Final for Publica...

17-13-0303-C(1) Substitute Type 1 Narrative & Plans – 1934-36 W. North Ave., Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 3,872 square feet (irregular lot shape)

Proposed Land Use: The Applicant is proposing to adapt and reuse the existing three-story masonry building. The plans provide a 2,590 sq. ft. retail unit at grade and a total of eight (8) residential units above. The building will remain 49.07 ft. in height. The subject property is a Transit Served Location. No off-street vehicle parking spaces will be provided. The Applicant will file a type 1 optional Administrative Adjustment and Variation as per Section 17-13-0303-D. Pursuant specifically to Secs. 17-13-1003-EE and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is also seeking to reduce the number of off-street parking spaces for a Transit Served Location from four (4) parking spaces to zero and waive the loading berth requirement.

(A) The Project's Floor Area Ratio: 11,616 square feet (3.0 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 484 square feet per D.U. (8 residential units proposed)

(C) The amount of off-street parking: 0 parking spaces

*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the allowable parking ratio for the proposed mixed-use building from four (4) parking spaces (50%) to zero (0%) parking spaces.

(D) Setbacks:

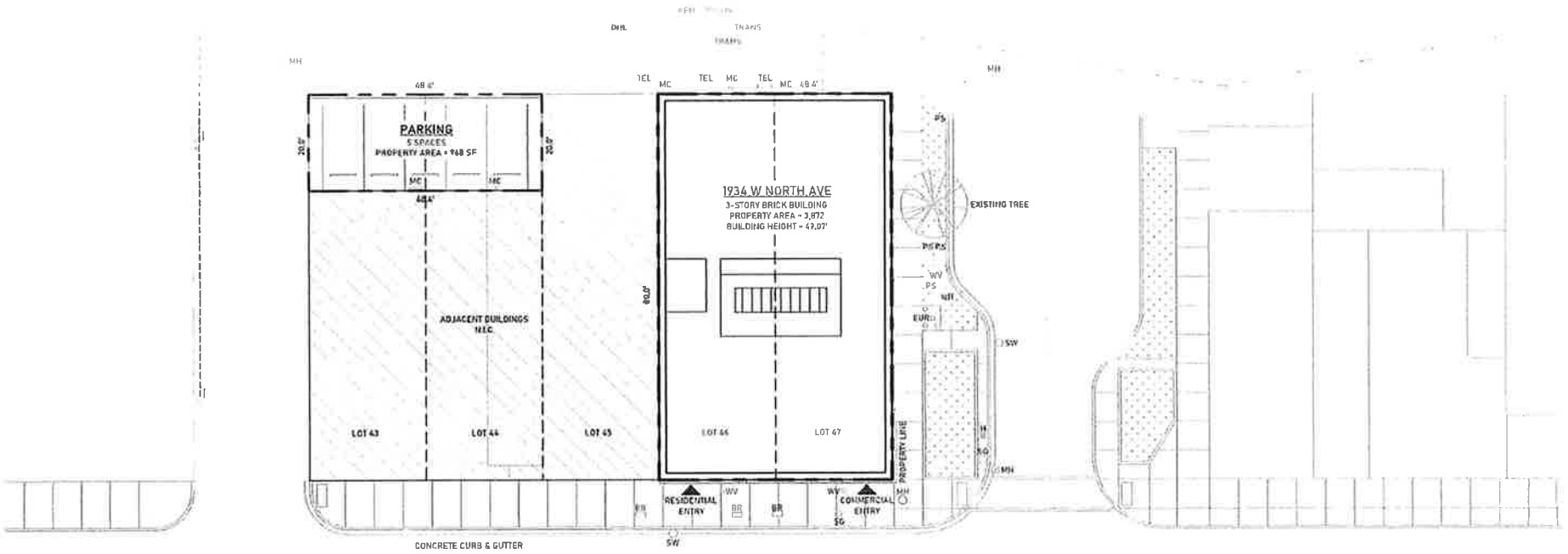
a. Front Setback: none
b. Side Setbacks:
West Side: none
East Side: none
c. *Rear Setback: none

(E) Building Height: 49.07 feet (existing)

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SITE PLAN

SCALE: 1/20" = 1'-0"



LEGEND

BR - BIKE RACK
EUR - ELECTRIC UTILITY RISER
GEN - GENERATOR
H - FIRE HYDRANT
MC - MAIN CONDUIT
MH - MAN HOLE
OHL - OVERHEAD UTILITY LINES
PS - PARKING SIGN
SG - SIGN
SW - SEWER
TEL - TELEPHONE FACILITIES
TRANS - TRANSFORMER
WV - WATER VALVE

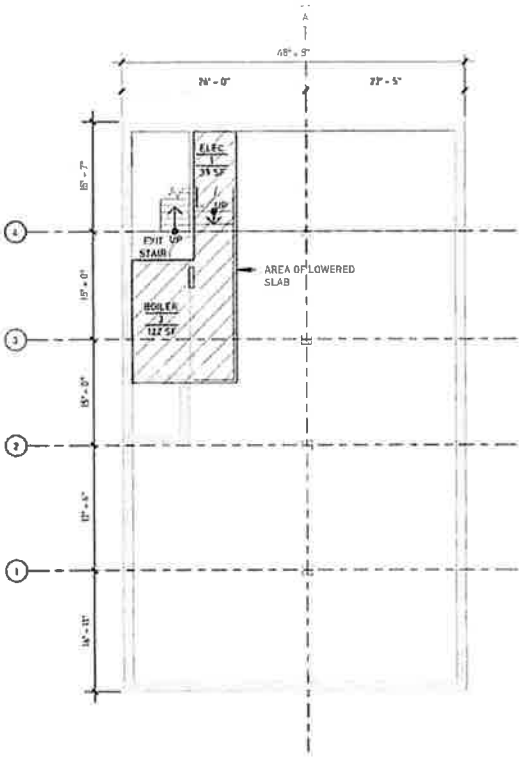
SCALE: 1:20

0' 5' 10' 20' 40'

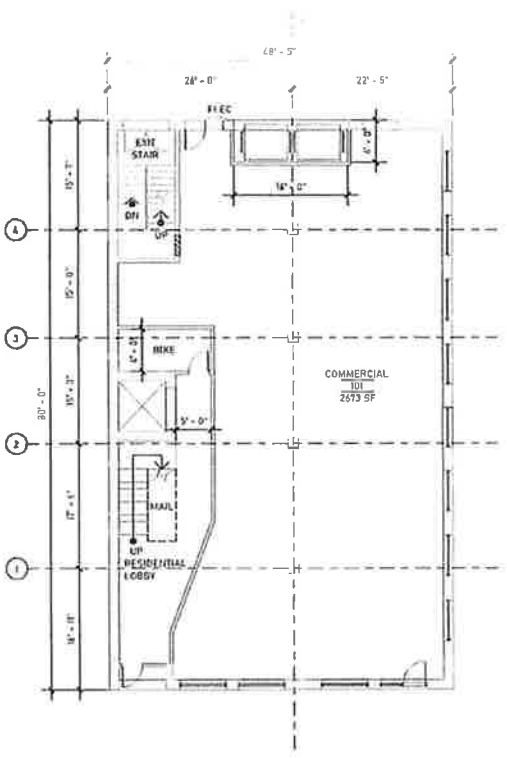
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BASEMENT AND GROUND FLOOR PLAN

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



BASEMENT LEVEL

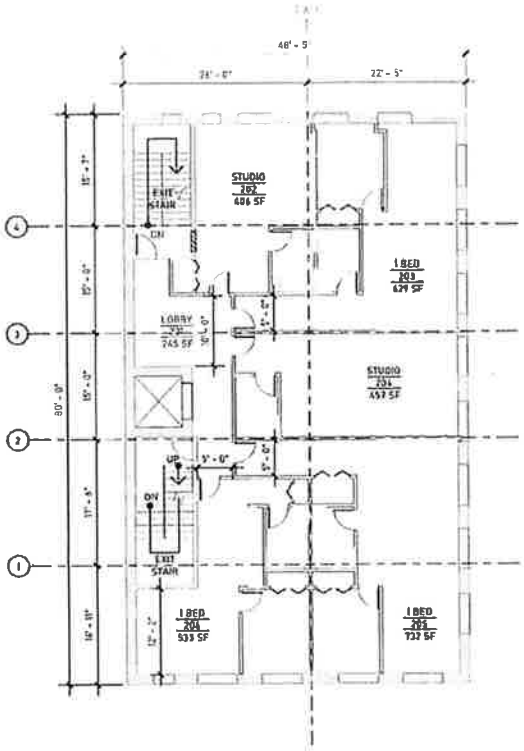


GROUND FLOOR

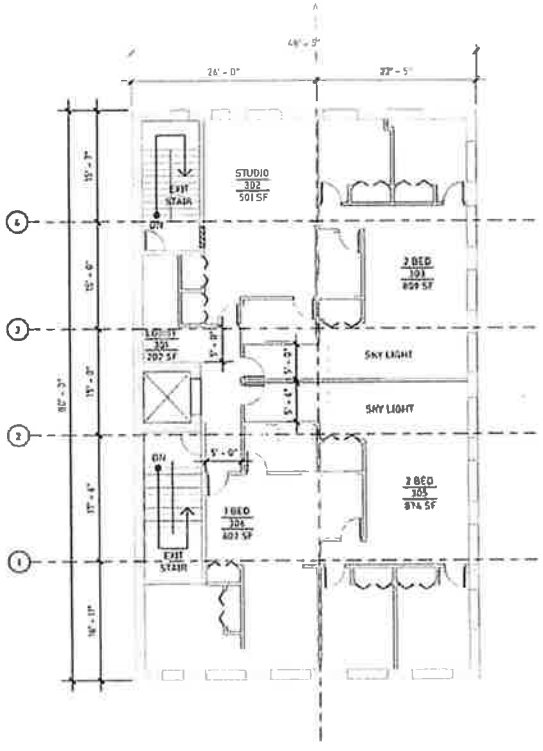
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SECOND AND THIRD FLOOR PLAN

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



SECOND FLOOR



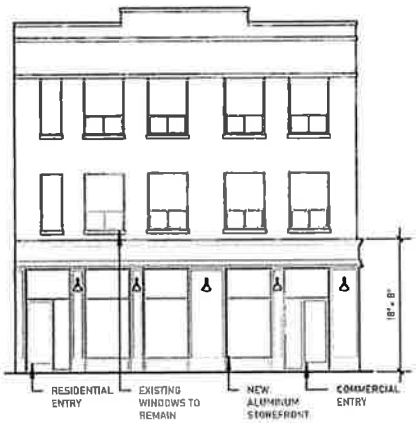
THIRD FLOOR

SCALE: 1/16"

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BUILDING ELEVATIONS

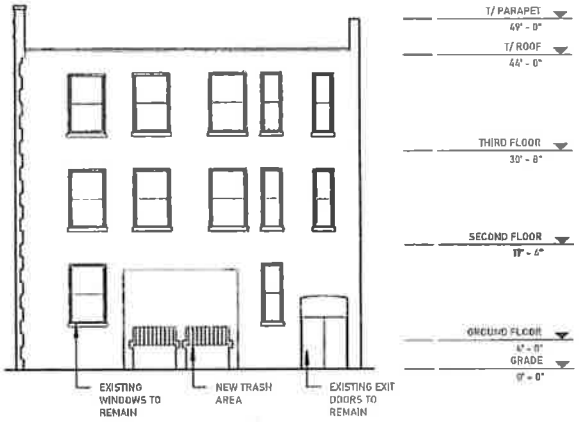
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

SCALE: 1/16"

0' 4' 8' 16' 32'