17-13-0303-C(1) Type 1 Narrative & Plans – 1118 West Fullerton Avenue, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 3,750 sq. ft.

Proposed Land Use: The Applicant is to redevelop the subject property with a new four-story mixed-use building containing 3,509 sq. ft. of retail space at grade and three (3) dwelling units above. The proposed building will measure 48 ft.-2 inches in height. The subject property is a Transit Served Location. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking requirement for a Transit Served Location to zero parking spaces (for three (3) residential units), reduce the front yard setback from 9 ft. to zero, and reduce the west side setback to zero.

(A) The Project's Floor Area Ratio: 11,250 square feet (3.0 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,250 square feet per D.U. (3 residential units)

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

*The subject property is a designated Transit Served Location (Fullerton CTA Rail Line Station). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required number of off-street parking spaces from two (2) parking spaces to zero parking spaces.

(D) Setbacks:

a. *Front Setback: 0 ft. (proposed)
b. *Side Setbacks:
West Side: 0 ft. (proposed)
East Side: 0 ft. (proposed)
c. Rear Setback: 46 ft. (proposed)

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front yard setback from 9 ft. to zero and reduce the west side setback to zero.

(E) Building Height: 48 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 250 linear feet of the Fullerton Avenue CTA Bus Line Corridor roadway segment and within approximately 1,056 linear feet of the Fullerton CTA Brown Line Rail Station. The proposed mixed-use building containing 3,509 sq. ft. of retail space at grade and three (3) residential units above will not be supported by off-street parking. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit a decrease in the number of required off-street parking spaces, from two (2) parking spaces to zero 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 abut the subject lot's front property line along West Fullerton 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 Fullerton Street.

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 Fullerton Avenue bus route and Fullerton CTA Brown Line Rail Station. The Applicant believes the project will improve a lot located along West Fullerton Avenue for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain a retail unit at grade and three (3) residential units above and will not provide off-street parking. The Applicant is seeking administrative approval to permit the parking decrease pursuant to the eTOD Ordinance.

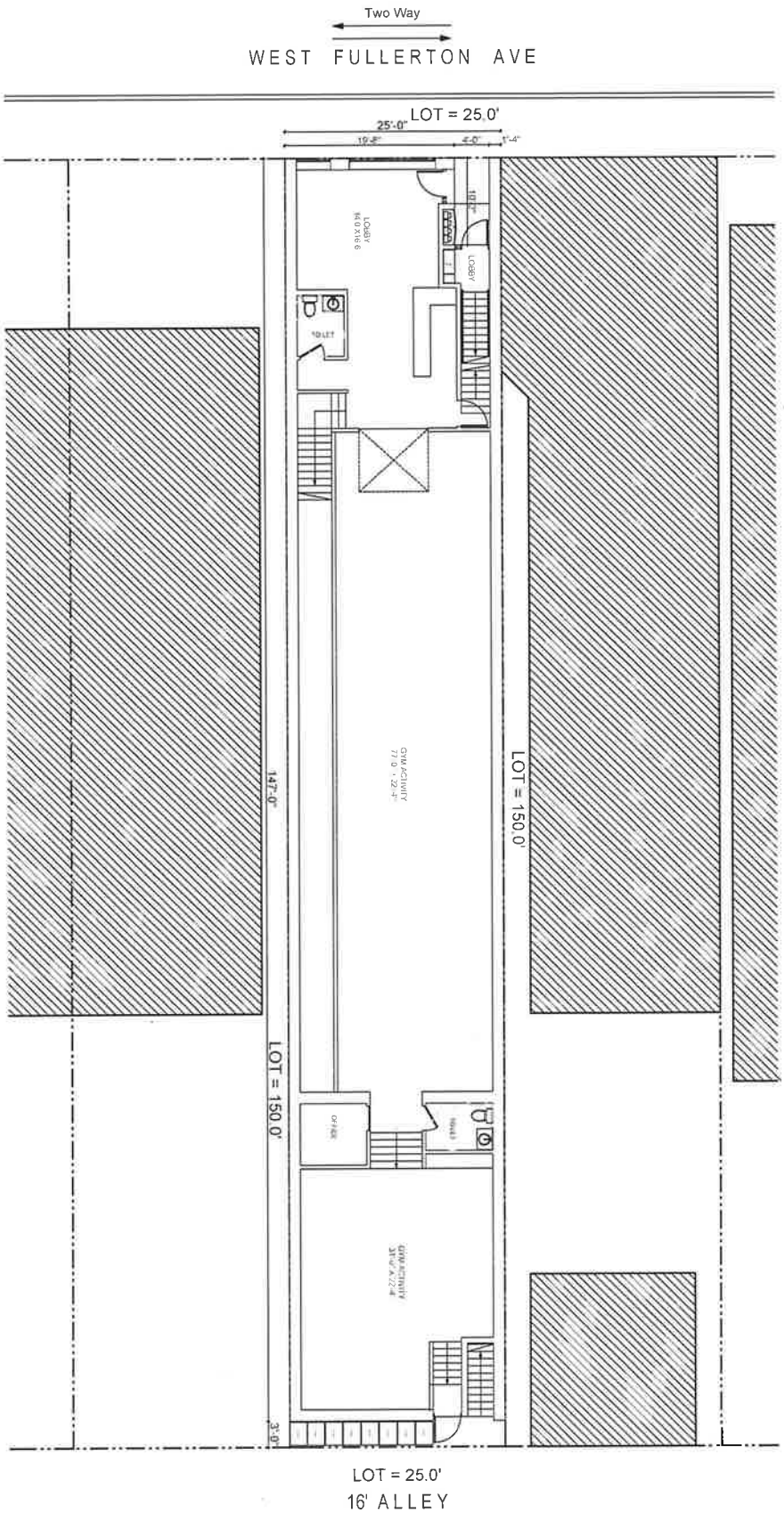
5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace an older two-story mixed-use building with new mixed-use building which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated bus route and CTA rail station (Fullerton CTA Bus Line and Fullerton Brown Line Train 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.

STUDIO dwell Architects

1135 North California Ave. Chicago, Illinois 60622 o. 773.489.9200 f. 773.489.9201 studiodwell.com

1118 W Fullerton Ave **02.28.25**

Zoning:	**RT-4**		**B3-3 TOD**		**B3-3 TOD**	*Type 1 Zoning change*
	Current Allowed		**Proposed Allowed**		**Proposed Actual**	
Site Area:	3750		3750		3750	
Floor Area Ratio:	1.2	(4,500)	3.0	(11,250)	3.0	(11,250)
M L A:	1000	(3 units)	400	(9 units)	1250	(3 units)
Max. Height:	38'-0"		50'-0"		48'-2"	
Parking:	1 per unit		50% per unit		0	*Variation to reduce parking from 50% to 0*
Commercial:	NA		25%	(938)	94%	(3509)
Front Yard (Adj to R Zoning):	18'-0"		9'-0"		0'-0"	*Variation to reduce from 9'-0" to 0'*
Side Yard:	2'-6"		0'-0"		0'-0"	
Side Yard (Adj to R Zoning):	2'-6"		2.5'		0'-0"	*Variation to reduce from 2.5' To 0'*
Rear Yard:	45'-0"		30'-0"		46'-0"	



1 SITE PLAN

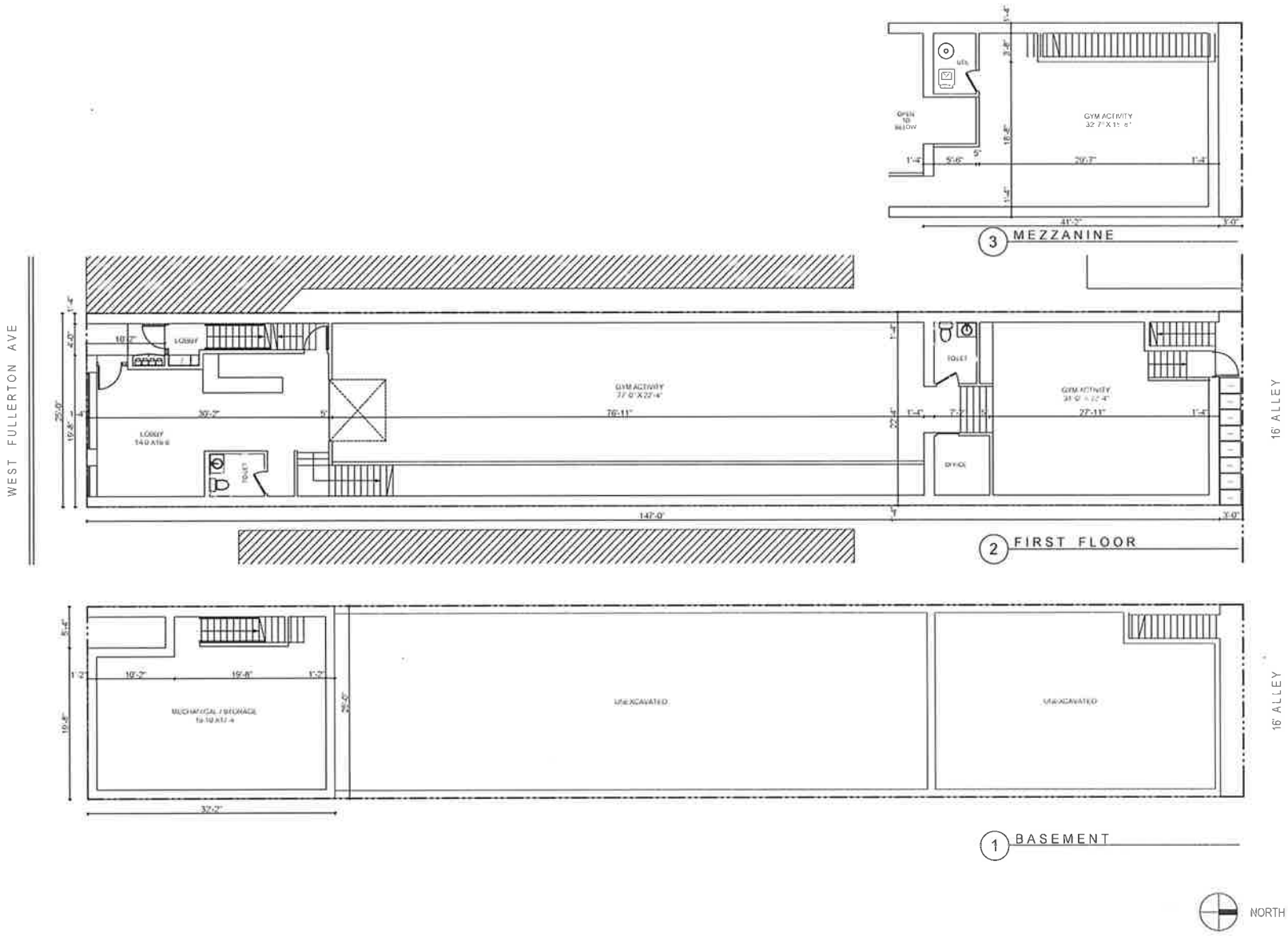
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A1.0	SITE PLAN
1118 W Fullerton	

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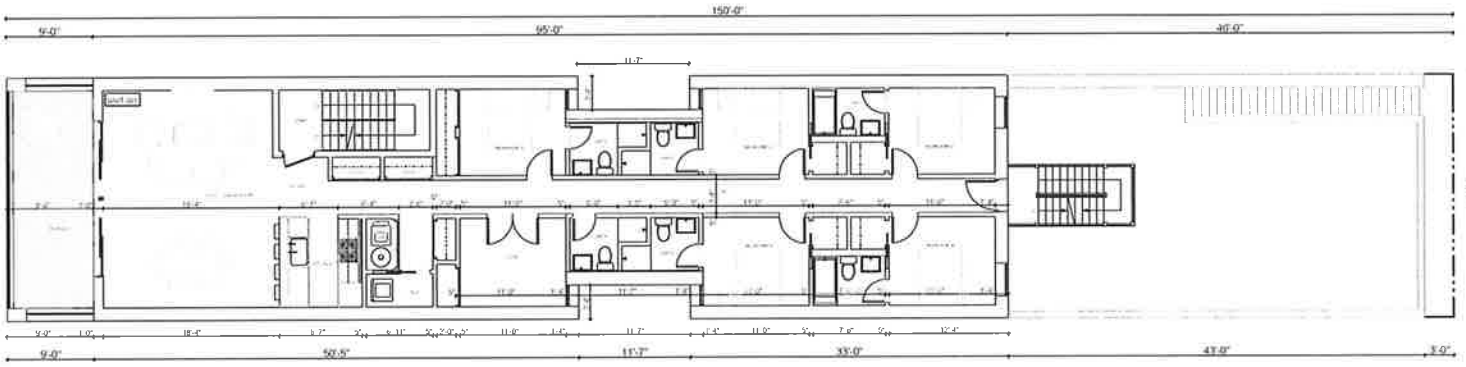
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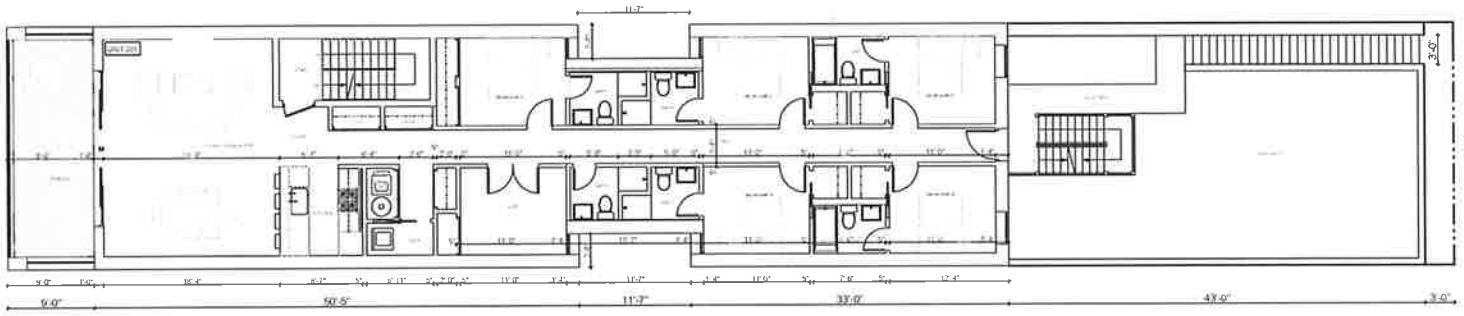
BASEMENT
FIRST & MEZZ
PLANS

A1.1

1118 W Fullerton



2 THIRD FLOOR



1 SECOND FLOOR

NORTH

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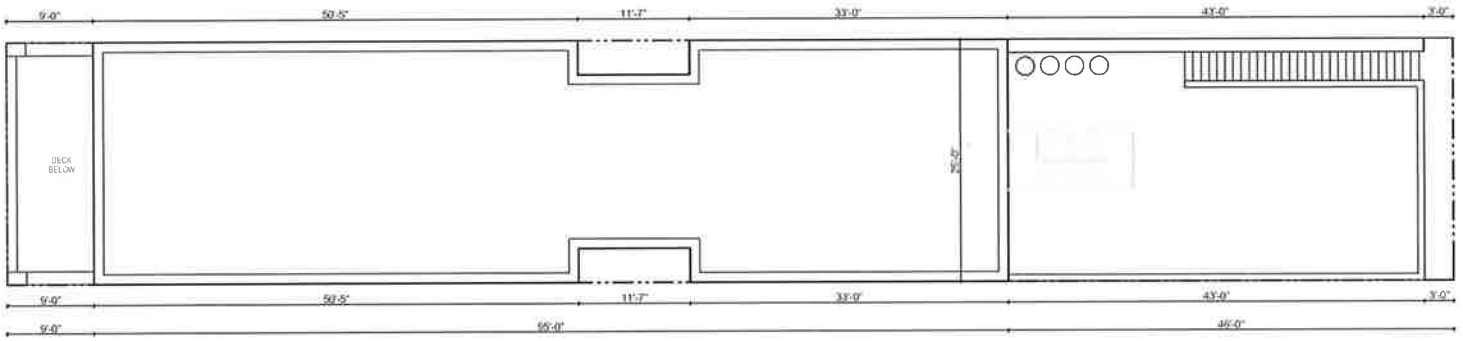
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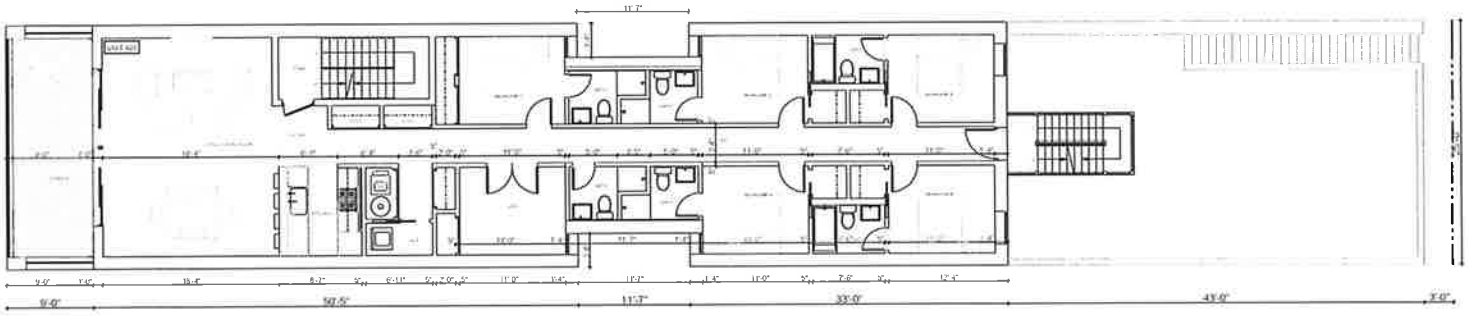
SECOND & THIRD PLANS

A1.2

1118 W Fullerton



2 ROOF LEVEL



1 FOURTH FLOOR

NORTH

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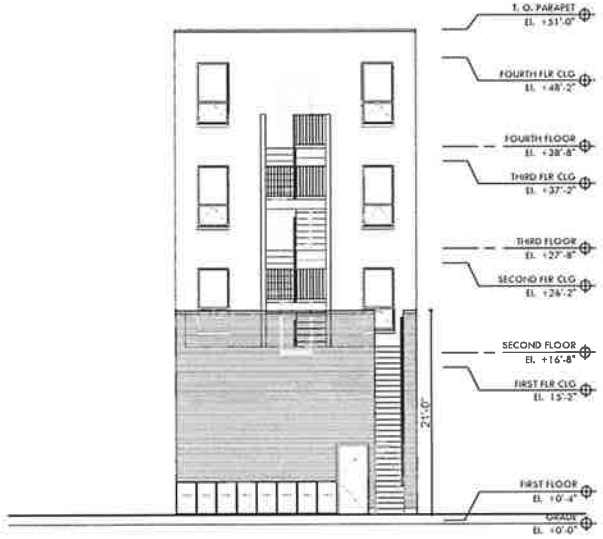
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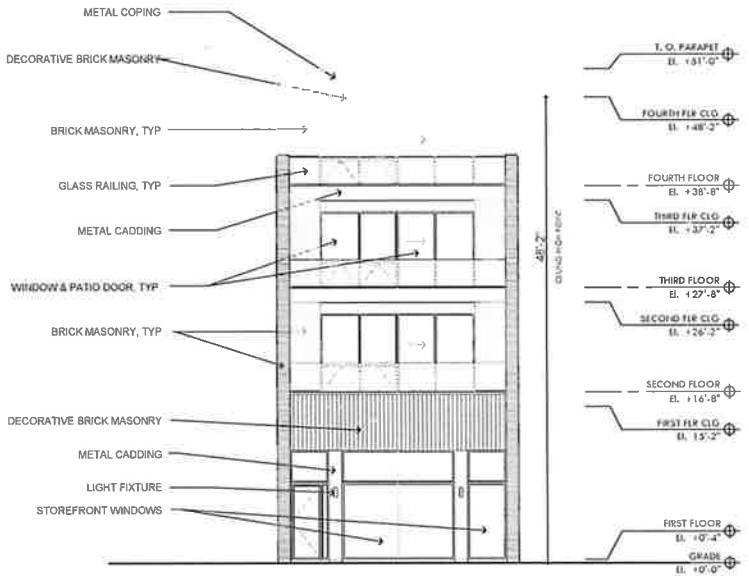
FOURTH & ROOF PLANS

A1.3

1118 W Fullerton



2 NORTH ELEVATION



1 SOUTH ELEVATION

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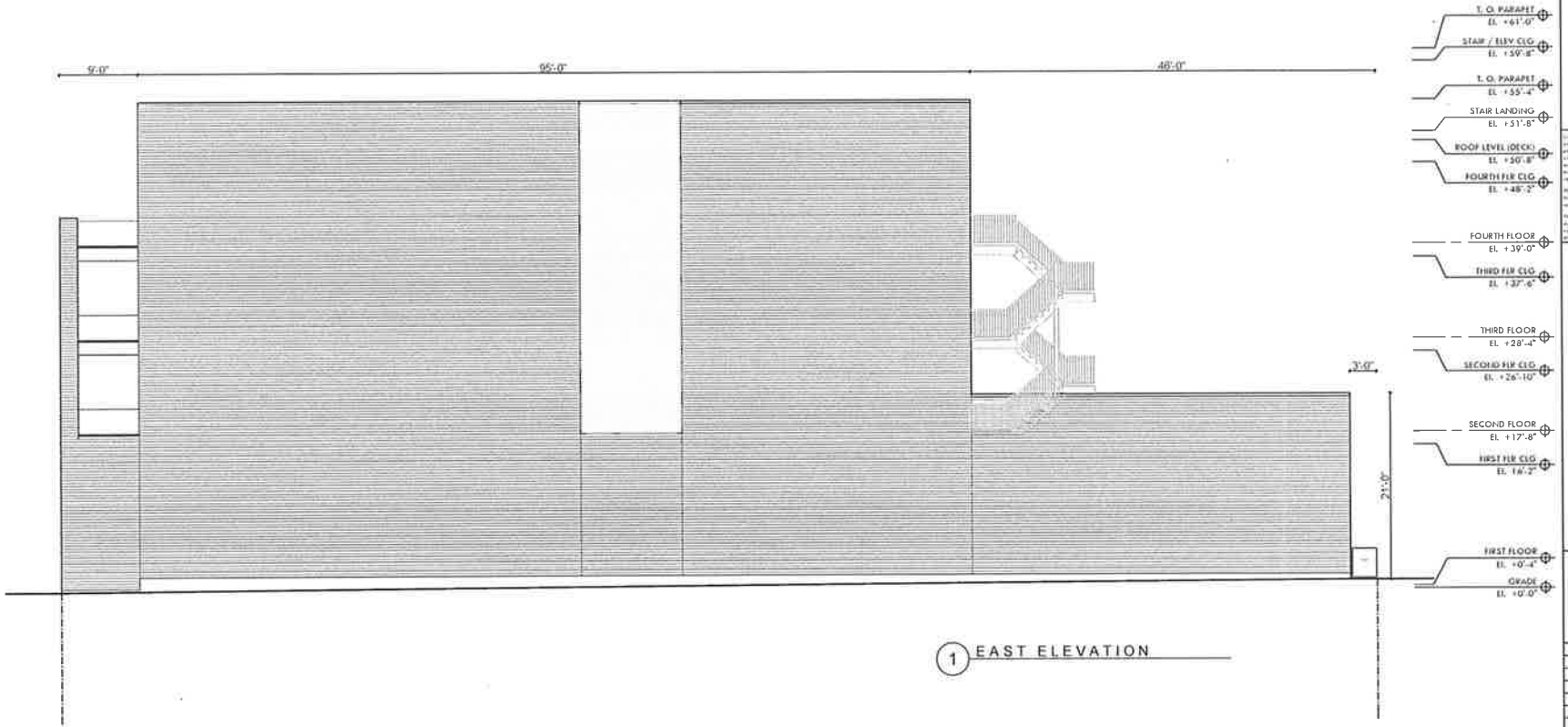
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NORTH & SOUTH ELEVATIONS

A3.0

1118 W Fullerton



1 EAST ELEVATION

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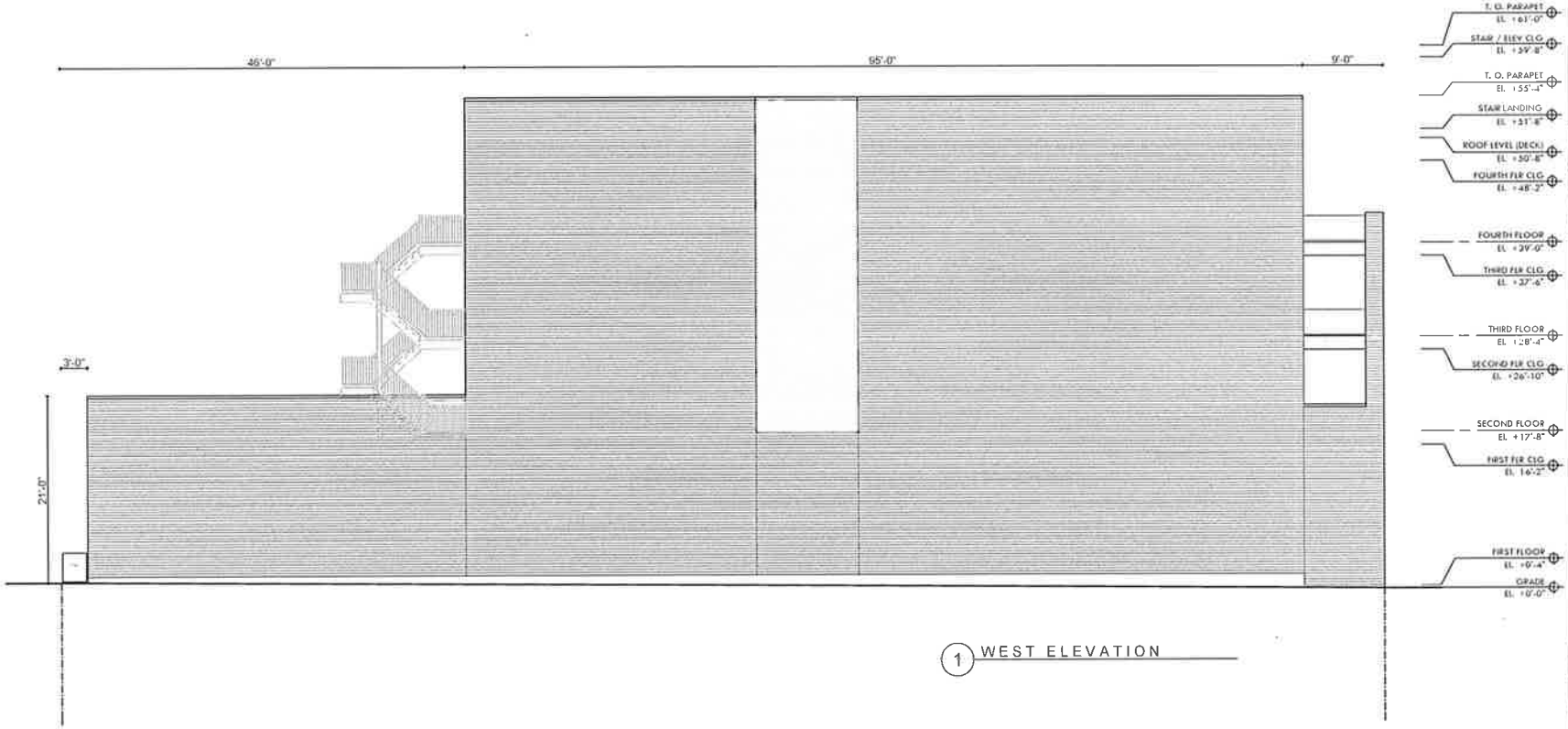
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EAST ELEVATION

A3.1

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1 WEST ELEVATION

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WEST ELEVATION

A3.2

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