17-13-0303-C(1) Type 1 Narrative & Plans – 3439 South Morgan Street, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: Approximately 3,250 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building, with a basement, that will contain six (6) dwelling units. The proposed building will measure 44 ft.-8 in. in height and will be supported by three (3) off-street parking spaces at the rear. Pursuant to Sec. 17-13-1003-EE optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking space requirement from six (6) parking spaces to three (3) parking spaces and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 7,500 square feet (2.31 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 541.67 square feet per D.U. (6 residential units)

(C) *The amount of off-street parking: 3 parking spaces

*Pursuant to Sec. 17-13-1101-D, the Applicant is seeking to reduce the number of off-street parking spaces from the required 6 parking spaces to 3 parking spaces.

(D) Setbacks:

a.	Front Setback:	zero
b.	Side Setbacks:	
	North Side:	zero
	South Side:	3 feet
c.	Rear Setback:	30 feet

(E) Building Height: 44 feet-8 inches

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

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 1,200.07 linear feet of the Halsted CTA bus line corridor (bus route 8). The proposed residential building containing six (6) residential units will be supported by three (3) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to reduce the residential off-street parking ratio from 100% (6 parking spaces) to 50% (3 parking spaces).

2. The Applicant's building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504 because the main residential entrance of the proposed building fronts along South Morgan Street and the proposed front setback is zero. Furthermore, the entrance widths do not exceed 12 ft., the entrance depths do not exceed the entrance width, the entrances are not more than two-stories in height, and the proposed building elevations comply with the window transparency requirements.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location near the Halsted CTA bus line corridor. The Applicant believes the development will improve the subject area for residents and other commuters traveling in the subject area.

4. The proposed residential building will contain six (6) residential units. The proposed building will be supported by three (3) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking ratio reduction (3 parking spaces proposed) for the residential units pursuant to the TOD Ordinance.

5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant lot with a new three-story residential building along South Morgan Street. The proposed residential units will provide additional residential housing inventory to meet market demand. Based on the subject property's proximity to mass transit, the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

SOUTH MORGAN

SITE PLAN

BASEMENT PLAN

FIRST FLOOR PLAN

CITY OF CHICAGO - DOB

ZONING ORDINANCE REQUIREMENTS	BASE	ALLOWED	PROPOSED
ZONING DISTRICT	RM-5		
LOT AREA	5000	5000	
MAXIMUM FLOOR AREA RATIO	1.2	1.2	
TOTAL FLOOR AREA	6000	6000	
MINIMUM YARD DISTANCES			
FRONT	20'-0"	20'-0"	
REAR	30'-0"	30'-0"	
SIDE	5'-0"	5'-0"	
SIDE	5'-0"	5'-0"	
REAR SETBACK	30'-0"	30'-0"	
# OF DWELLING UNITS	4	4	

PROPOSED APARTMENT BUILDING

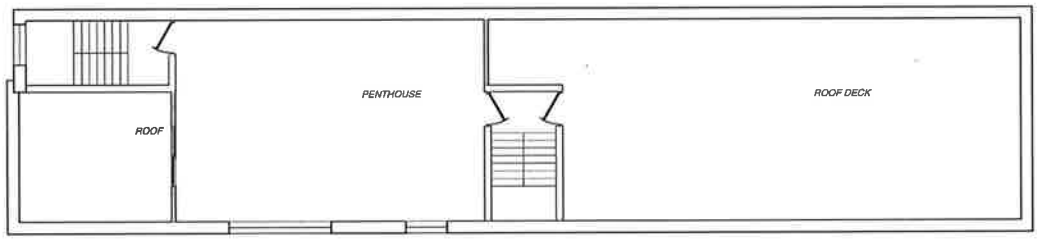
2839 SOUTH MORGAN STREET
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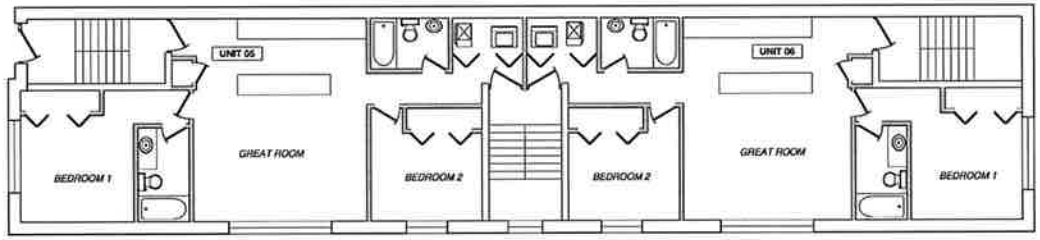
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PLANS

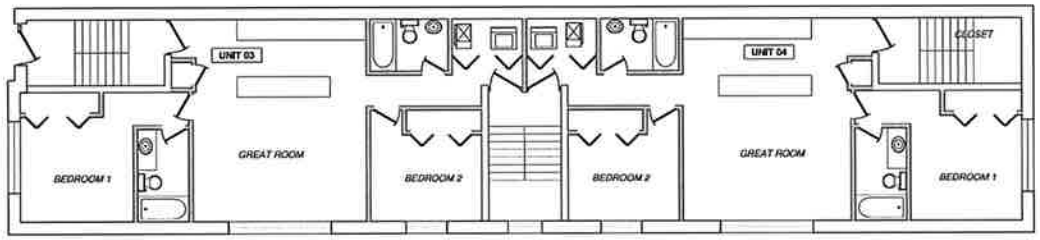
1 OF 3



1 ROOF PLAN



1 THIRD FLOOR PLAN



1 SECOND FLOOR PLAN

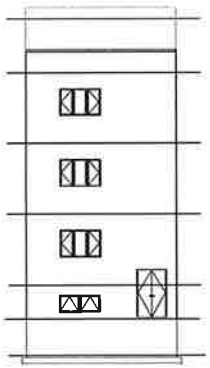
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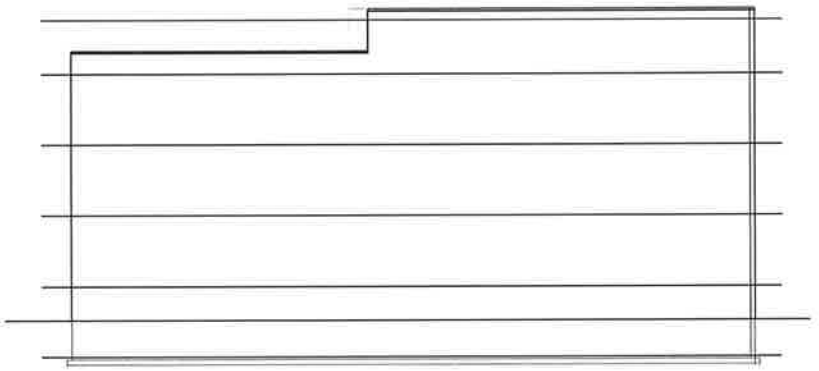
PROPOSED DEVELOPMENT
3438 SOUTH MORGAN STREET
CHICAGO, ILLINOIS

PLANS

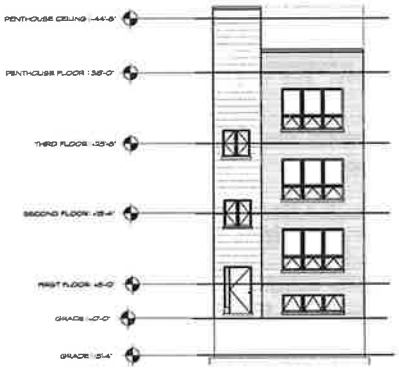
2 OF 3



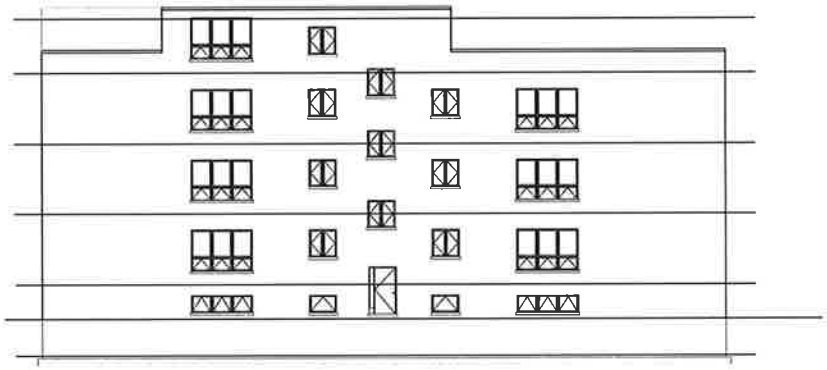
1 REAR ELEVATION



1 LEFT SIDE ELEVATION



1 FRONT ELEVATION



1 RIGHT SIDE ELEVATION

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PROPOSED DEVELOPMENT

3439 SOUTH MORGAN STREET
CHICAGO, ILLINOIS

REVISIONS	
9/30/24	

DATE	8/1/2024
DRAWN BY	--
CHECKED BY	RAV
SCALE	AS NOTED

ELEVATIONS

3 OF 3