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17-13-0303-C(1) Type 1 Narrative & Plans – 4943-47 North Damen Avenue, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 9,150 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing two (2) commercial/retail spaces at grade and sixteen (16) dwelling units above. The first commercial/retail space will contain approximately 1,114 sq. ft. of floor area and the second commercial/retail space will contain approximately 1,250 sq. ft. of floor area. The proposed building will measure approximately 56 ft.-3 in. in height. The subject property is a Transit Served Location and will be supported by sixteen (16) off-street parking spaces within an attached garage. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1101-B, and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (8 parking spaces) to 100% (16 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 20 ft., increase the Floor Area Ratio for at Transit Served Location from 3.0 to 3.34, waive the loading berth requirement, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 30,517.76 square feet (3.34 FAR)

*The subject property is a designated Transit Served Location based on its proximity to the CTA Lawrence Bus Route. Pursuant to Sec. 17-3-0403-B, the Applicant is seeking to increase the Floor Area ratio 3.0 to 3.34.

(B) The Project's Density (Minimum Lot Area Per D.U.): 571.88 square feet per D.U. (16 residential units)

(C) The amount of off-street parking: 16 parking spaces total

*The subject property is a designated Transit Served Location based on its proximity to the CTA Lawrence Bus Route. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 50% (8 parking spaces) to 100% (16 parking spaces).

(D) Setbacks:

a. Front Setback: 1.5 feet
b. Side Setbacks:
   North Side: 0 feet
   South Side: 0 feet
c. Rear Setback: 20 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 feet to 20 feet.

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(E) Building Height: 56 feet-3 inches

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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 1,056 linear feet of the Lawrence Avenue CTA Bus Route. The proposed mixed-use building containing two (2) retail/commercial spaces at grade and sixteen (16) residential units above will be supported by sixteen (16) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the residential off-street parking ratio from 50% (8 parking spaces) to 100% (16 parking spaces).

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504 because the front setback will be at the front of the property line, the entrance widths do not exceed 12 ft., the entrance depths do not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, and the front doors to the building are located along North Damen Avenue.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Lawrence CTA Bus Route. The Applicant believes the redevelopment of an underutilized lot will improve the subject area for residents and other commuters traveling in the subject area.

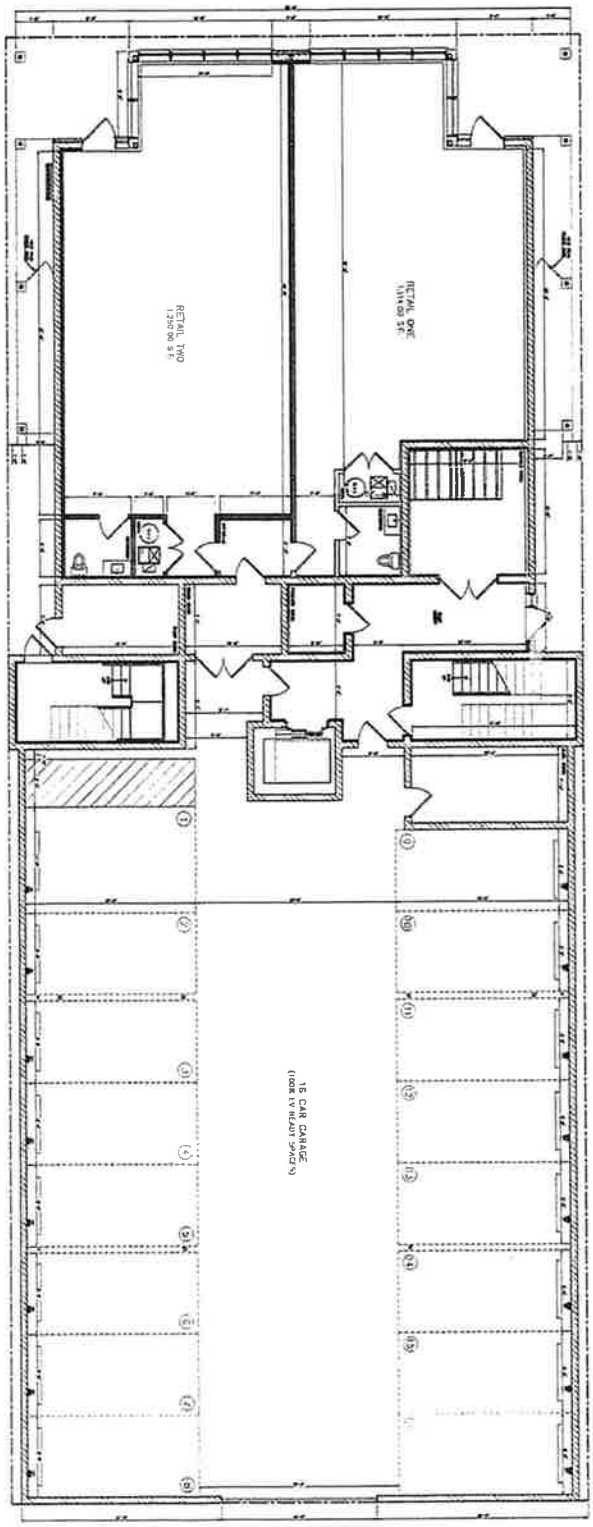
4. The proposed mixed-use building will contain approximately 2,354 sq. ft. of retail/commercial space at grade and sixteen (16) residential units above. The proposed building will be supported by sixteen (16) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase for the residential units pursuant to the TOD Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a one-story commercial building with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated CTA Bus Route (Lawrence Avenue), 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.

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1 FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



A1.0

ARCHITECTS

ARCHITECTURAL ENGINEERING

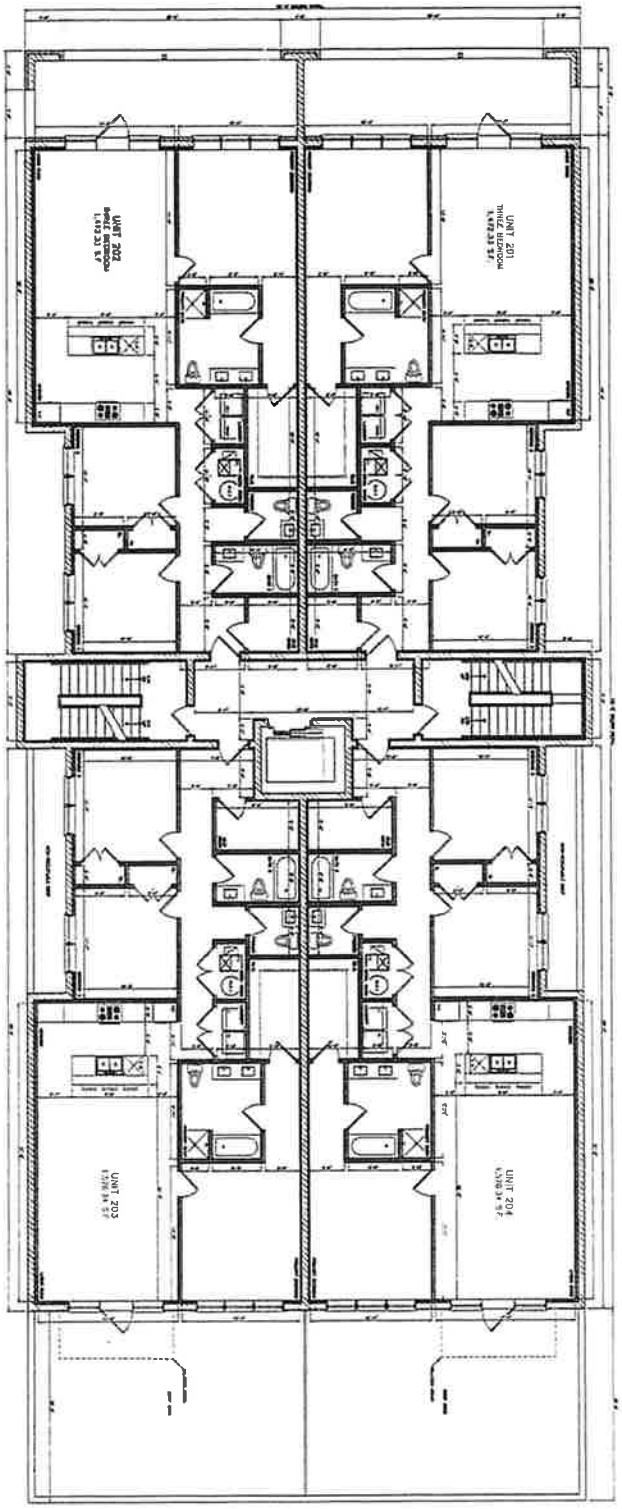
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2 SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

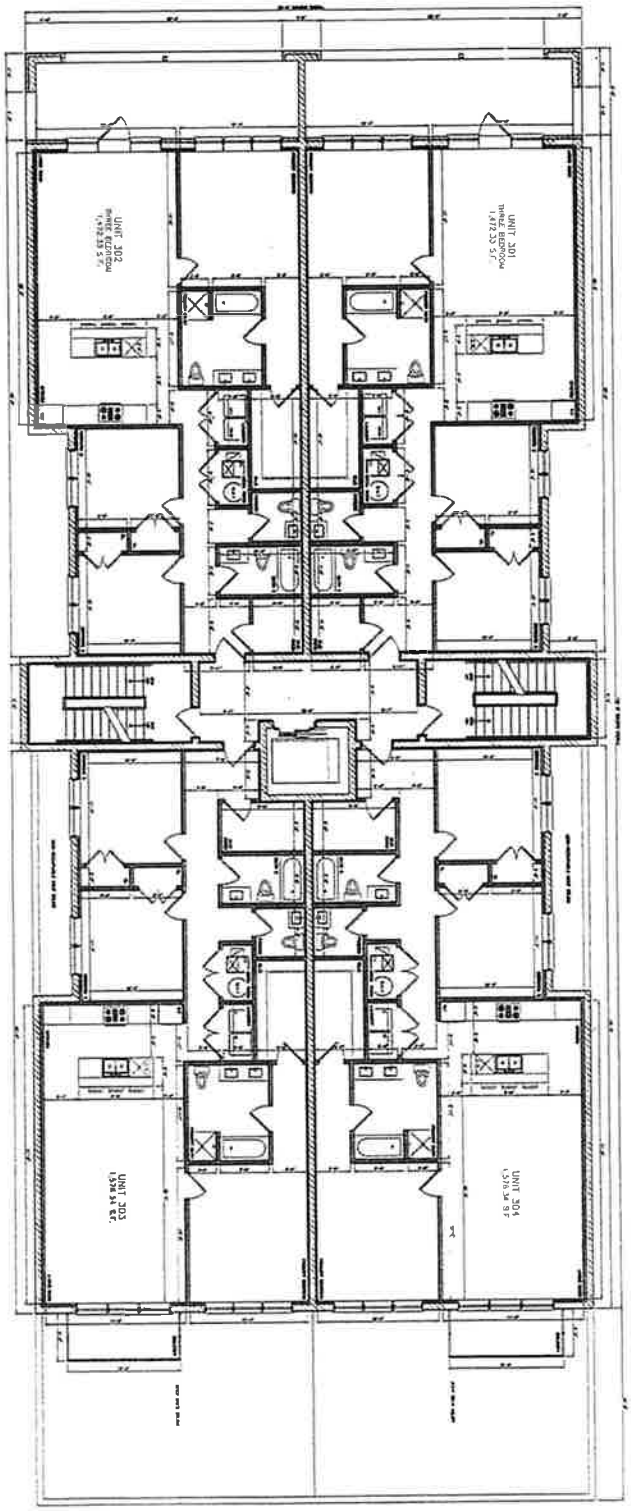


A1.1	PROJECT: 4943 SOUTH DAMEN AVE CHICAGO, IL 60625	ARCHITECTURE: FLANNERY ARCHITECTS	4943 N DAMEN AVE CHICAGO, IL 60625	PROPOSED FLOOR PLAN	

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3 THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"

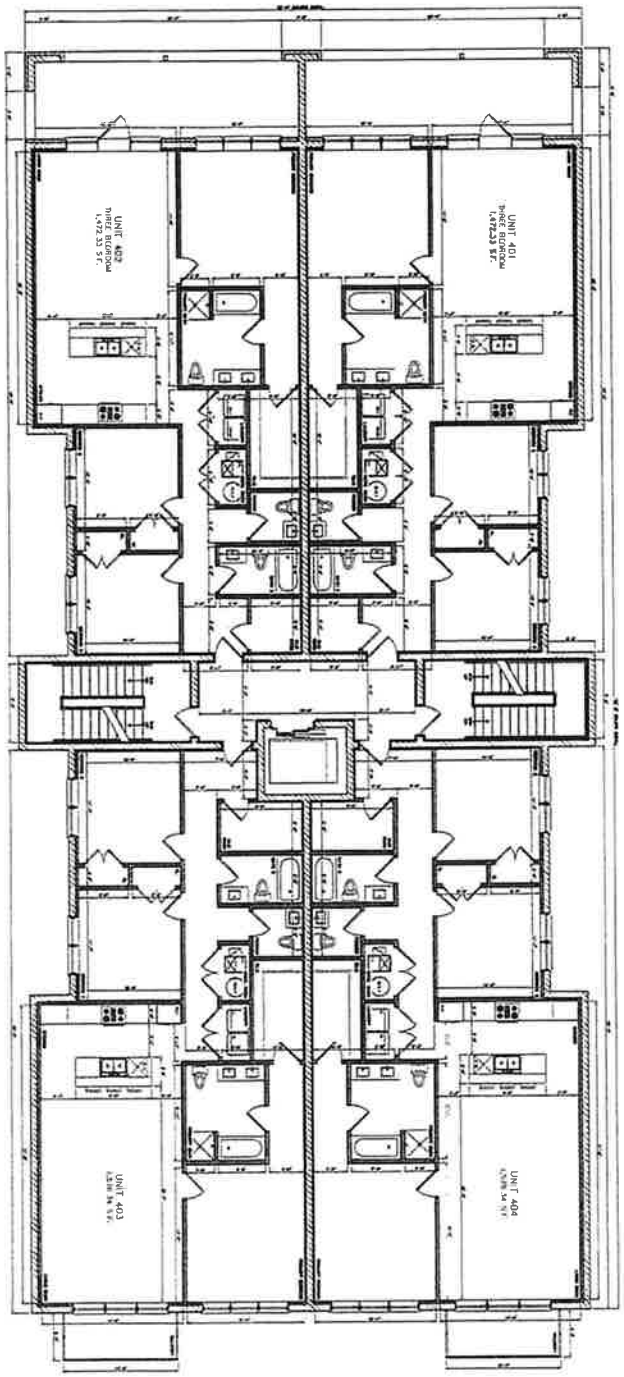


A1.2	PROJECT: 4947 NORTH DAMEN AVE CHICAGO, IL 60625	ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING ARCHITECTS RED 2125 N. Damen Ave. Chicago IL 60647 773 772 2706 office 773 772 2864 fax	4943 N DAMEN AVE CHICAGO, IL 60625	PROPOSED FLOOR PLAN	

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4 FOURTH FLOOR PLAN

SCALE: 3/16"=1'-0"



A1.3

ARCHITECTS

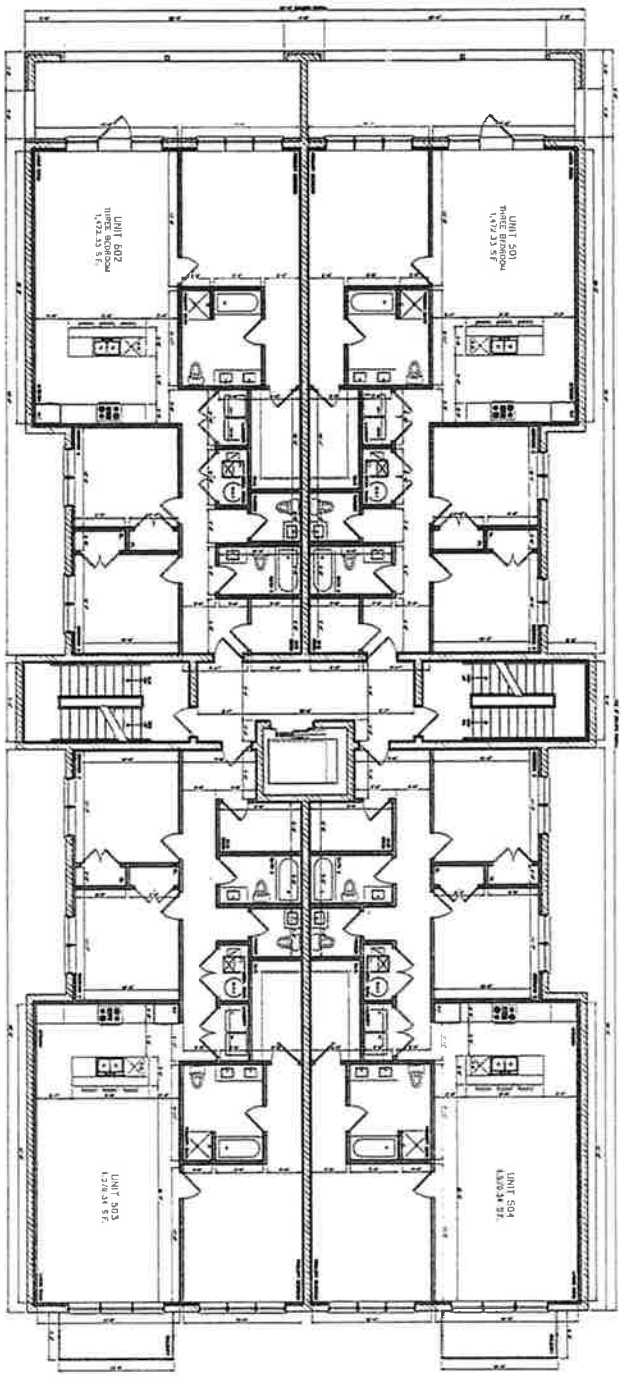
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5 FIFTH FLOOR PLAN

SCALE: 3/16"=1'-0"



A1.4

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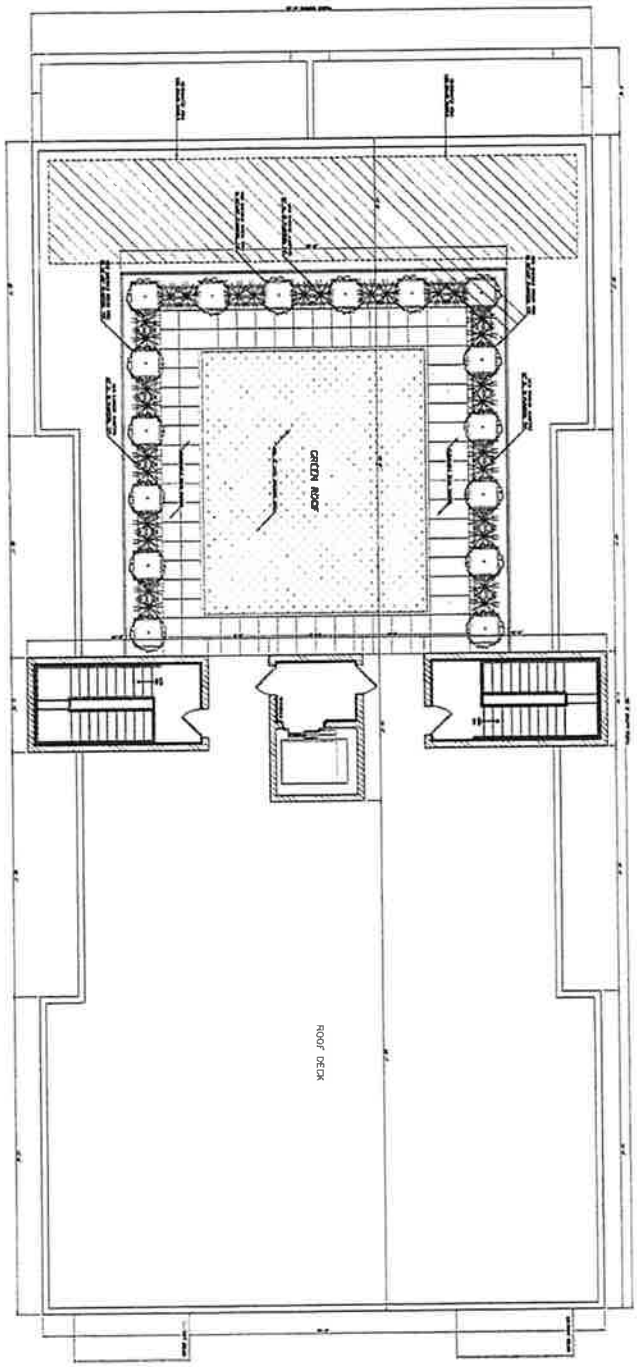
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6 ROOF DECK PLAN

SCALE: 3/16"=1'-0"



A1.5	ARCHITECTS	4943 N DAMEN AVE CHICAGO, IL 60625	PROPOSED FLOOR PLAN		

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1 WEST ELEVATION
SCALE: 3/16"=1'-0"

2 EAST ELEVATION
SCALE: 3/16"=1'-0"

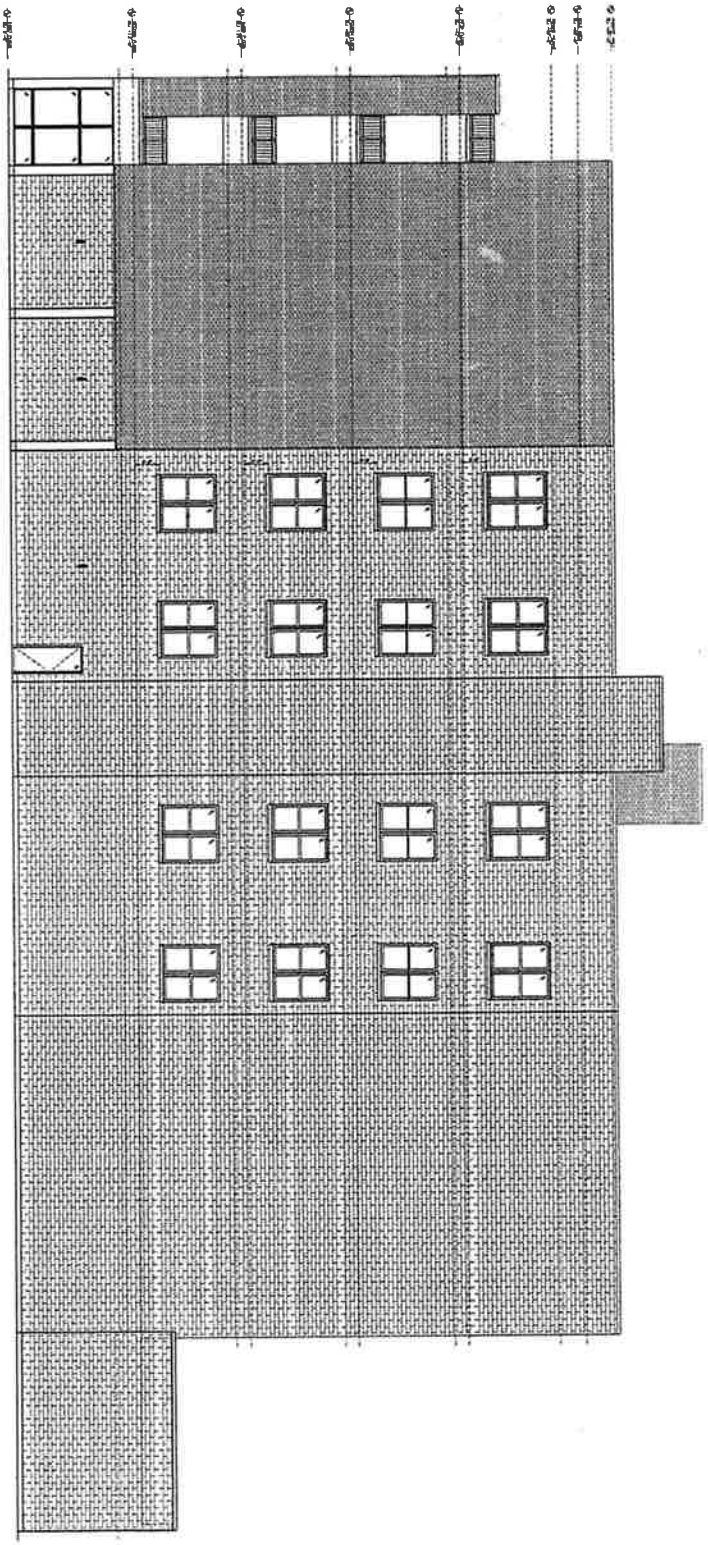
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PLANNING ARCHITECTS
ARCHITECTURAL ENGINEERING

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CHICAGO, IL 60625

PROPOSED
ELEVATIONS

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1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

A2.1

ARCHITECTURE
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ARCHITECTURAL ENGINEERING

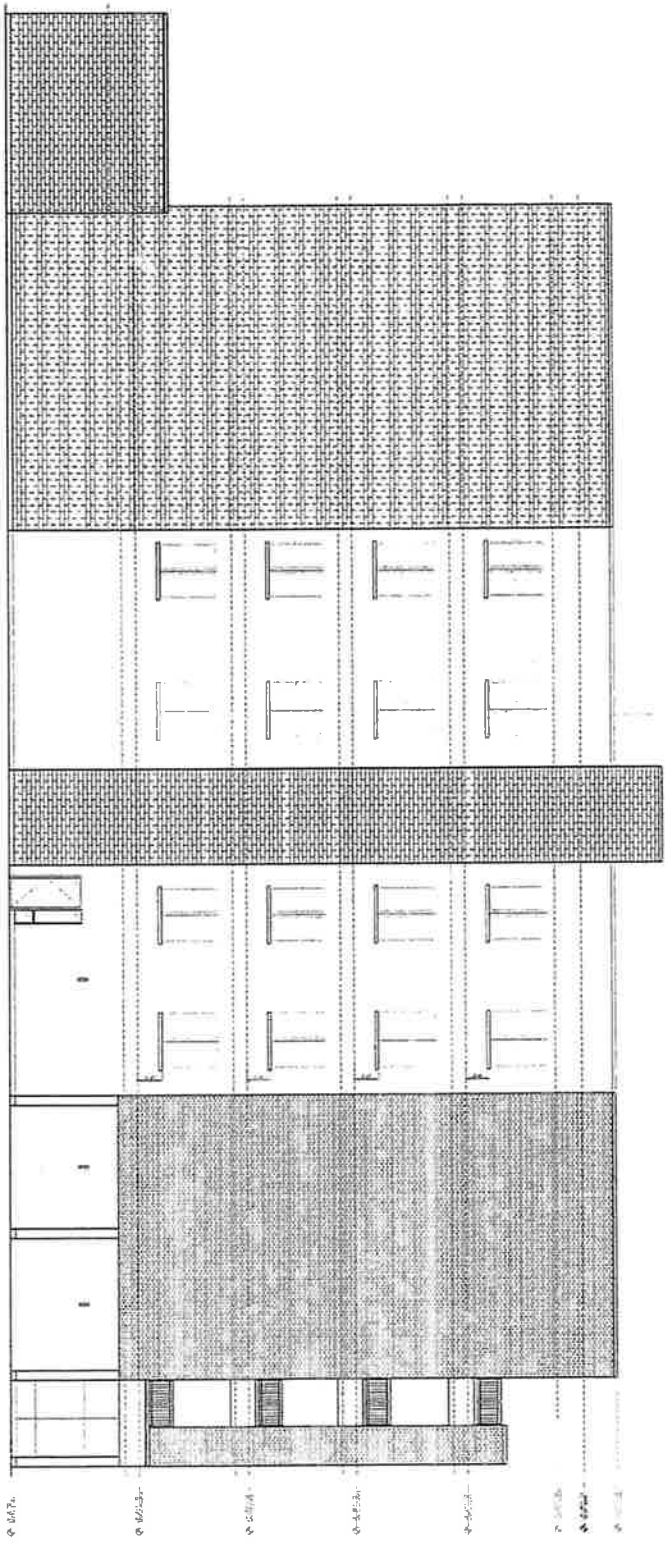
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PROPOSED
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1 NORTH ELEVATION

SCALE: 3/16"=1'-0"



A2.2	ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING	4943 N DAMEN AVE CHICAGO, IL 60625	PROPOSED ELEVATIONS	