17-13-0303-C(1) Type 1 Narrative & Plans – 1735-1747 W. Grand Ave., Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 12,240 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a five-story mixed-use building containing 2,750 sq. ft. of retail space at grade and thirty-two (32) residential units above. Six (6) of the proposed units will be designated affordable units. The proposed building will be masonry in construction and measure 59 ft.-2 inches in height. The subject property is a Transit Served Location. The proposed mixed-use building will be supported by twenty (20) off-street garage parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1101-B, 17-13-1101-D, and 17-13-1003-S of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback required for floors containing residential uses from 30 ft. to 1 ft., waive the loading berth requirement, increase the off-street parking ratio for a Transit Served Location to 62.5% (twenty parking spaces for thirty-two residential units), and permit two (2) vehicle driveways on the subject lot's W. Ferdinand St. frontage.

(A) The Project's Floor Area Ratio: 48,960 square feet (4.0 FAR)

*The subject property is a designated Transit Served Location (N. Ashland Ave. Bus Route). Pursuant to Sec. 17-3-0403-B, the Applicant is eligible for a FAR increase.

(B) The Project's Density (Minimum Lot Area Per D.U.): 382.5 square feet per D.U. (32 residential units)

(C) The amount of off-street parking: 20 parking spaces

*The subject property is a designated Transit Served Location (N. Ashland Ave. Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from 16 parking spaces (50%) to 20 parking spaces (62.5%).

(D) Setbacks:

a.	Front Setback:	8 inches
b.	Side Setbacks:	
	West Side:	1 ft.
	East Side:	1 ft.
c.	*Rear Setback:	1 ft.

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to 1 ft.

(E) Building Height: 59 ft.-2 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 1,015 linear feet of the N. Ashland Ave. CTA Bus Line Corridor roadway segment. The proposed mixed-use building containing retail space at grade and thirty-two (32) residential units above will be supported by twenty (20) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the number of required off-street parking spaces, from sixteen (16) parking spaces to twenty (20) parking spaces.

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0502. The proposed building will be built 1 ft. from the subject lot's front property line along W. Grand Ave. The building's retail first floor was designed with windows facing the sidewalk located along W. Grand Ave.

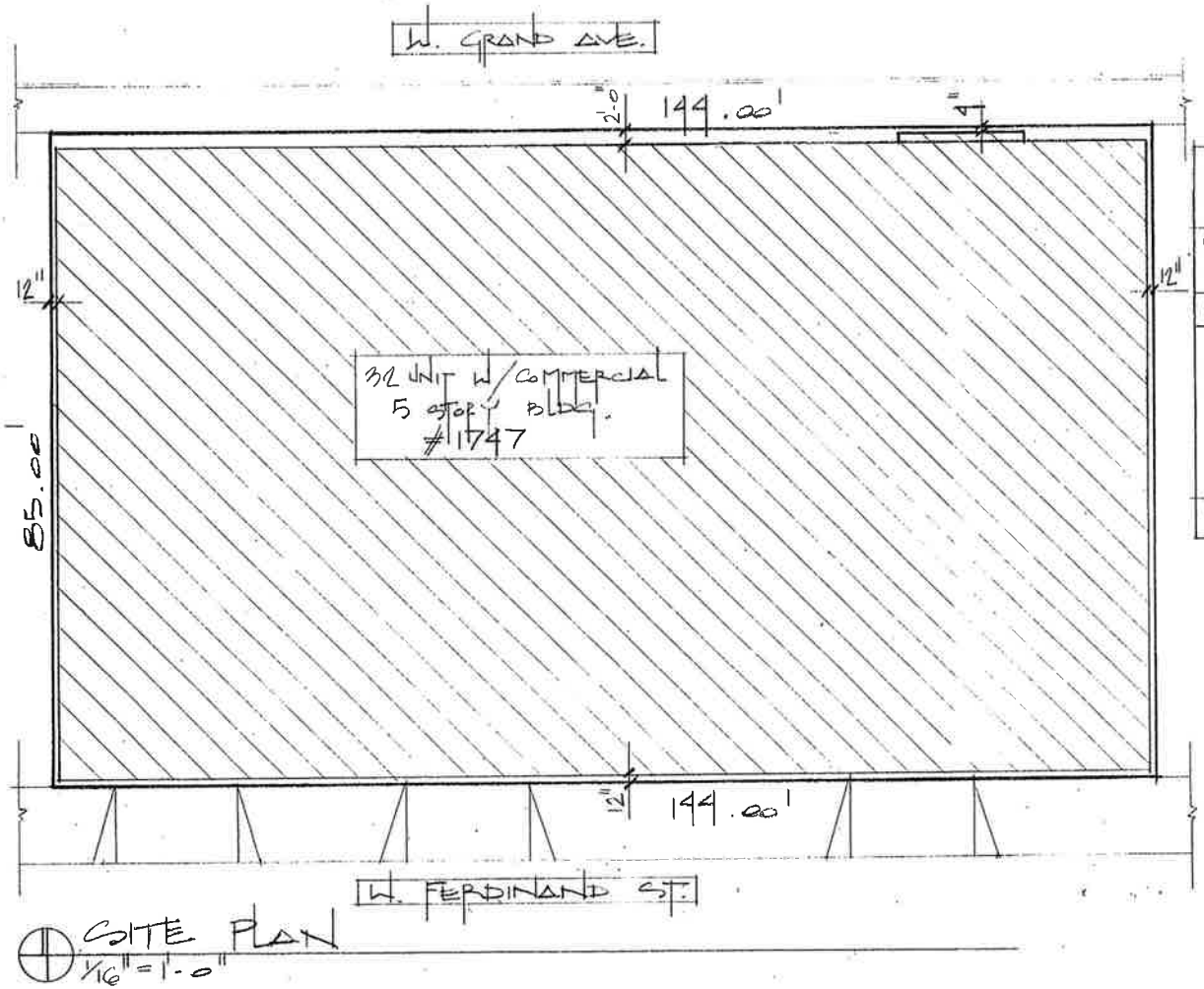
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the N. Ashland Ave. bus route. The Applicant believes the project will help improve and activate the pedestrian way along W. Grand Ave. for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain thirty-two (32) dwelling units (above grade level) that will be supported by twenty (20) off-street parking spaces. The Applicant is seeking administrative approval to permit the parking increase pursuant to the eTOD Ordinance. Thirty-two (32) bicycle parking spaces will also be provided onsite.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will reactive a currently inactive stretch of mixed-use property located along W. Grand Ave. Based on the subject property's proximity to a designated bus route (N. Ashland Ave. CTA Bus Line), and its offer of twenty (20) off-street vehicle parking spaces and thirty-two (32) bicycle parking spaces, 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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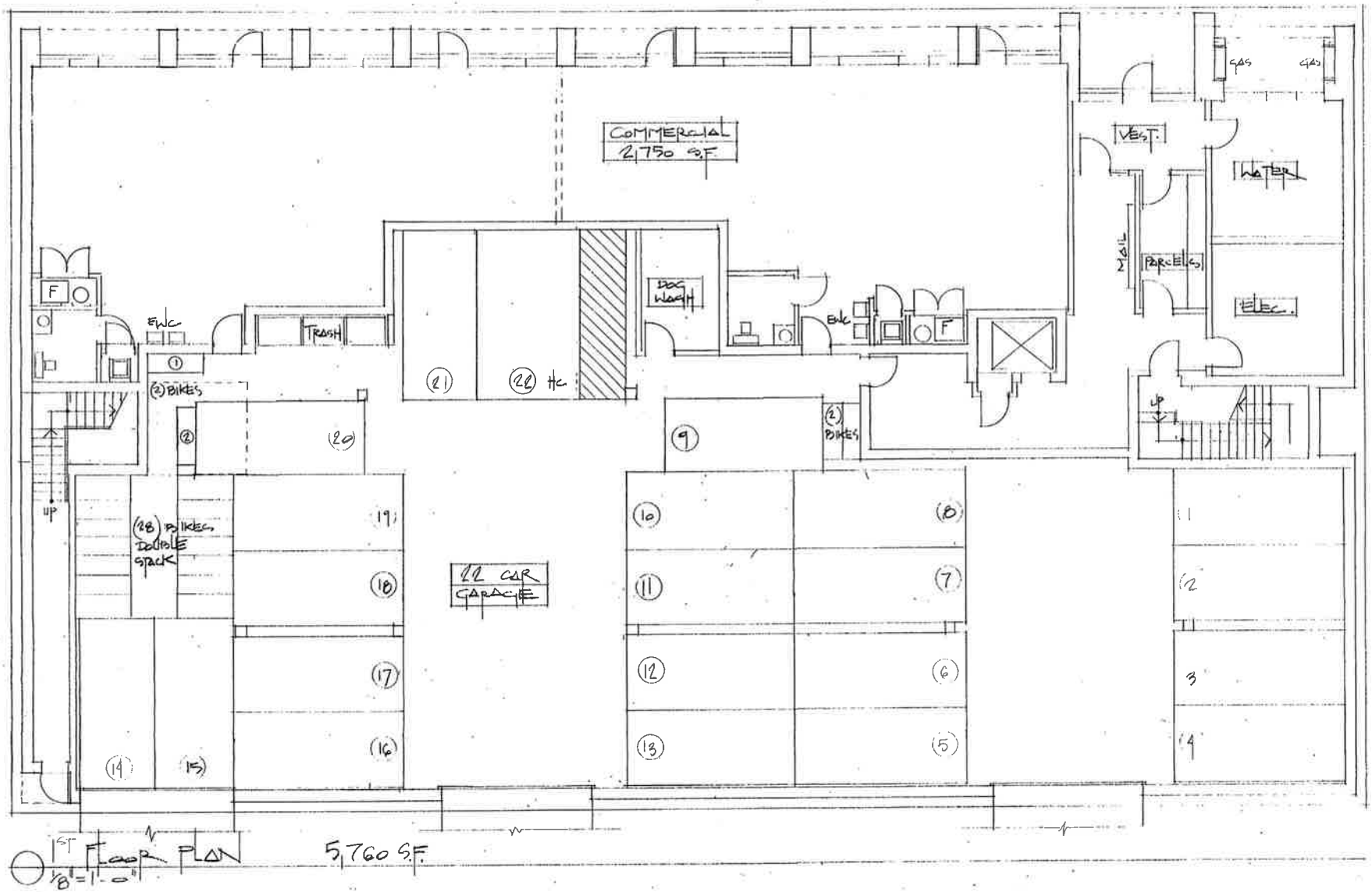


SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION	
LOT 144 × 85 =	12,240 S.F.
F.A.R. B1-3 T.O.D.	4.0
MAX. BLDBLE	48,960 S.F.
1ST FLOOR	5,760 S.F.
2ND FLOOR	10,800 S.F.
3RD FLOOR	10,800 S.F.
4TH FLOOR	10,800 S.F.
5TH FLOOR	10,800 S.F.
TOTAL	48,960 S.F.

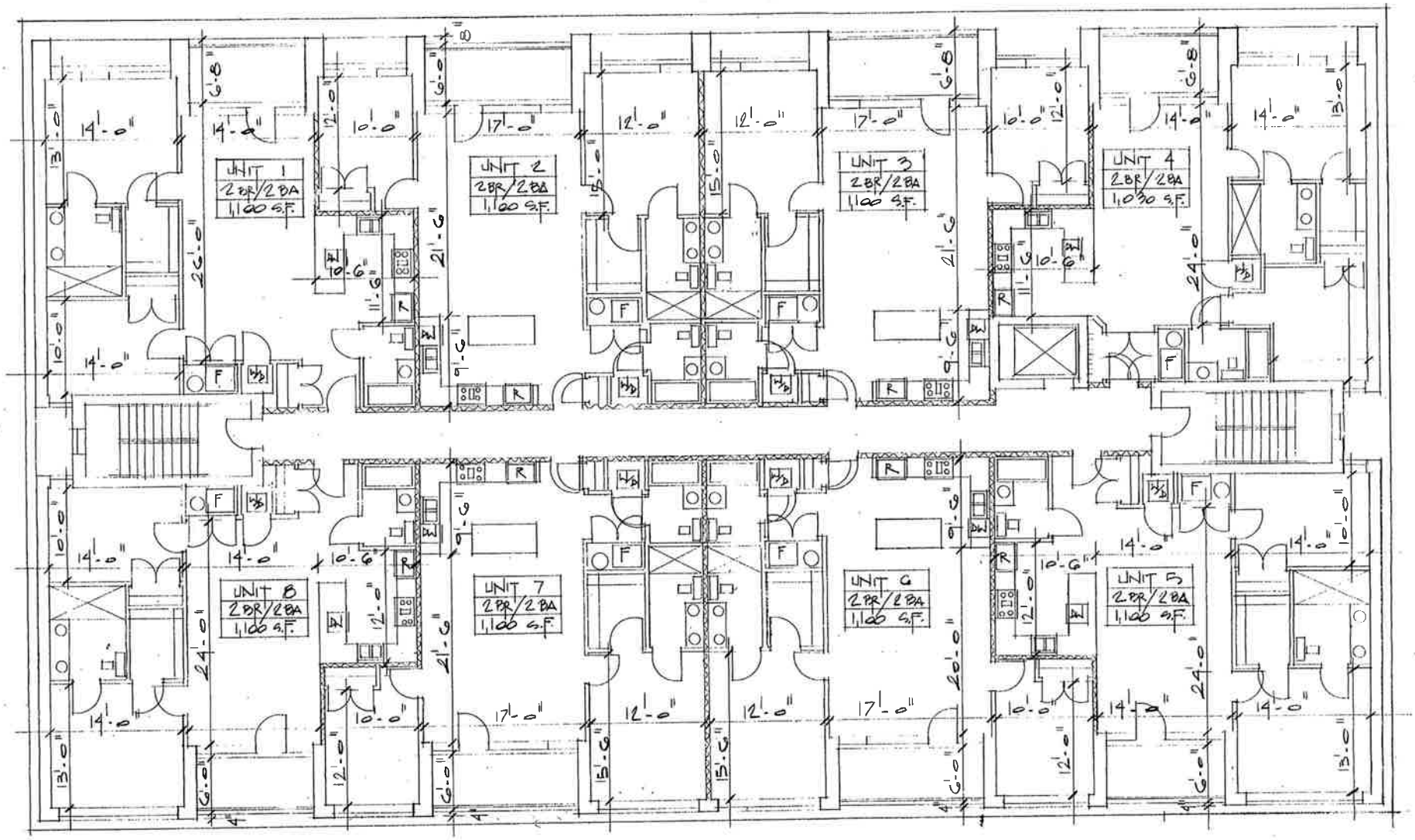
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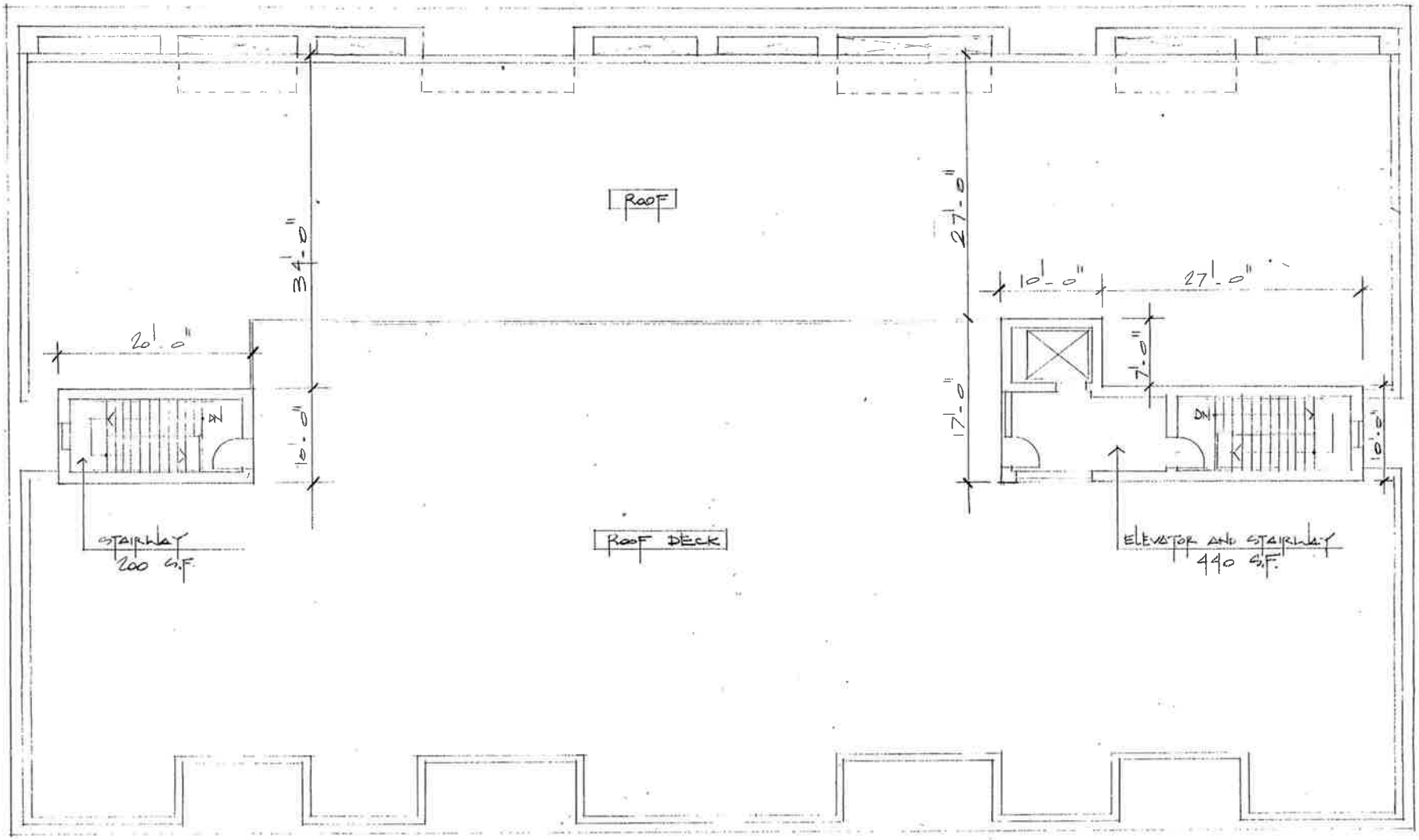
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2ND 3RD 4TH 5TH Floor PLAN 10,800 S.F.
1/8" = 1'-0"

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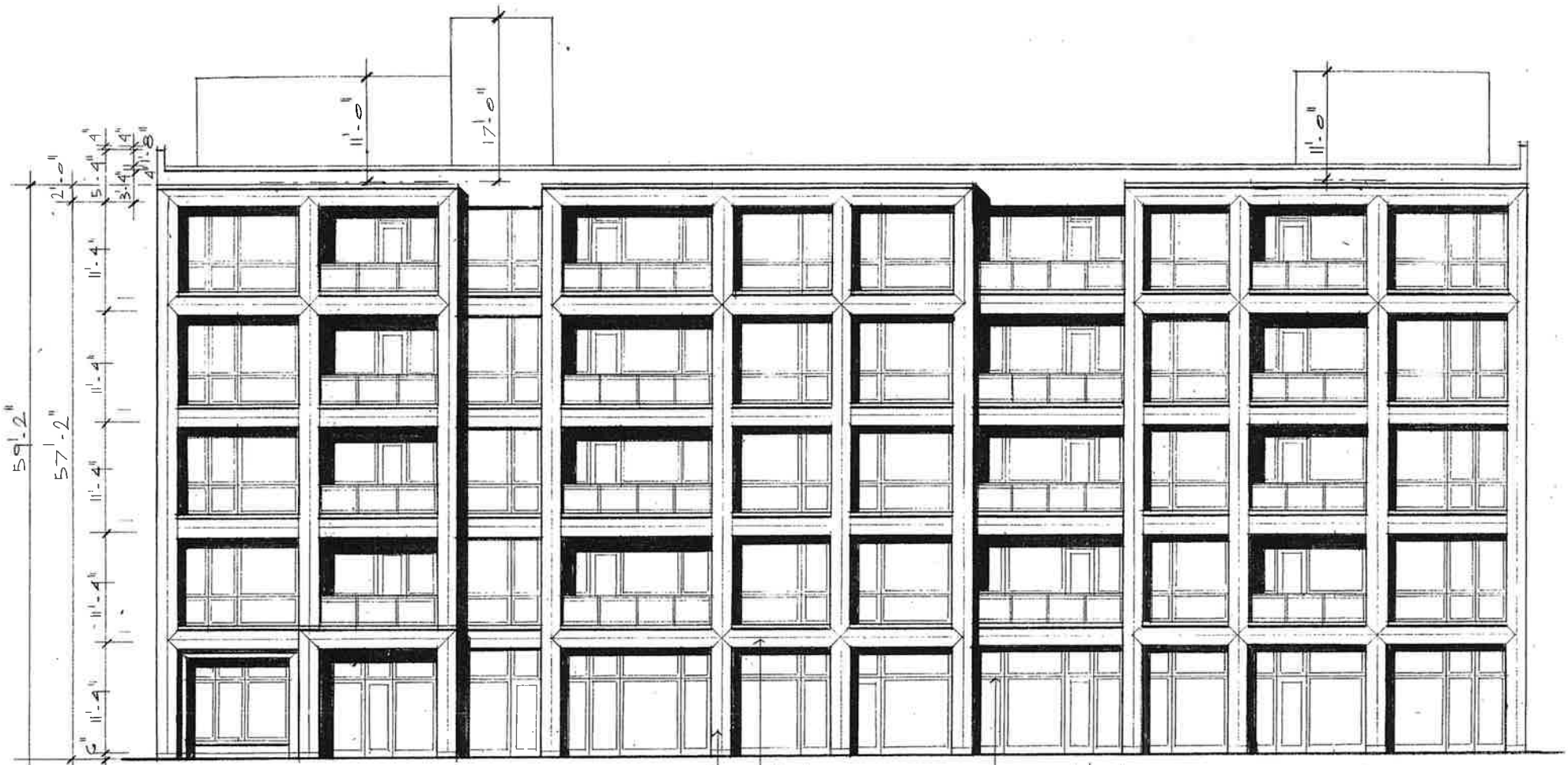
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ROOF PLAN
1/8" = 1'-0"

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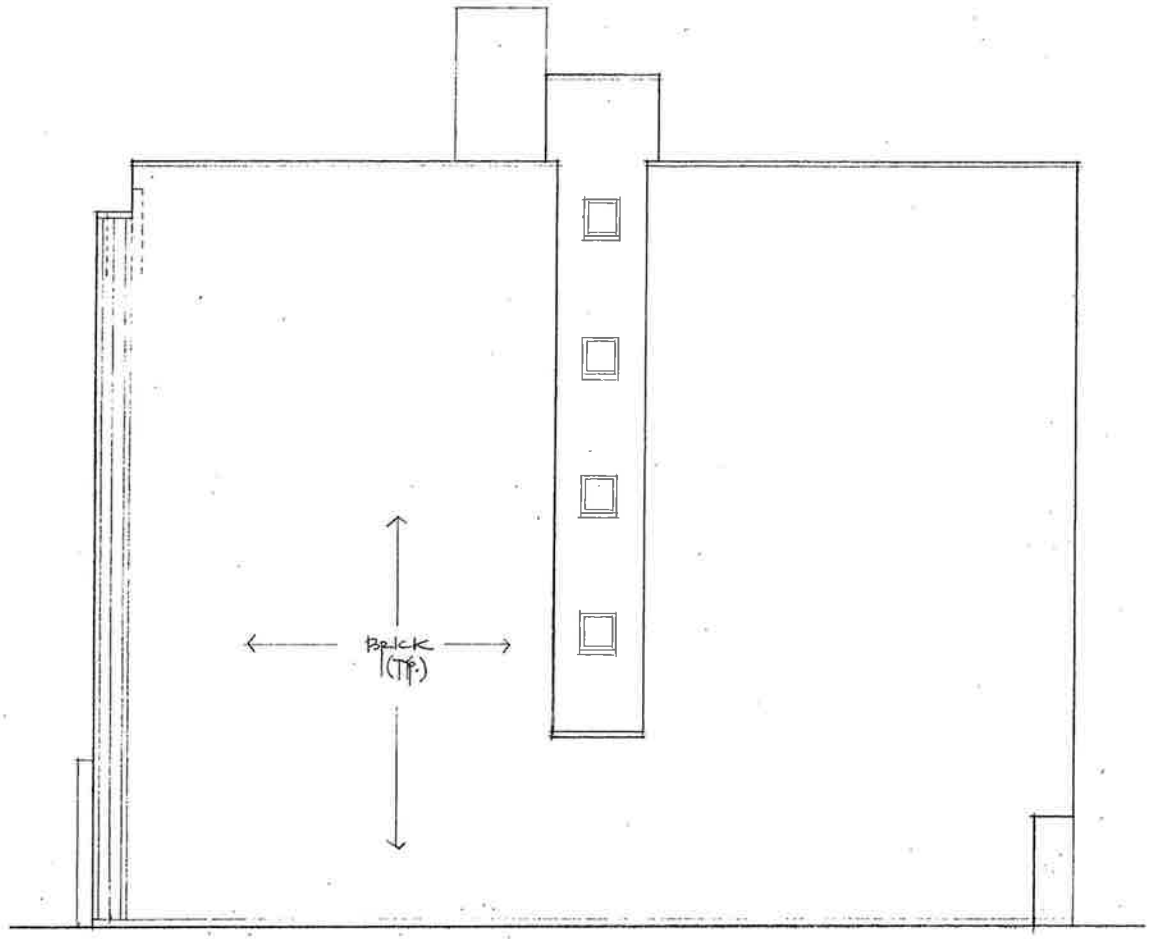
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GRAND AVE ELEVATION
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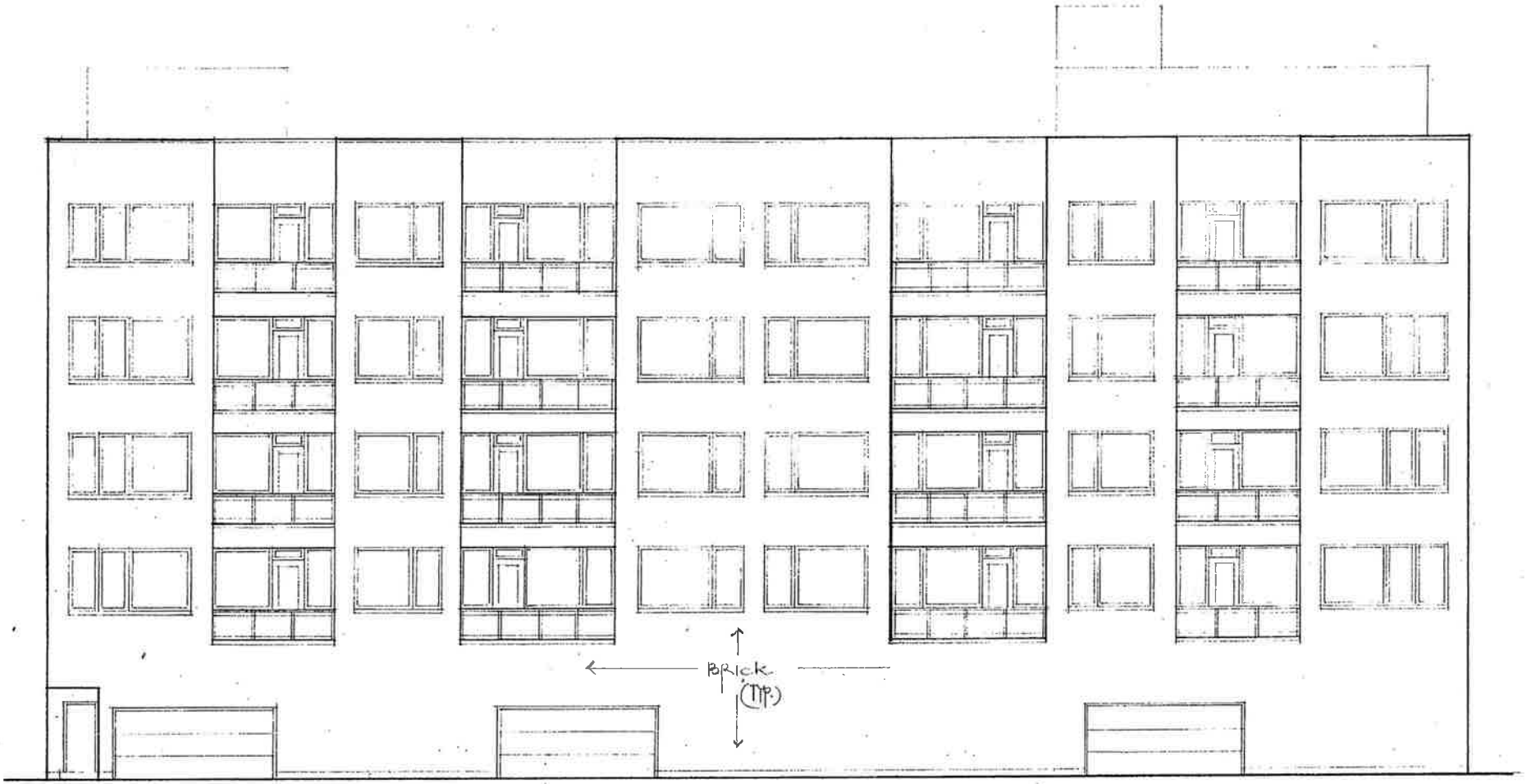
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WEST ELEVATION
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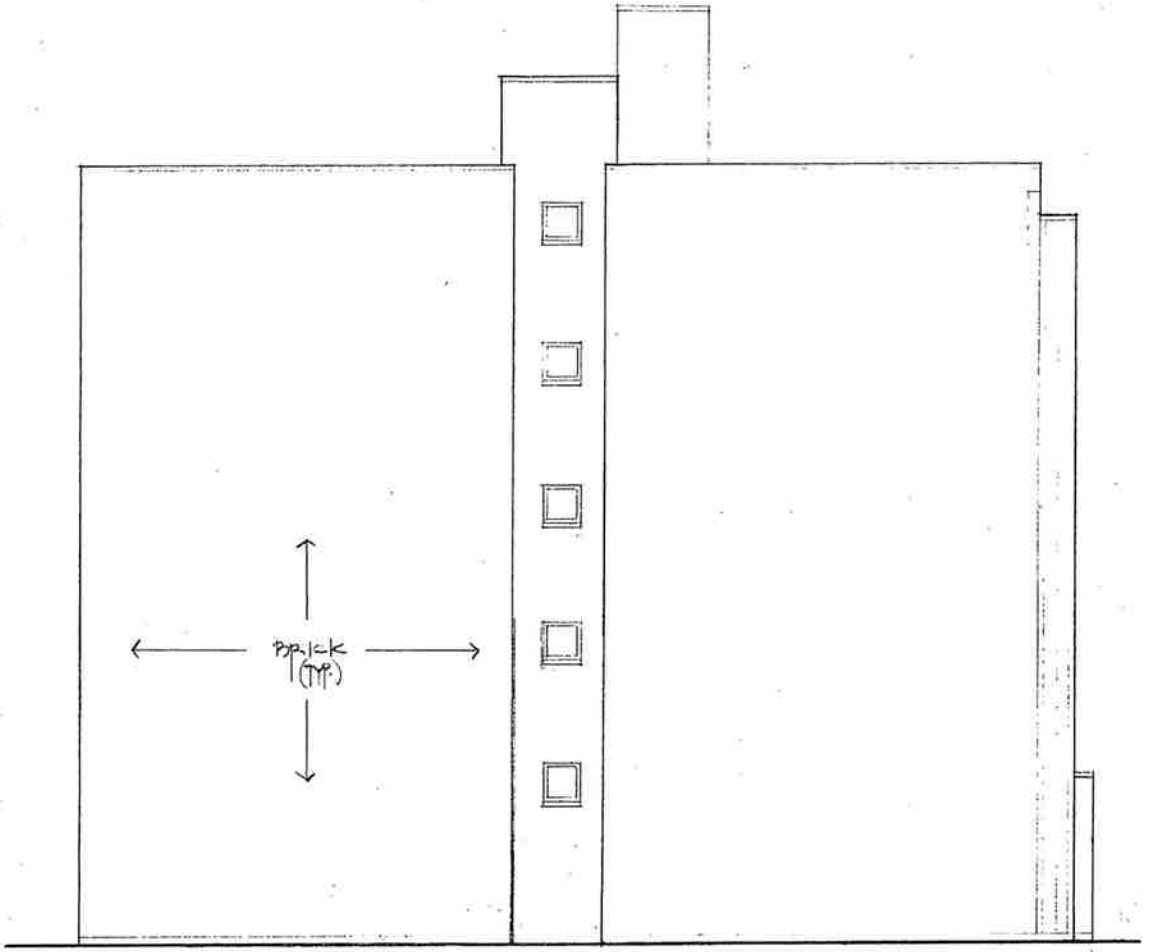
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SOUTH ELEVATION
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EAST ELEVATION
1/8" = 1'-0"