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17-13-0303-C(1) Type 1 Narrative & Plans – 1948 West Peterson Avenue, Chicago, IL

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: 22,151.9 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story residential building containing fifty-six (56) dwelling units. The proposed building will measure 70 feet in height (65 feet-4 inches measured to the parapet). The subject property is a Transit Served Location. The proposed building will be supported by fifty-one (51) off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 91.1% (fifty-one (51) parking spaces for fifty-six (56) residential units), reduce the rear setback for floors containing residential units from 30 feet to 4 feet-4 inches, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 65,353.8 square feet (2.95 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 395.57 square feet per D.U. (56 residential units)

(C) The amount of off-street parking: 51 parking spaces

*The subject property is a designated Transit Served Location (Peterson Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from 28 parking spaces (50%) to 51 parking spaces (91.1%).

(D) Setbacks:

a.	Front Setback:	zero
b.	Side Setbacks:	
	East Side:	zero
	West Side:	2 feet-4 inches
c.	Rear Setback:	4 feet-4 inches

(E) Building Height: 70 feet (65 feet-4 inches measured to the parapet)

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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 299 linear feet of the Peterson Avenue CTA Bus Line Corridor roadway segment. The proposed residential building containing fifty-six (56) residential units will be supported by fifty-one (51) off-street parking spaces and twenty-eight (28) bicycle 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 twenty-eight (28) parking spaces to fifty-one (51) parking spaces.

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of zero feet from the subject lot's front property line along West Peterson Avenue to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along West Peterson Avenue and North Winchester Avenue.

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 along the Peterson CTA bus route. The Applicant believes the development of a vacant corner lot will improve conditions in the subject area for residents and other commuters traveling in the subject area.

4. The proposed residential building will contain a total of fifty-six (56) residential units. Twelve (12) of the proposed units will be affordable units. The proposed building will be supported by fifty-one (51) off-street parking spaces and twenty-eight (28) parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase pursuant to the eTOD Ordinance.

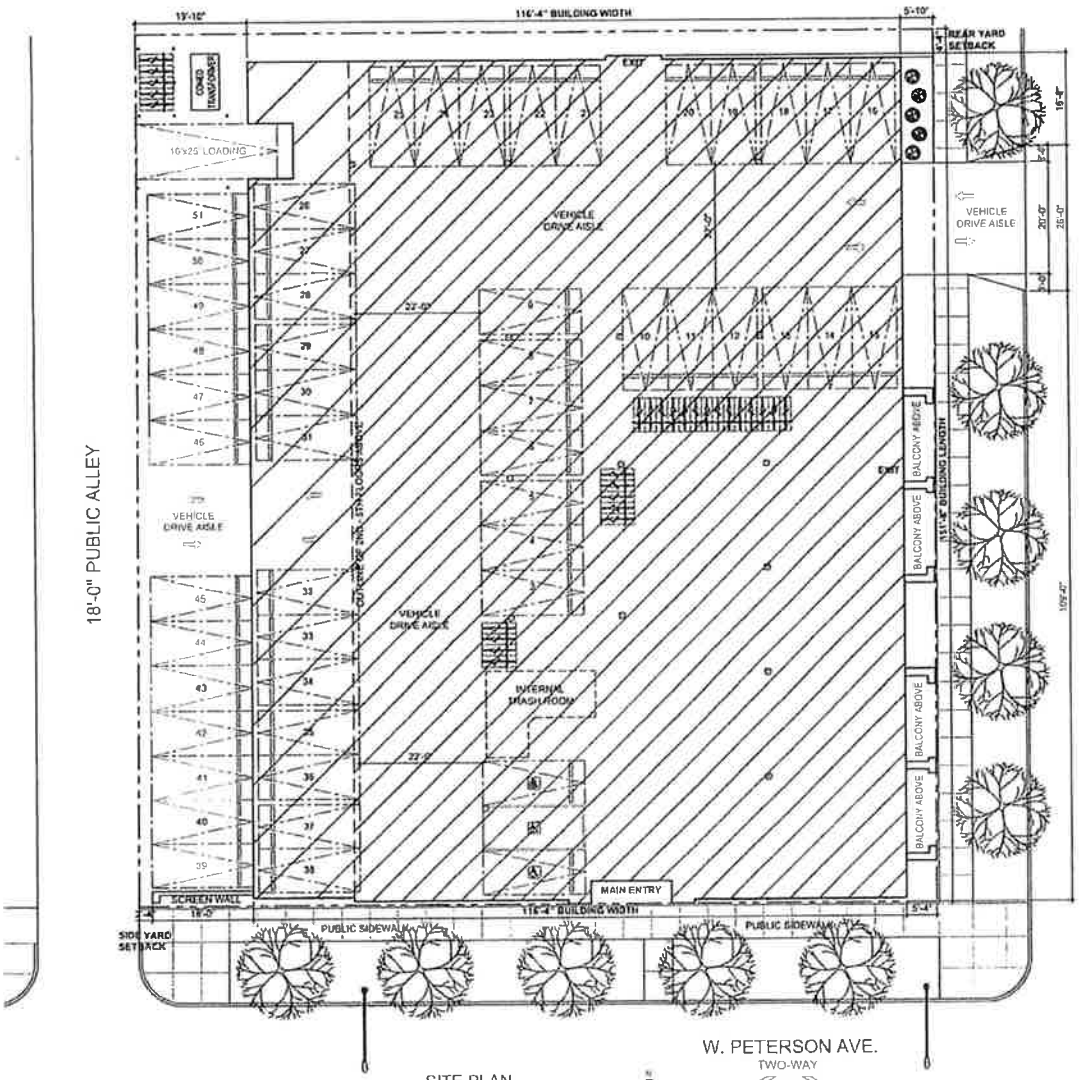
5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant corner lot with a new multi-unit residential building, which will provide new residential housing to meet multi-unit market demand. Based on the subject property's proximity to a designated CTA bus route (Peterson CTA Bus Line), 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

Scale 1" = 20'-0"

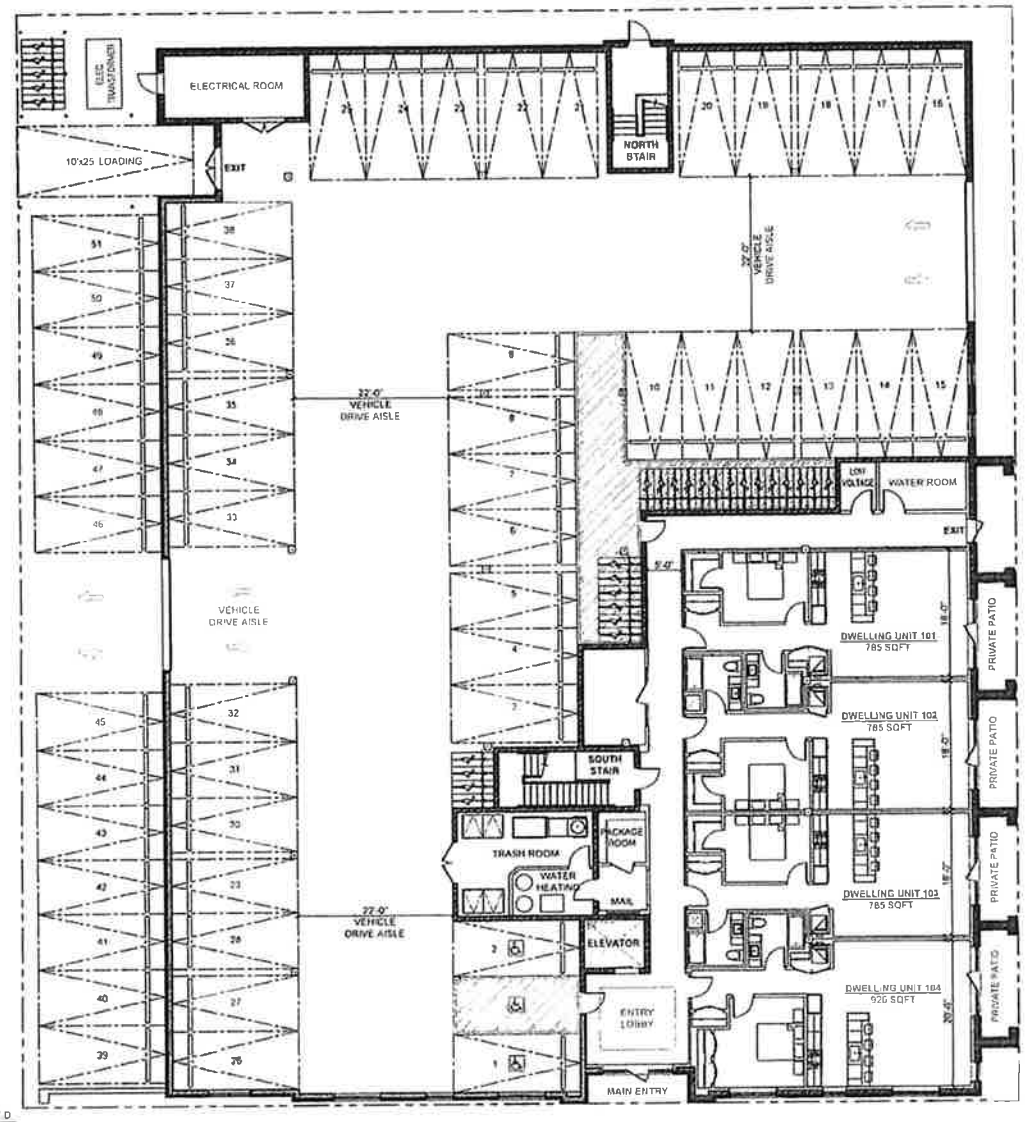
ZONING DATA

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1ST FLOOR PLAN

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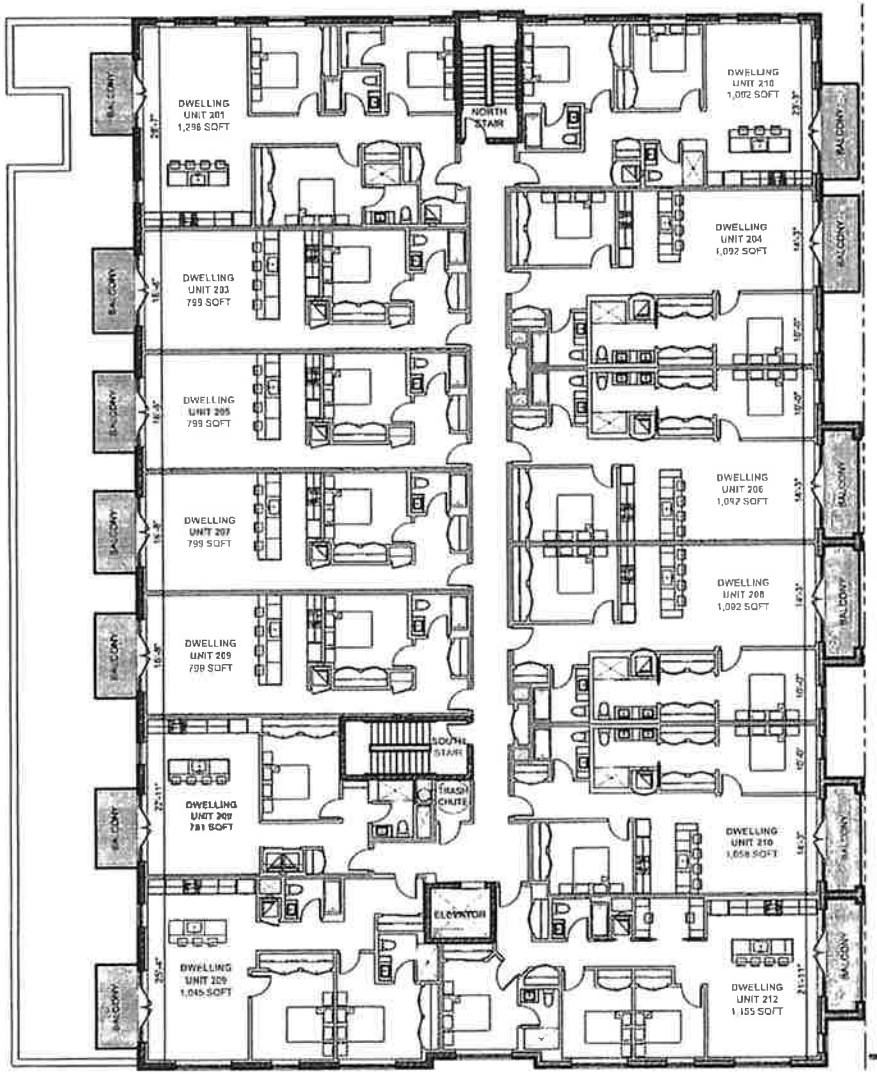
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2ND FLOOR PLAN

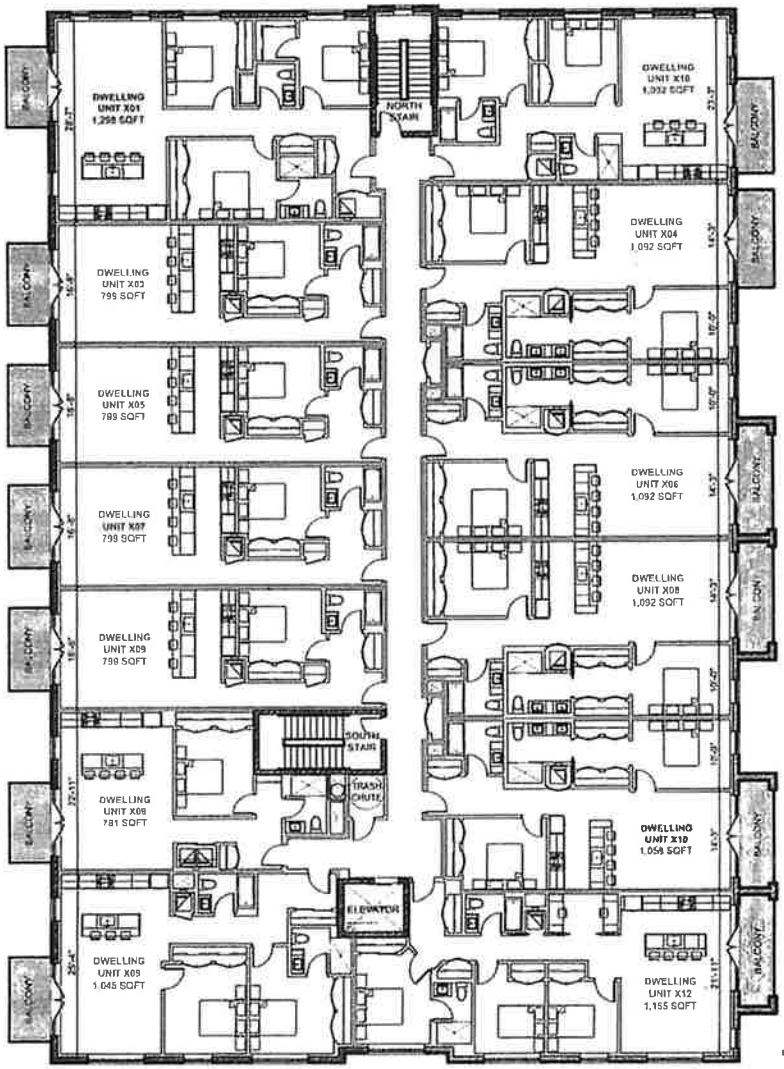
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3RD - 5TH FLOOR PLAN

Scale: 1/16" = 1'-0"

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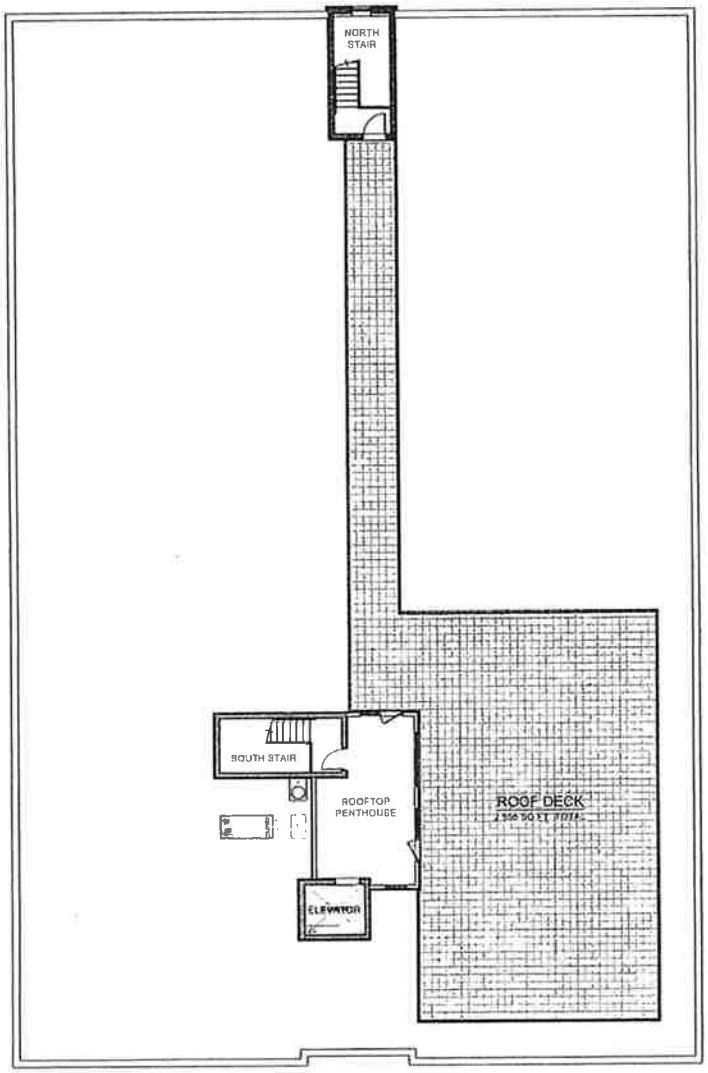
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ROOF PLAN

Scale: 1/16" = 1'-0"

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EAST ELEVATION

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SOUTH ELEVATION

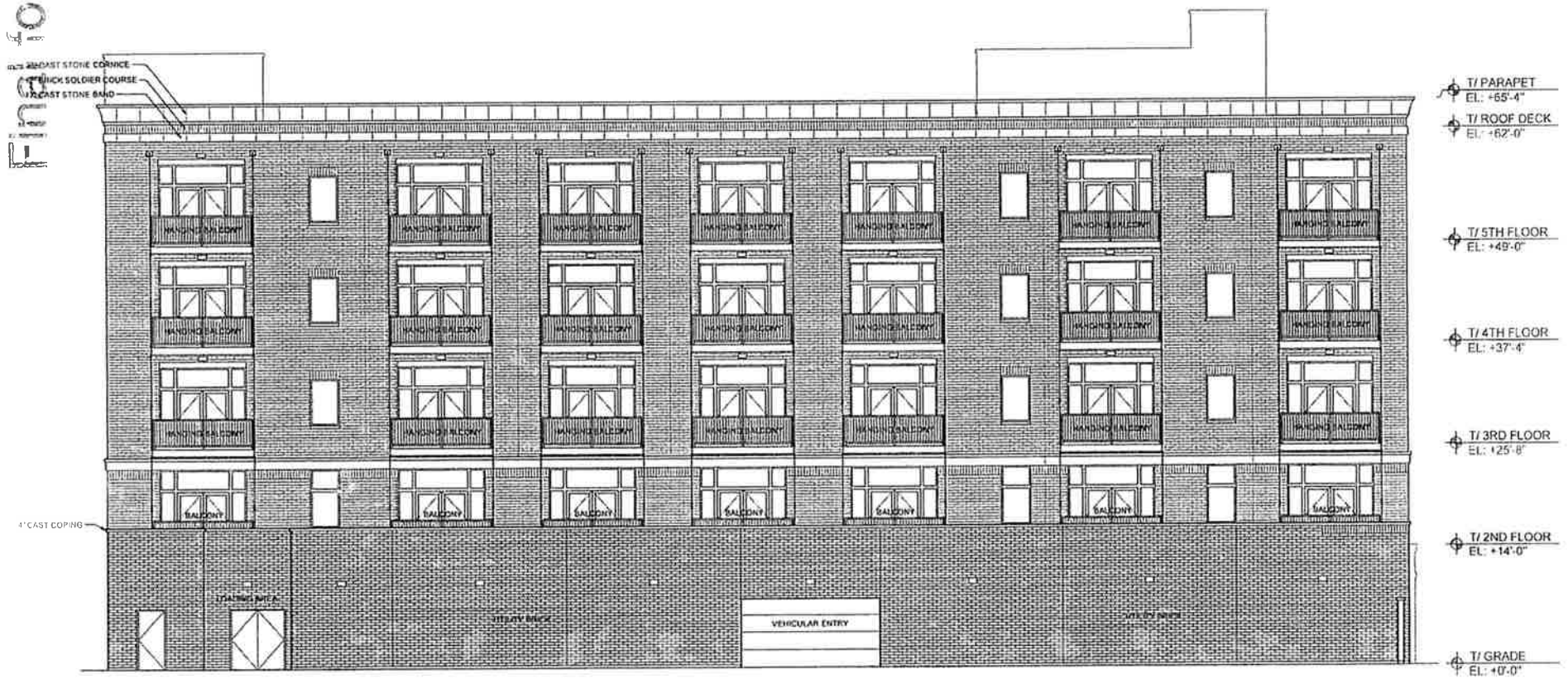
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WEST ELEVATION

Scale 1/16" = 1'-0"

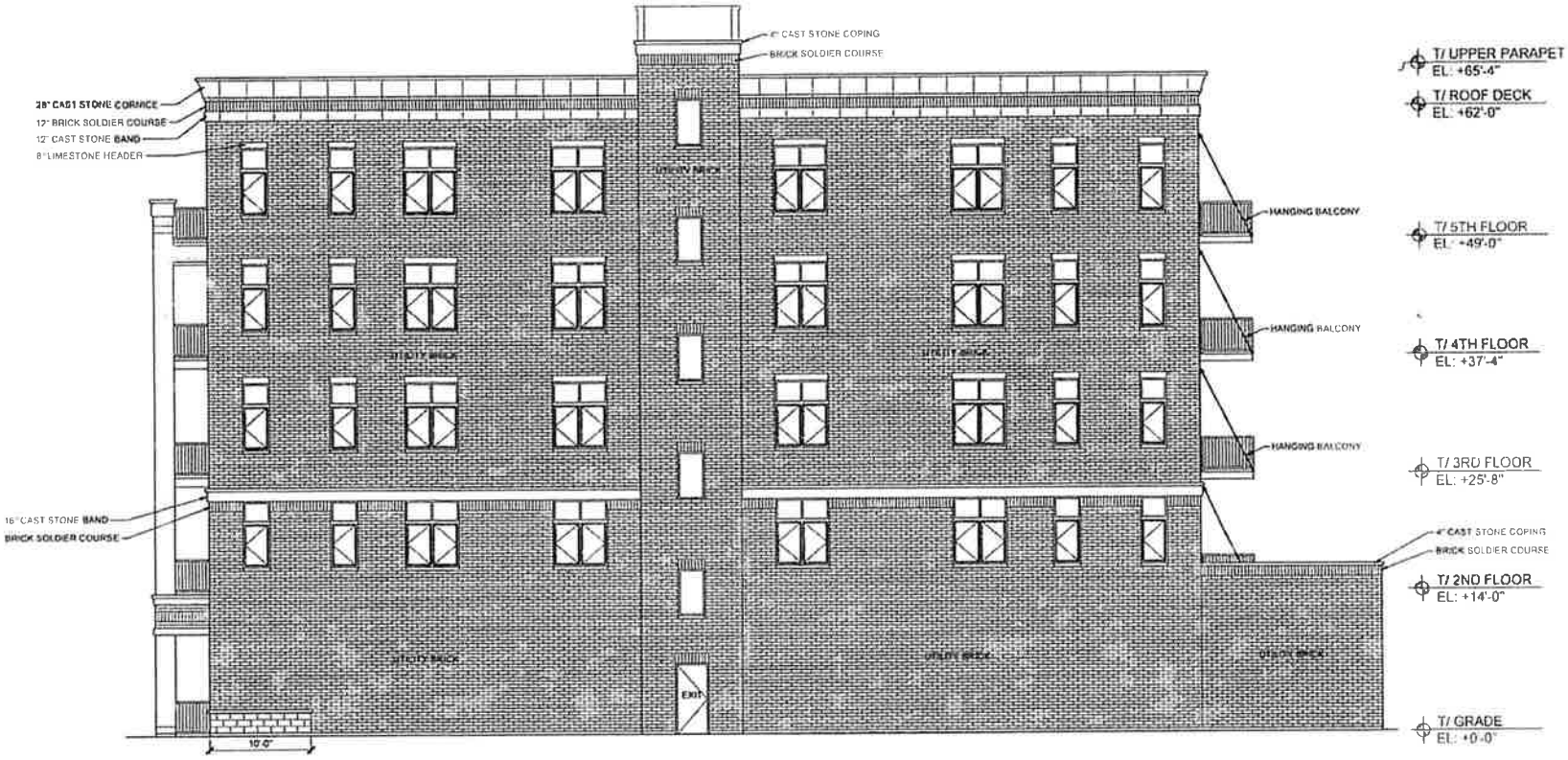
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NORTH ELEVATION

Scale: 1/8" = 1'-0"

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