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17-13-0303-C(1) Type 1 Narrative & Plans – 2011-13 West Grand Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 4,720 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story mixed-use building. The proposed building will contain approximately 1,500 sq. ft. of commercial space at grade, one (1) accessible dwelling unit at grade, and six (6) dwelling units above. When complete, the new building will measure approximately 45 ft.-10 in. in height. The subject property is a Transit Served Location and will be supported by four (4) off-street parking spaces. The subject lot is a through lot with two (2) street frontages (West Grand Avenue to the north and West Ferdinand Street to the south). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-P, Q, and R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (3 parking spaces) to 57.14% (4 parking spaces), to not comply with the TSL design guidelines on the lot's West Ferdinand Street frontage, reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 6 ft.-2 in., and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Project's Floor Area Ratio:	14,160 sq. ft. (3.0 FAR)
The Project's Density (Minimum Lot Area Per D.U.):	674.29 sq. ft. per unit (7 dwelling units proposed)
The amount of off-street parking:	4 parking spaces

*The subject property is a designated Transit Served Location based on its proximity to CTA Damen Rail Station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 50% (3 parking spaces) to 57.14% (4 parking spaces).

Setbacks:

a. Front Setback along Grand Avenue: 12"
   Front Setback along Ferdinand Street: 6' -2"

b. Side Setbacks:
   West Side: 3'-0"
   East Side: 3'-2"

c. Refer to a., above. The subject property is a through lot with frontages on both West Grand Avenue and West Ferdinand Street.

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Building Height: 45'-10"

Floor Area of Ground-Floor commercial space: 1,500 sq. ft.

17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

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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 within approximately 2,112 linear feet of the CTA Damen Rail Station. The proposed mixed-use building containing commercial use at grade and seven (7) dwelling units will be supported by at least four (4) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the off-street parking ratio from 50% (3 parking spaces) to 57.14% (4 parking spaces).

2. The Applicant is seeking relief from the requirements of Sec. 17-4-0504 for the location of the mixed-use building on the subject lot. The subject lot is a through lot with frontage on both West Grand Avenue and West Ferdinand Street. The proposed location of the main building door and entryway will be on the lot's West Grand Avenue frontage and will have a front setback of 12 inches. The building's first floor was designed with windows facing the sidewalk located along West Grand Avenue. The proposed building will have a front setback of 6 ft.-2 in. from the lot's West Ferdinand Street frontage.

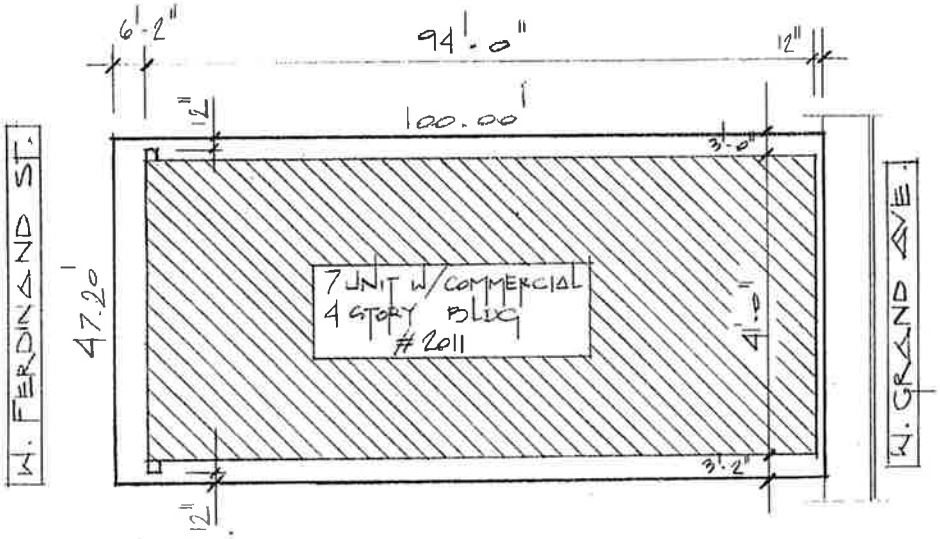
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Damen CTA Rail station, which is located south of the property. The Applicant believes the project will help improve the pedestrian way along Grand Avenue for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain approximately 1,500 sq. ft. of commercial space at grade, an accessible dwelling unit at grade, and six (6) dwelling units above. The proposed building will be supported by four (4) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase for the proposed building.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant lot 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 rail station (Damen station), 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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SITE PLAN
1/16" = 1'-0"

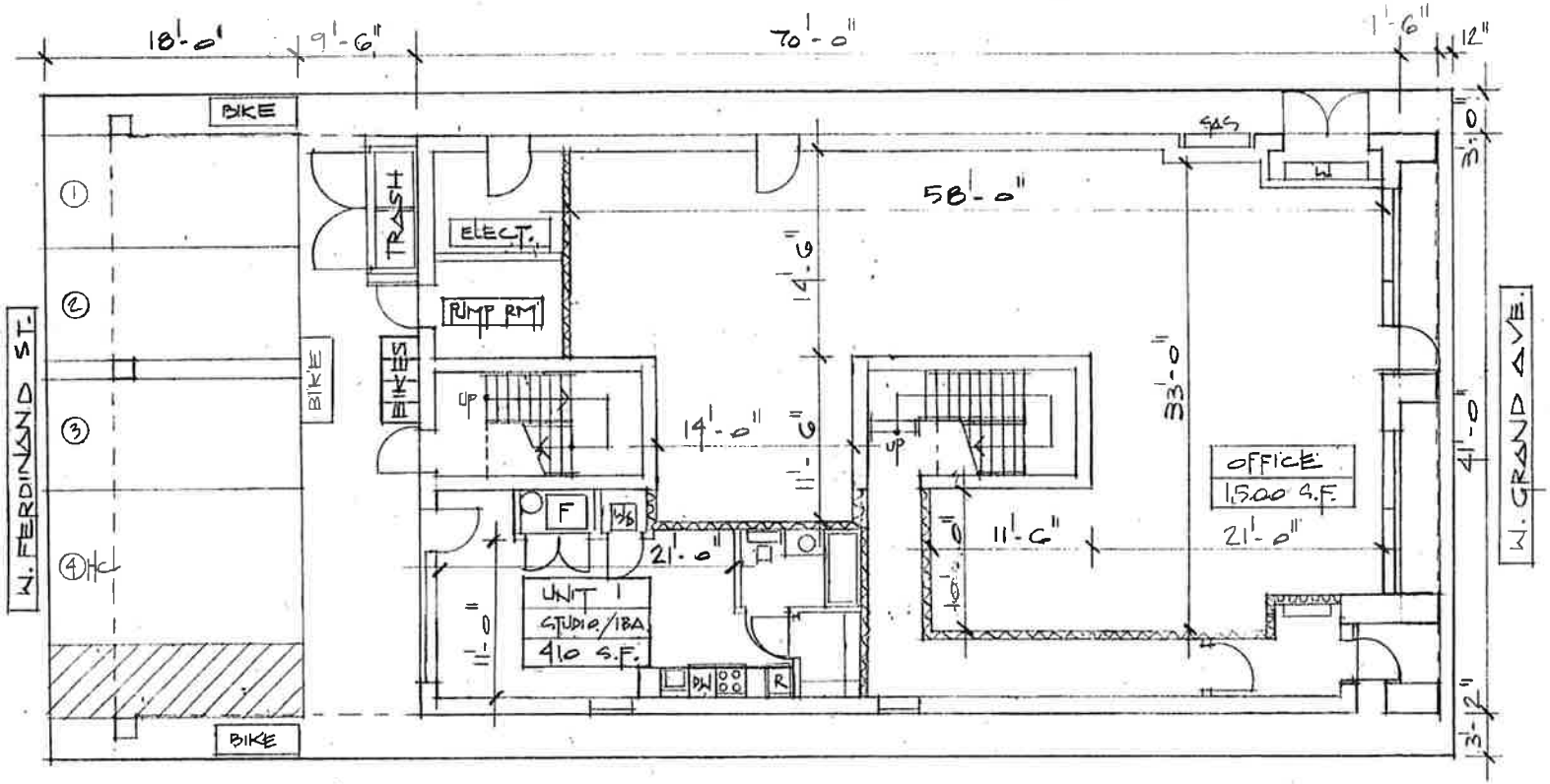
ZONING INFORMATION		
LOT AREA	47.2' × 100.0' = 4720	S.F.
F.A.R.	3.0	
MAX. BUILDABLE	14,160	S.F.
1ST FLOOR	2,850	S.F.
2ND FLOOR	3,770	S.F.
3RD FLOOR	3,770	S.F.
4TH FLOOR	3,770	S.F.
TOTAL	14,160	S.F.

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1ST FLOOR PLAN
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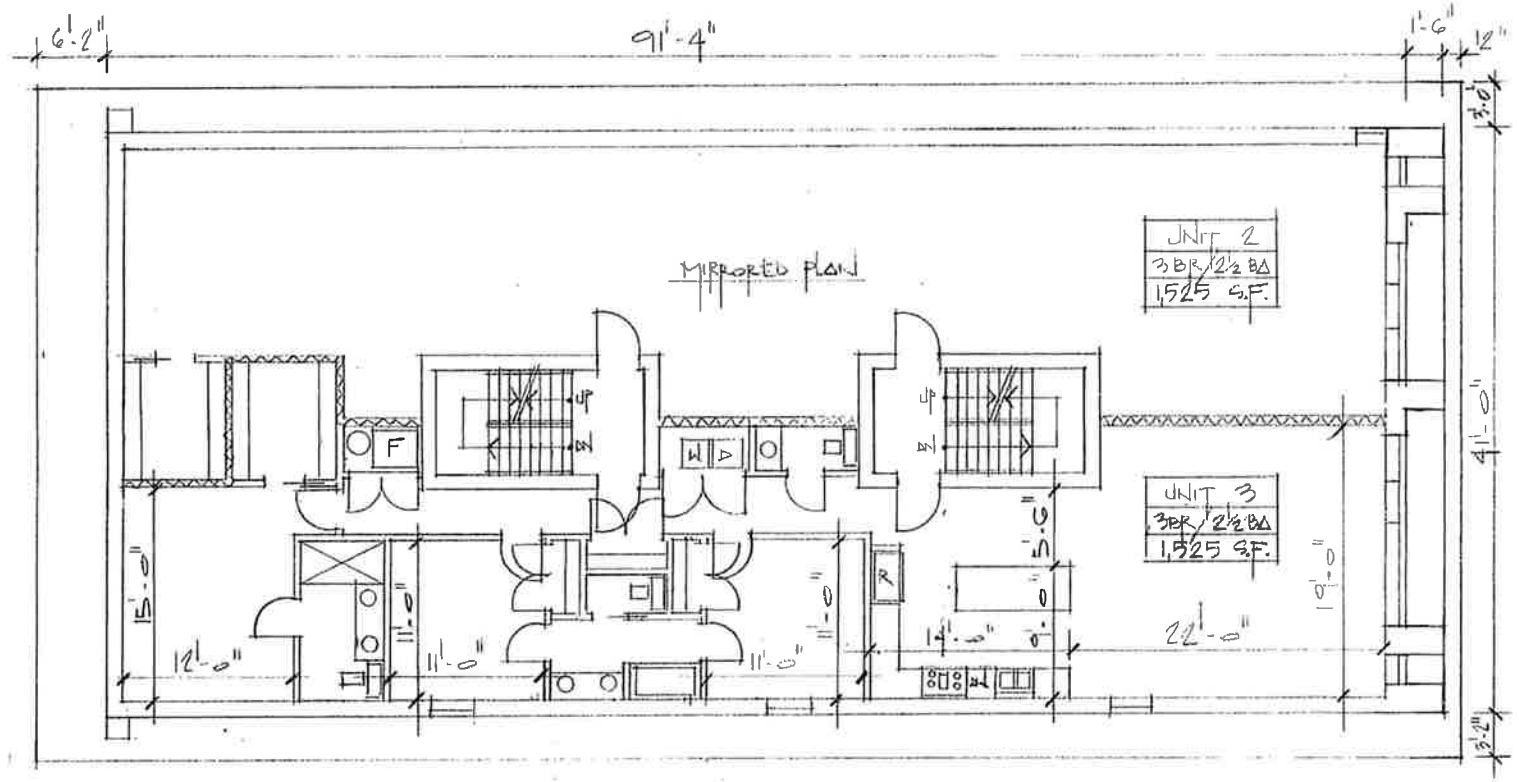
2,850 S.F.

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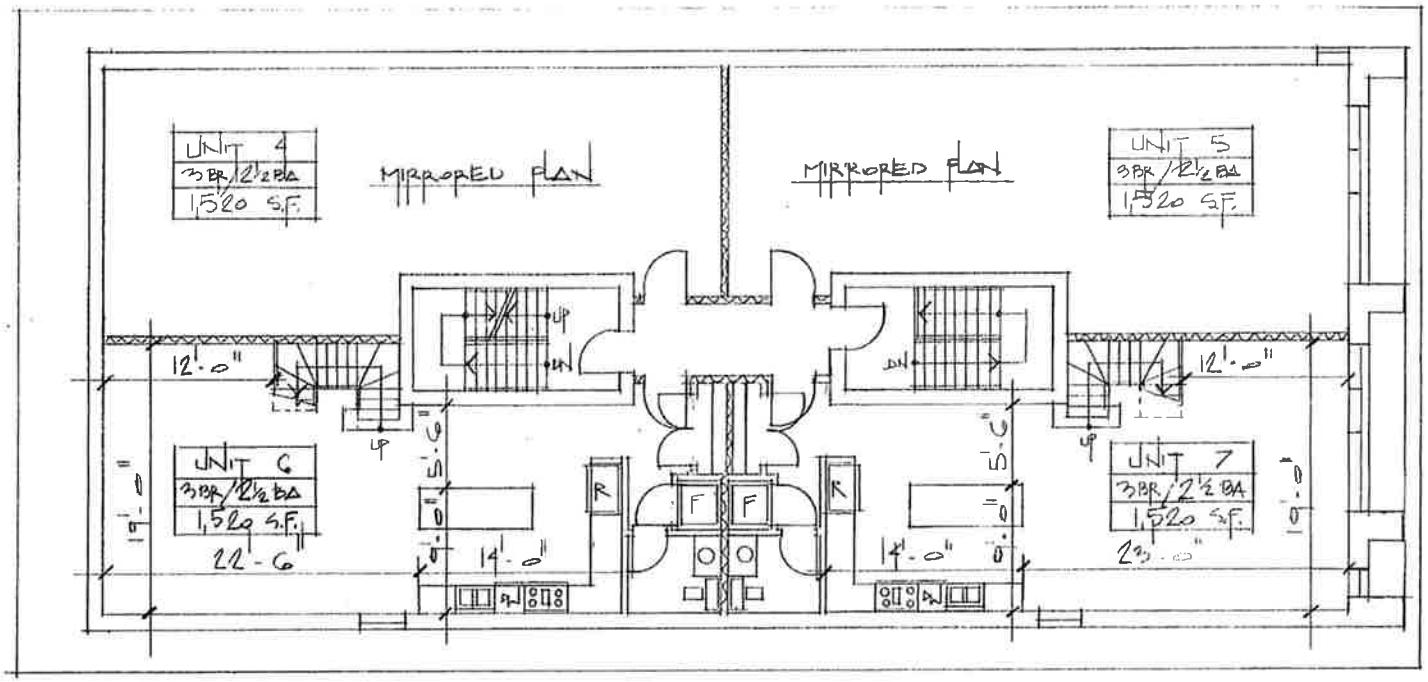
2nd FLOOR PLAN
1/8" = 1'-0"

3,770 S.F.

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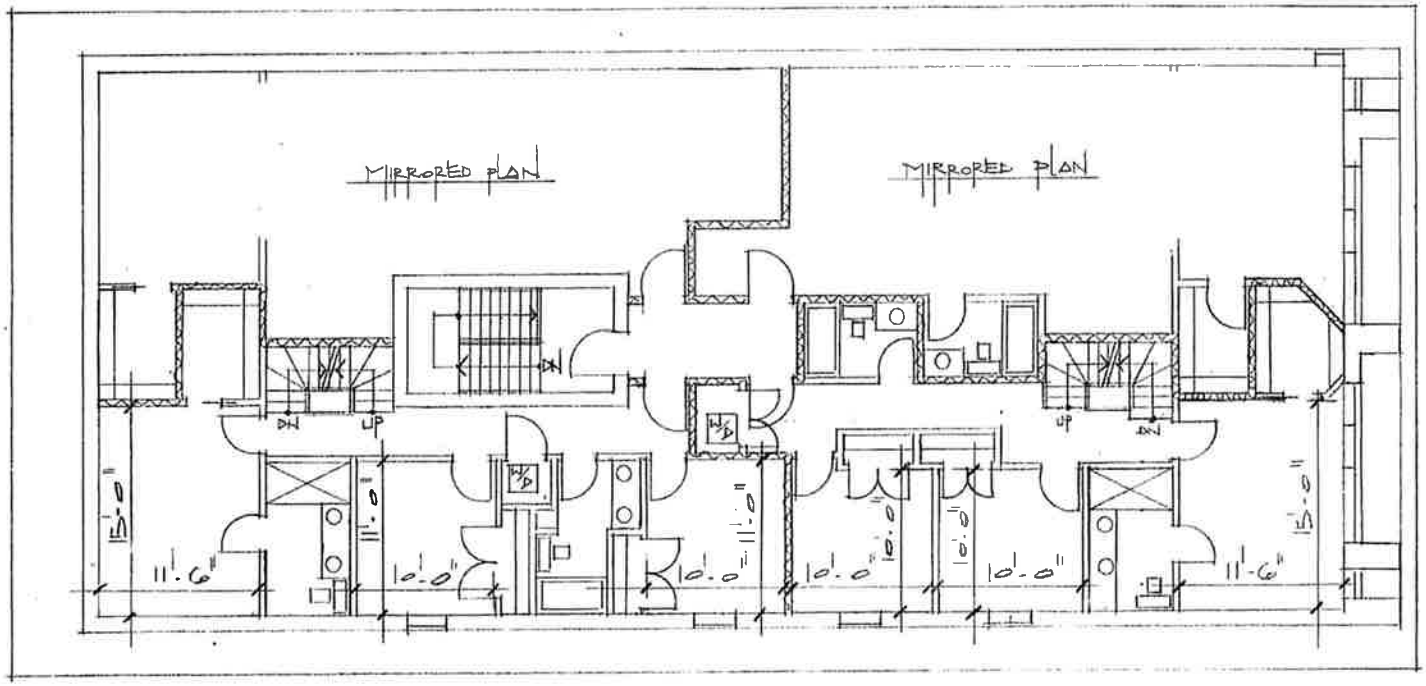
3RD Floor PLAN
1/8" = 1'-0"

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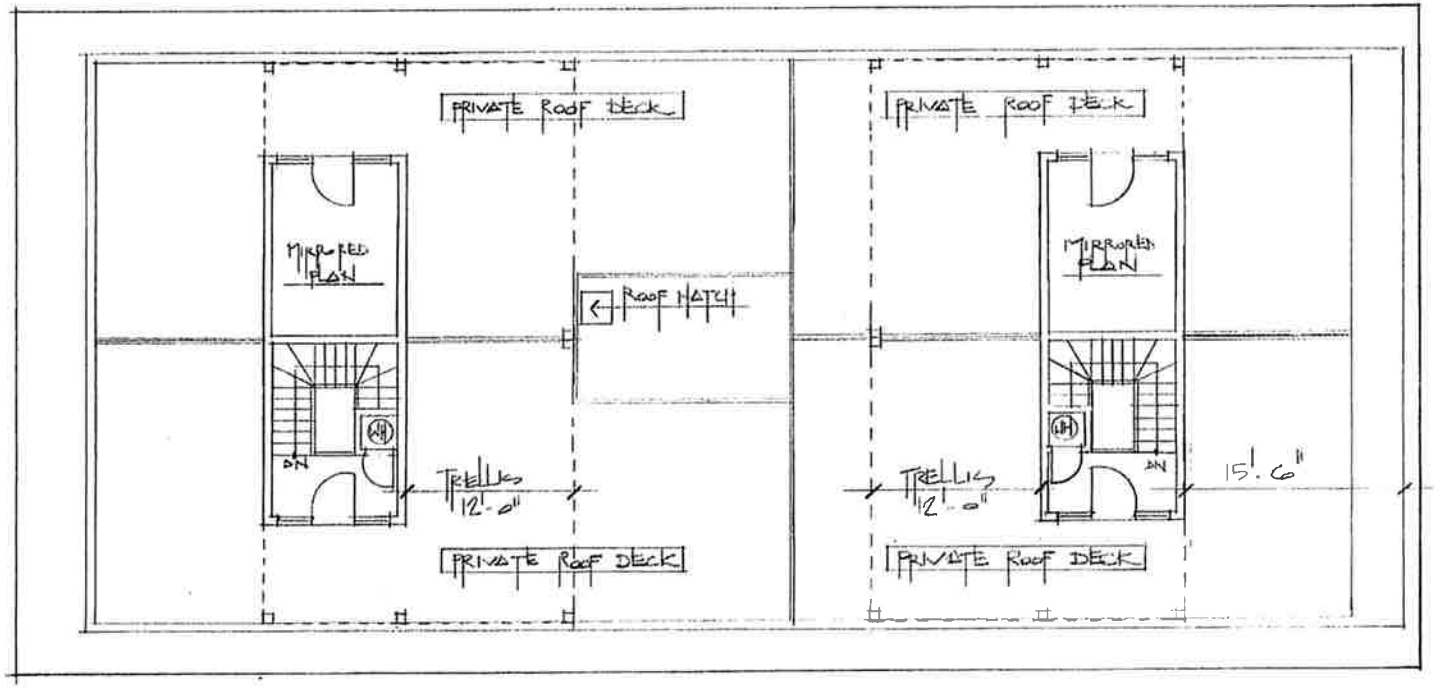
4TH FLOOR PLAN
1/8" = 1'-0"

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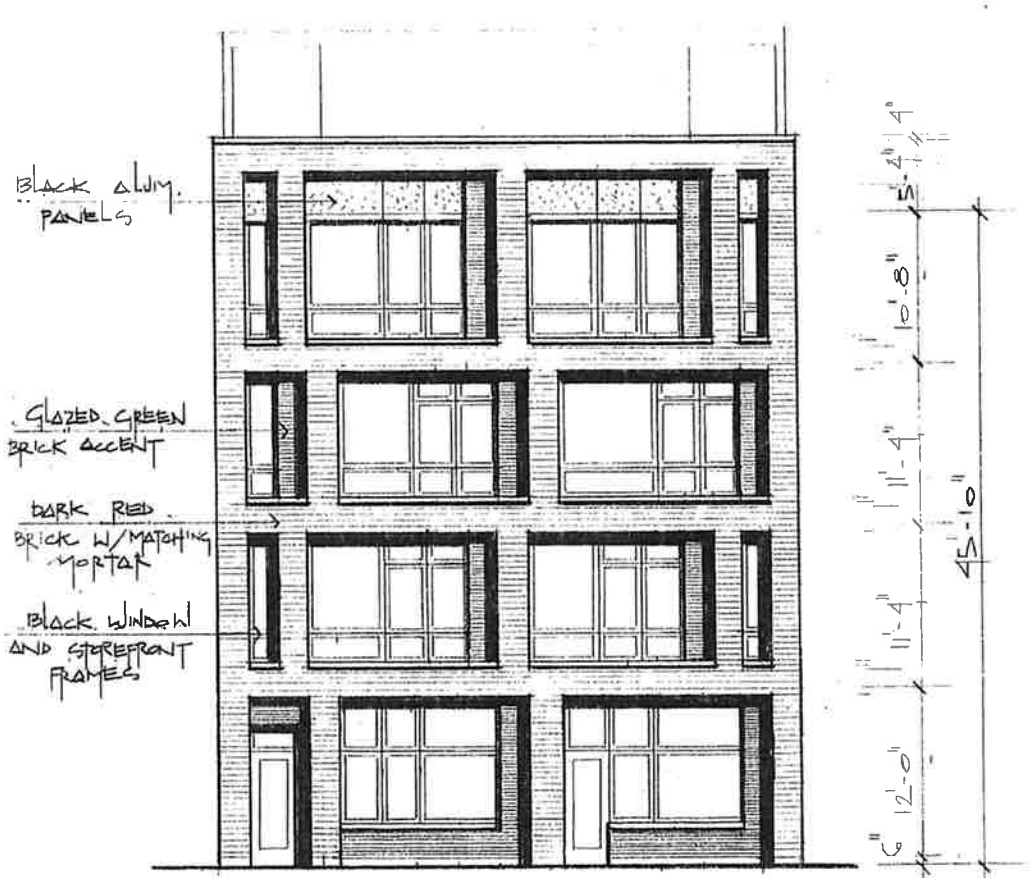


ROOF PLAN
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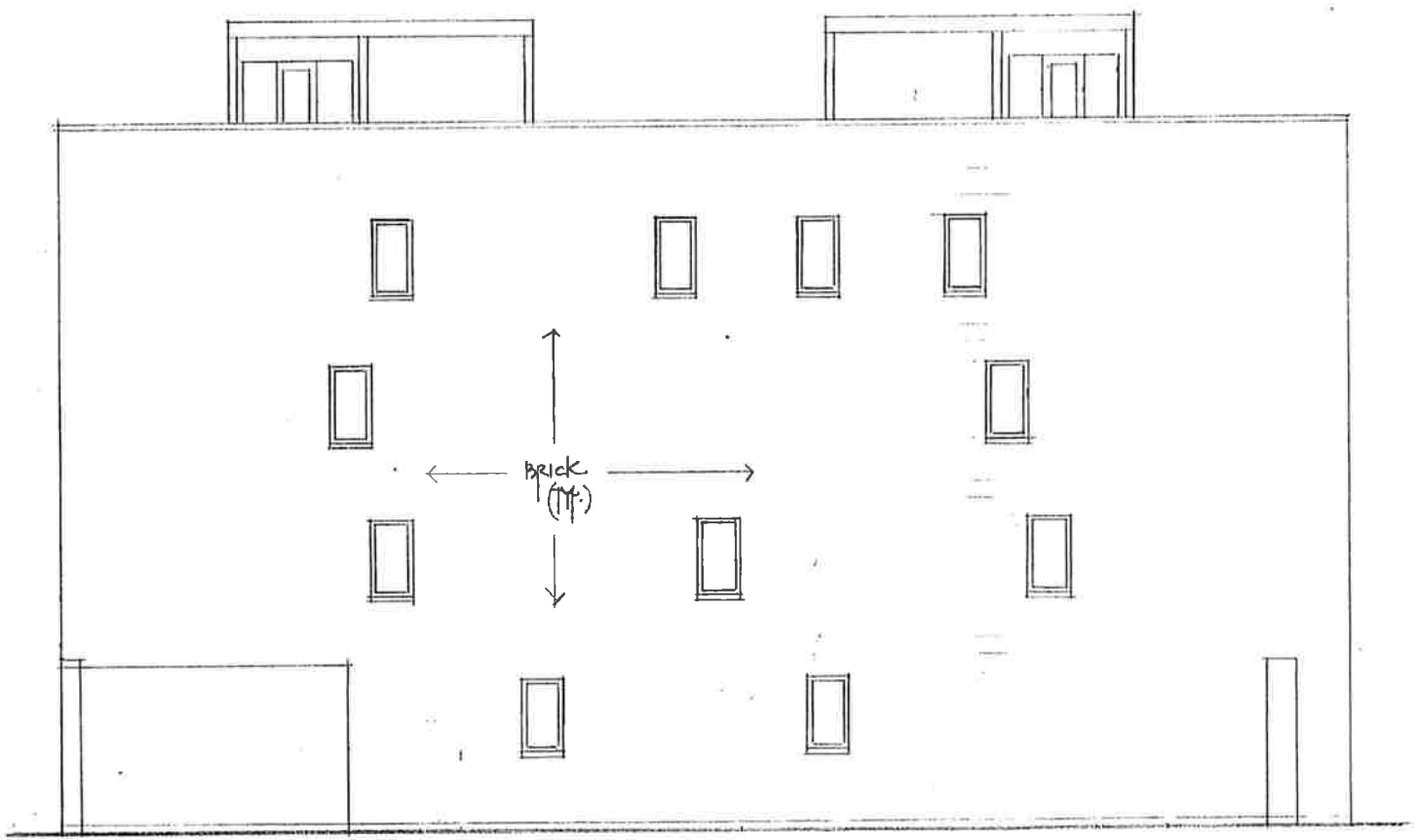


FRONT ELEVATION
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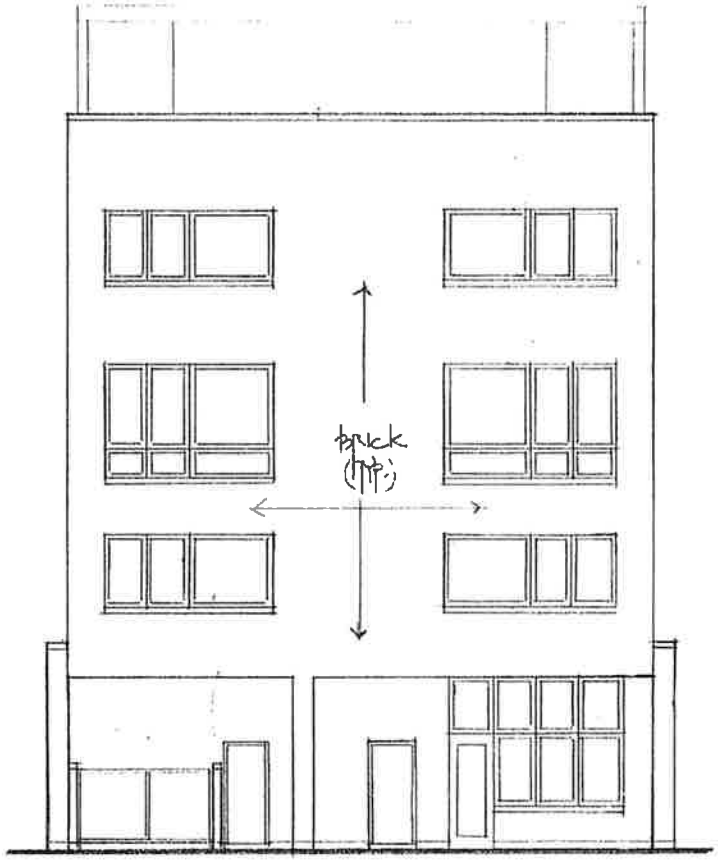


EAST ELEVATION
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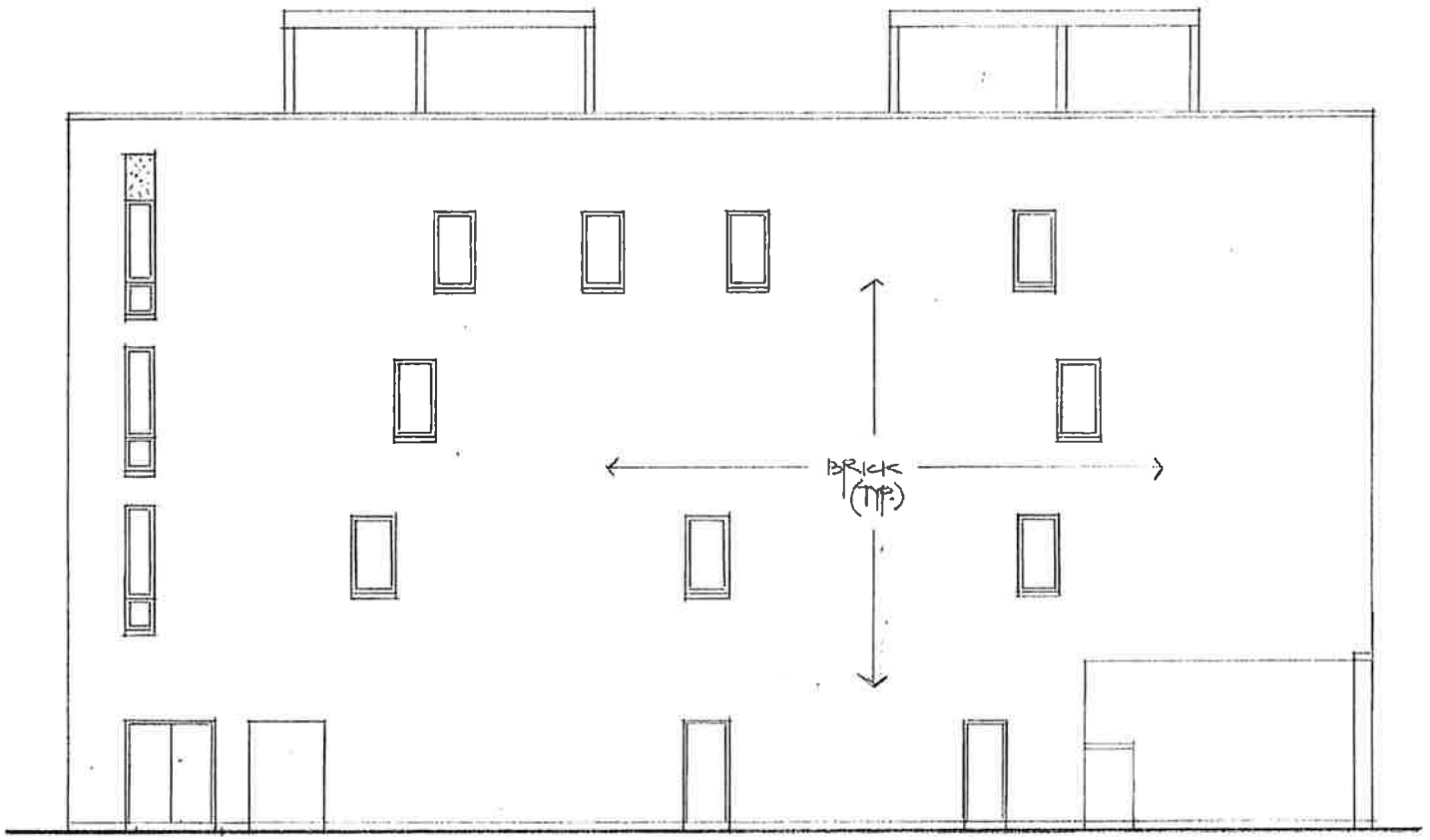


SOUTH ELEVATION
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1 WEST ELEVATION
1/8" = 1'-0"