELEVATION
SCALE: 1" = 20'-0"

KENNEDY

811 W. Evergreen Ave
Chicago - IL



1 PROPOSED SOUTH ELEVATION
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

KENNEDY

811 W. Evergreen Ave
Chicago - IL

Proposed Building Elevations

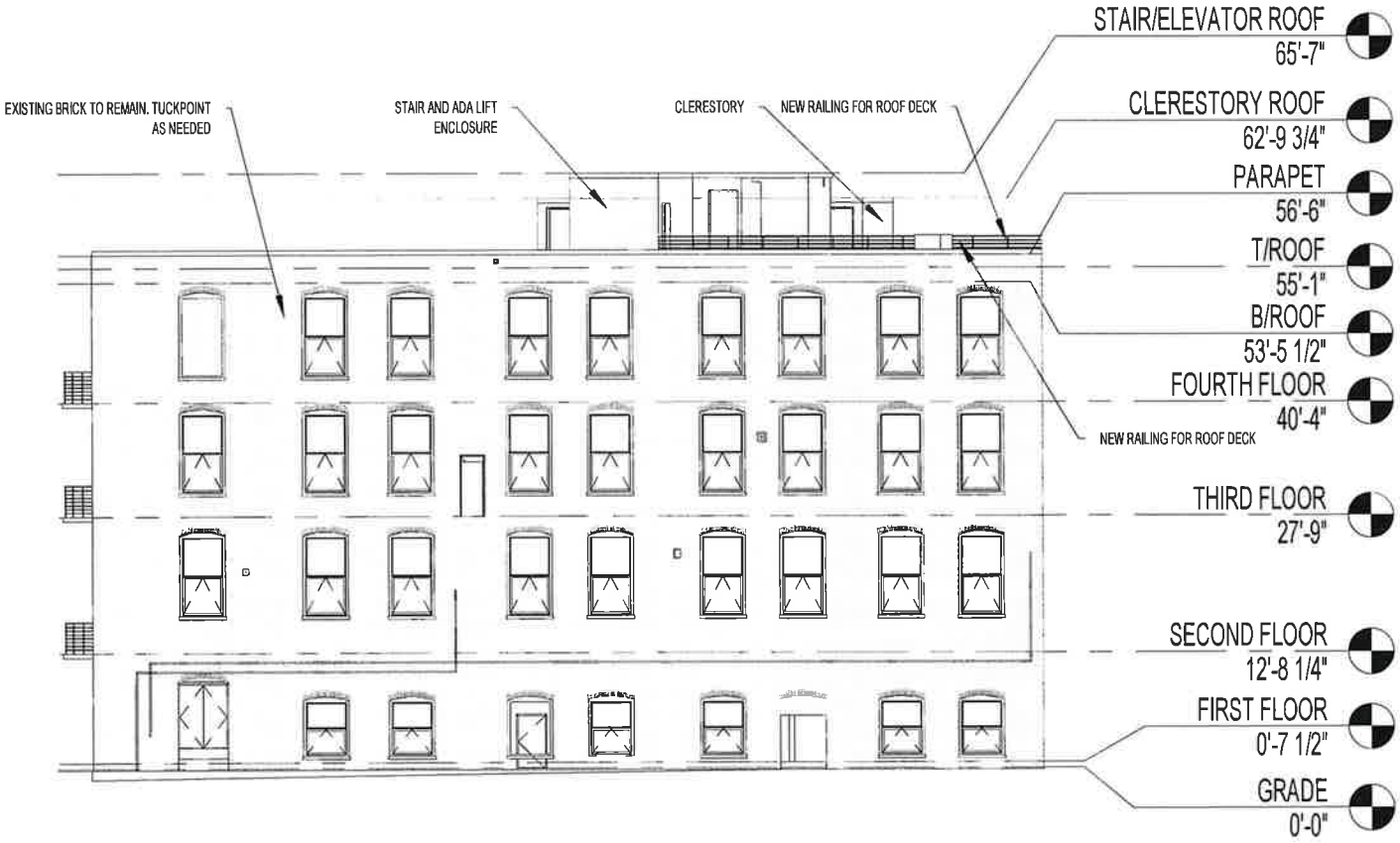
SCALE: 1" = 20'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1" = 20'-0"

KENNEDY MANN

811 W. Evergreen Ave
Chicago - IL



1 PROPOSED WEST ELEVATION
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"