17-13-0303-C(1) Type 1 Narrative & Plans – 2323 West Grand Avenue, Chicago, IL

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: Approximately 14,910 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new five-story mixed-use building containing 2,700 sq. ft. of commercial/retail space and an attached off-street parking garage on the first floor. The proposed building will contain fifty-two (52) dwelling units above and will feature a roof top deck. The proposed building will measure approximately 57 ft.-2 in. in height. The subject property is a Transit Served Location and will be supported twenty-six (26) off-street parking spaces within the attached garage. 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, R, and X, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the residential off-street parking ratio from 100% (52 parking spaces) to 50% (26 parking spaces), to not comply with the TSL design guidelines on the lot's West Ferdinand Street frontage, to reduce the ground floor commercial space floor area to 2,700, reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft., and is seeking all zoning relief necessary, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 62,100 square feet (4.16 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 286.73 square feet per D.U. (52 residential units)

(C) The amount of off-street parking: 26 parking spaces total

*The subject property is a designated Transit Served Location based on its proximity to Western Avenue CTA bus line corridor. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking ratio from 100% (52 parking spaces) to 50% (26 parking spaces).

(D) Setbacks:

a. Front Setback from West Grand Avenue: 12 inches
*Front Setback from West Ferdinand Street: 2 feet

b. Side Setbacks:
East Side: 12 inches
West Side: 12 inches

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

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.

(E) Building Height: 57 feet-2 inches

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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 391 linear feet of the Western Avenue CTA bus line corridor. The proposed mixed-use building containing one (1) commercial space and attached parking garage at grade and fifty-two (52) residential units above will be supported by twenty-six (26) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit a reduction in the residential off-street parking ratio from 100% (52 parking spaces) to 50% (26 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 2 ft. 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 Western Avenue bus line corridor. The Applicant believes the redevelopment of an underutilized lot will improve the subject area for residents and other commuters traveling in the subject area.

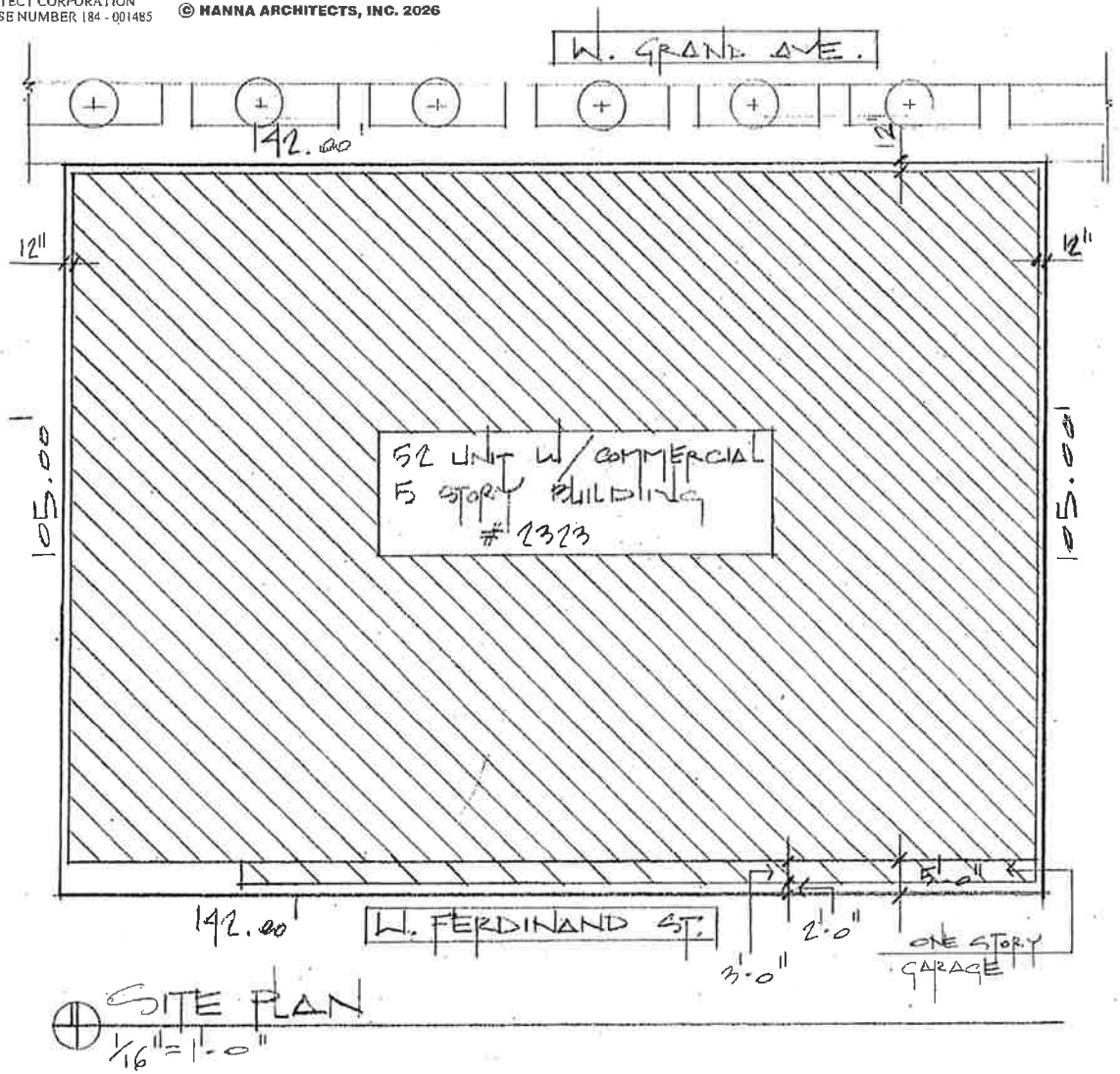
4. The proposed mixed-use building will contain approximately 2,700 sq. ft. of commercial space and an attached parking garage at grade and fifty-two (52) residential units above. The proposed building will be supported by twenty-six (26) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking reduction for the residential units pursuant to the TOD 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 underutilized 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 bus line corridor (Bus Routes 49 and 49x), 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"

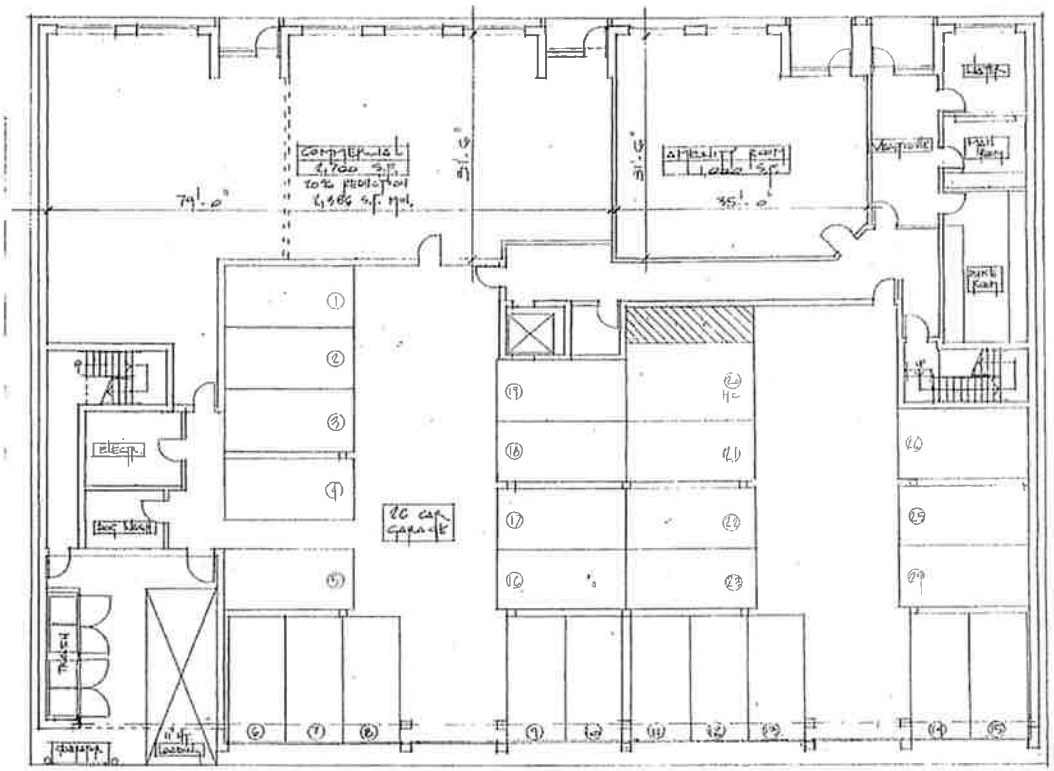
ZONING INFORMATION	
LOT AREA	142' x 165' = 14,910 S.F.
F.A.R.	5.0
MAX. BUILDABLE	74,550 S.F.
1ST Floor	8,300 S.F.
2ND Floor	13,300 S.F.
3RD Floor	13,300 S.F.
4TH Floor	13,300 S.F.
5TH Floor	13,300 S.F.
Roof	600 S.F.
TOTAL	62,100 S.F.

REAR YARD SETBACK - 5'-0" (2'-0" AT GARAGE)
LOADING BERTH HT. - 11'-0"

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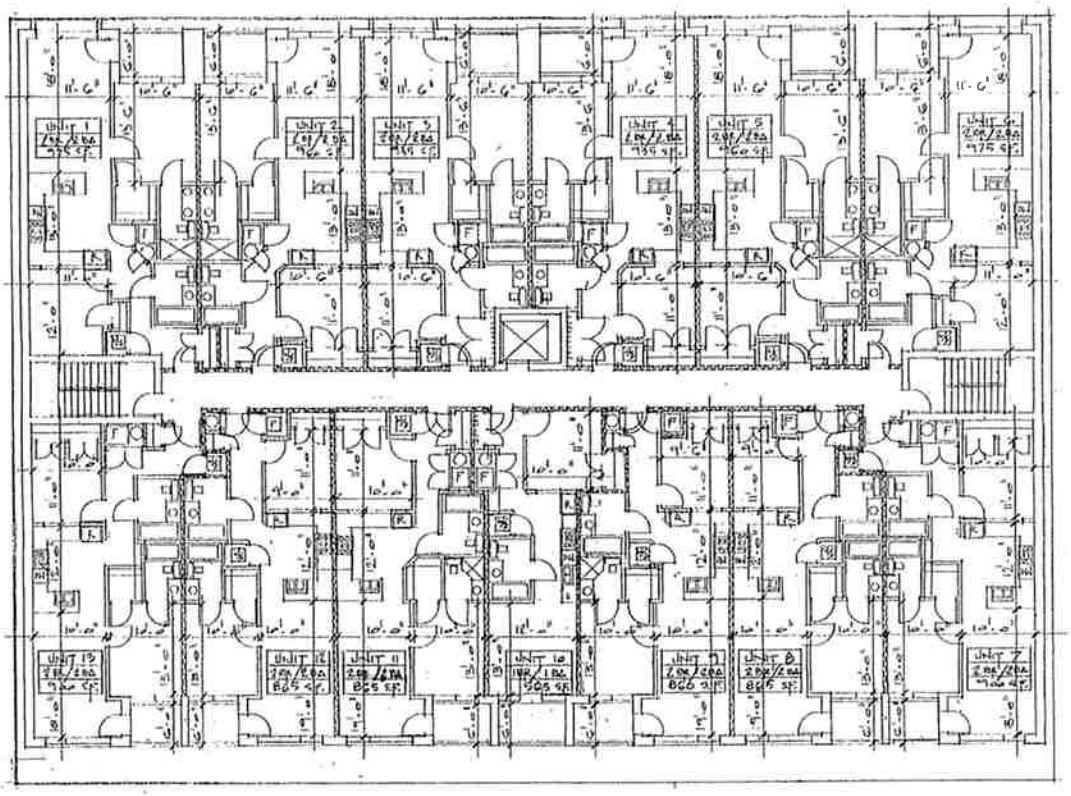


1st floor plan
1/8" = 1'-0"

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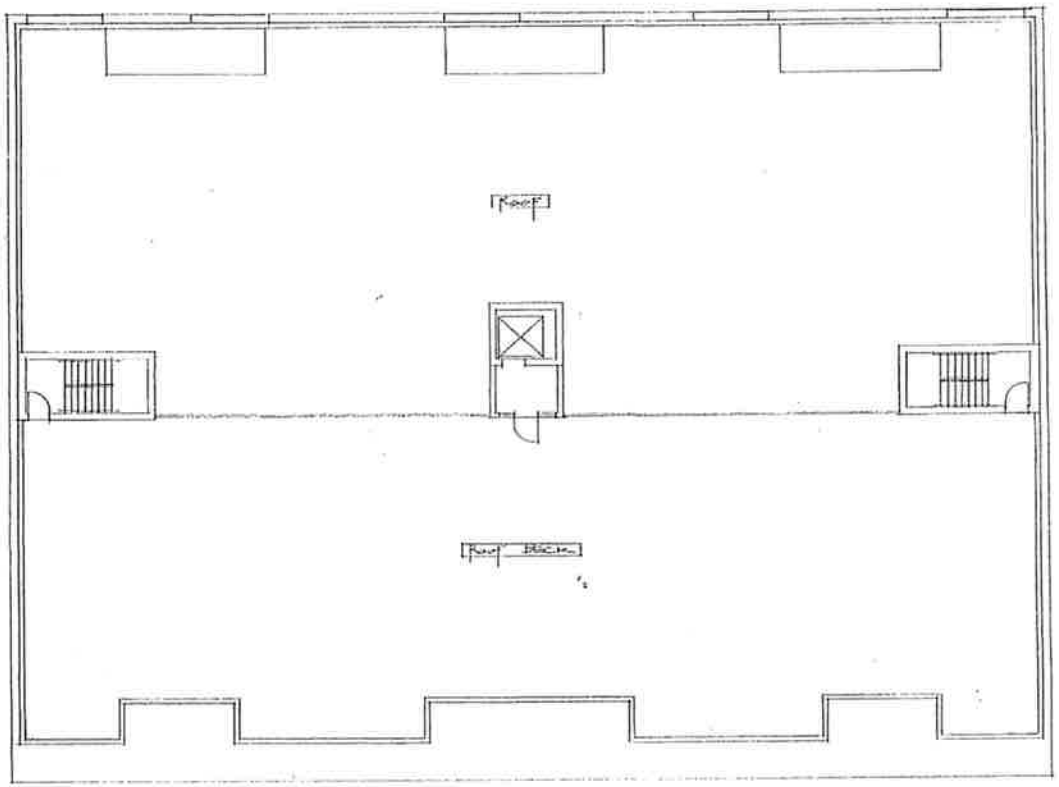


2nd 3rd 4th 5th floor PLAN
1/8"=1'-0"

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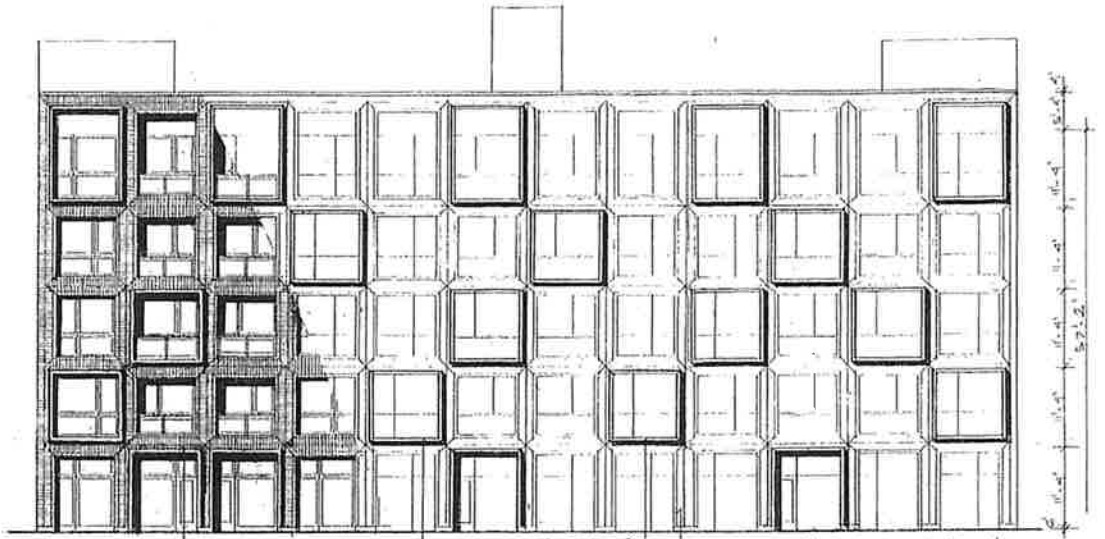


ROOF PLAN
1/8" = 1'-0"

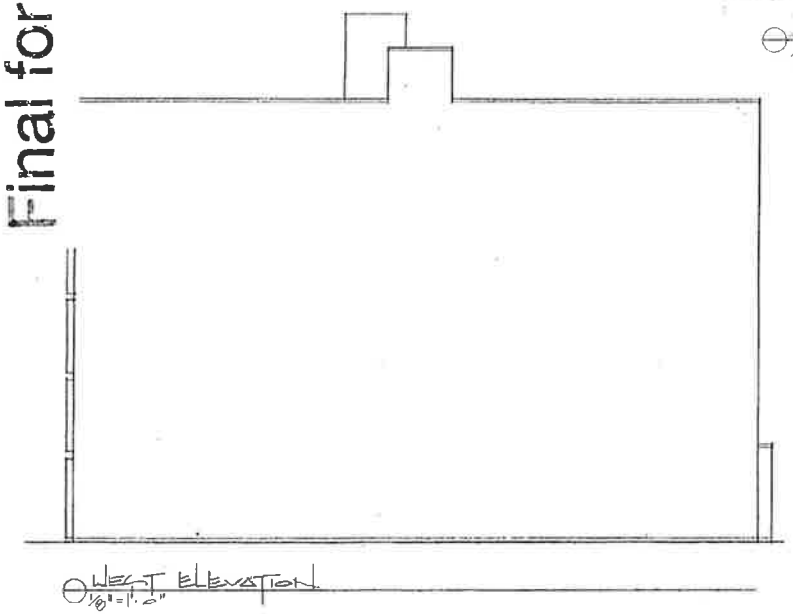
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GRAND AVE. ELEVATION
1/8" = 1'-0"

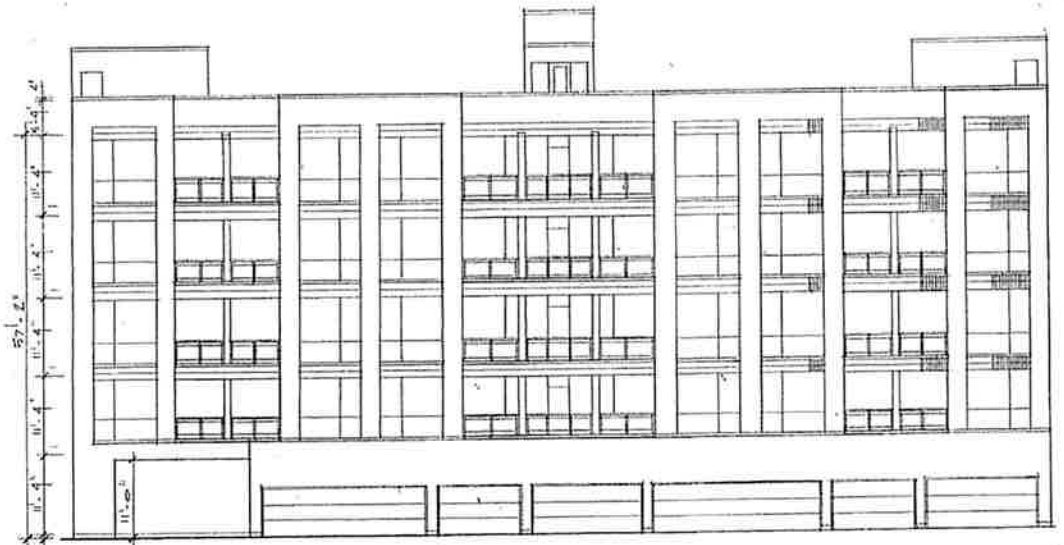


WEST ELEVATION
1/8" = 1'-0"

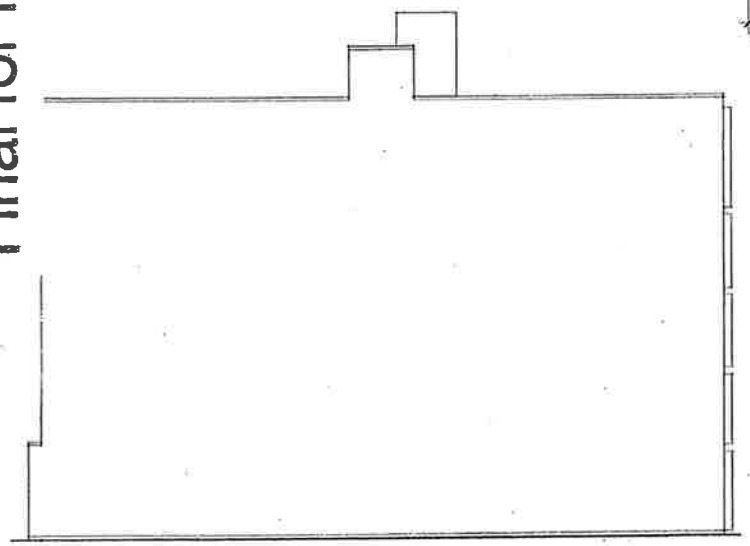
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SOUTH ELEVATION
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EAST ELEVATION
1/8"=1'-0"