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)

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.

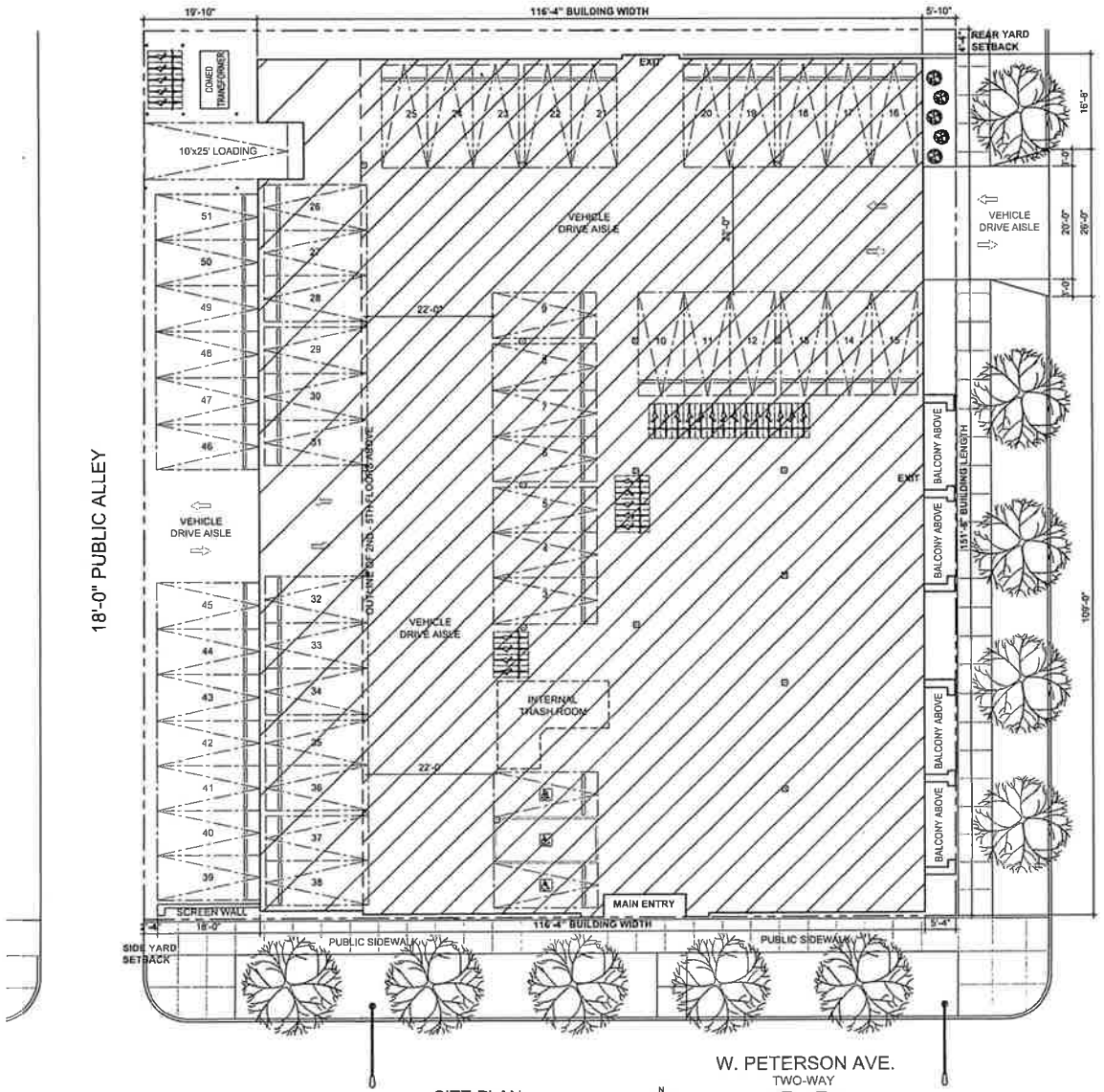
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location along the Peterson CTA bus 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.

1948 W. PETERSON AVE.

Chicago **Illinois**



18'-0" PUBLIC ALLEY

N. WINCHESTER AVE.
TWO-WAY

W. PETERSON AVE.
TWO-WAY

SITE PLAN
Scale: 1" = 20'-0"

ZONING DATA

ZONING DISTRICT:	B2-5
LOT DIMENSIONS:	SEE PLANS
LOT AREA:	22,151.5 SQ FT
MINIMUM LOT AREA PER DWELLING UNIT:	200 SQ FT / DWELLING UNIT & 135 SQ FT / EFFICIENCY
MAXIMUM NUMBER OF DWELLING UNITS:	22,151.5 / 200 = 110 DWELLING UNITS ALLOWED
PROPOSED NUMBER OF DWELLING UNITS:	56 DWELLING UNITS PROPOSED
FLOOR AREA RATIO (FAR):	5.0 (FAR RATIO)
MAXIMUM ALLOWABLE FLOOR AREA:	22,151.5 x 5.0 = 110,758.5 SQ FT.
MAXIMUM BUILDING HEIGHT:	70'-0"
PROPOSED BUILDING HEIGHT:	70'-0" (65'-4" TO PARAPET)
PROPOSED FLOOR AREA	
FIRST FLOOR:	5,488.2 SQ FT.
SECOND FLOOR:	14,770.3 SQ FT.
THIRD FLOOR	14,770.3 SQ.FT.
FOURTH FLOOR:	14,770.3 SQ.FT.
FIFTH FLOOR:	14,770.3 SQ.FT.
ROOFTOP:	764.4 SQ.FT.
TOTAL:	65,333.8 SQ.FT. < 110,758.5 SQ. FT.
ACTUAL FAR:	65,333.8 SQ.FT. / 22,151.5 SQ.FT. = 2.95 ACTUAL FAR
REQUIRED YARDS	
FRONT YARD SETBACK:	0'-0"
SIDE YARD SETBACK (WEST)	0'-0"
SIDE YARD SETBACK (EAST):	0'-0"
REAR YARD SETBACK:	30'-0" FOR H LOCKS HAVING DUs
PROPOSED YARDS	
FRONT YARD SETBACK:	0'-0"
SIDE YARD SETBACK (EAST):	0'-0"
SIDE YARD SETBACK (WEST)	2'-4"
REAR YARD SETBACK:	4'-4"
RESIDENTIAL PARKING	
REQUIRED PARKING:	28 PARKING SPACES (50% LIMIT PER CZO 17-3-0308-H)
PROPOSED PARKING:	51 PARKING SPACES (RELIEF PER CZO 17-13-1001-EE-1)
EVSE READY OR EVSE INSTALLED	
REQUIRED SPACES:	51 PARKING SPACES x 20% = 10.2
PROVIDED SPACES:	11 EVSE READY SPACES
OFF STREET LOADING	
REQUIRED LOADING:	(1) 10'-0" X 25'-0" LOADING BERTH
PROPOSED LOADING:	(1) 10'-0" X 25'-0" LOADING BERTH
BICYCLE PARKING	
REQUIRED:	28 BICYCLE PARKING SPACES
PROVIDED:	28 PROPOSED BICYCLE PARKING SPACES
OPEN SPACE	
REQUIRED:	N/A
PROVIDED:	NONE

ZONING CHANGE FROM C2-2 TO B2-5

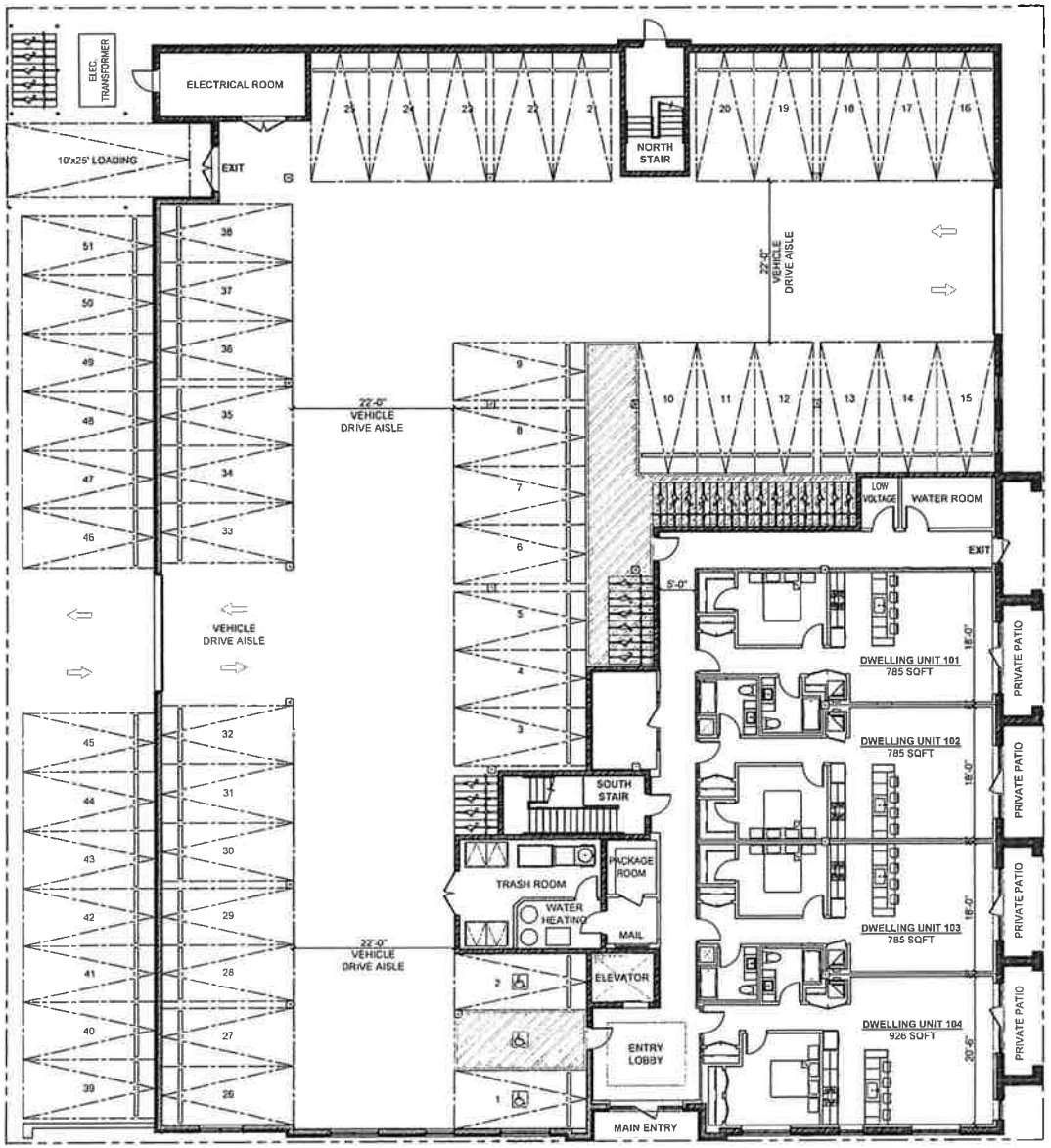
ADDITIONAL ZONING RELIEF REQUIRED:
CZO 17-13-1003-EE PARKING REDUCTION FOR TRANSIT-SERVED LOCATIONS

REAR YARD REDUCTION PER CZO 17-13-1001-C

AXIOS ARCHITECTS AND CONSULTANTS L.T.D.

1948 W. PETERSON AVE.

Chicago **Illinois**



1ST FLOOR PLAN

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

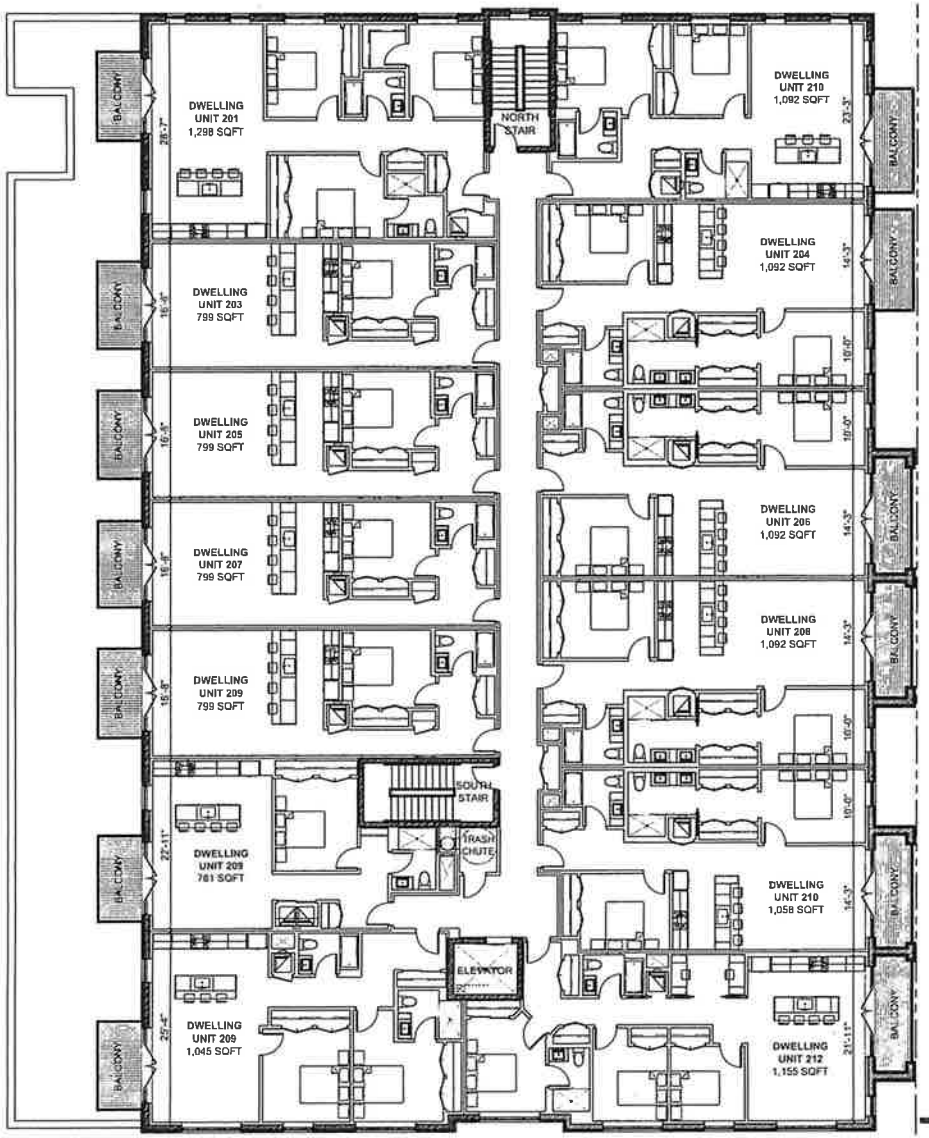
AXIOS ARCHITECTS AND CONSULTANTS L.T.D.

401 W ADAMS ST
SUITE 305
CHICAGO, ILLINOIS 60607

PHONE: 312-759-1333

1948 W. PETERSON AVE.

Chicago **Illinois**



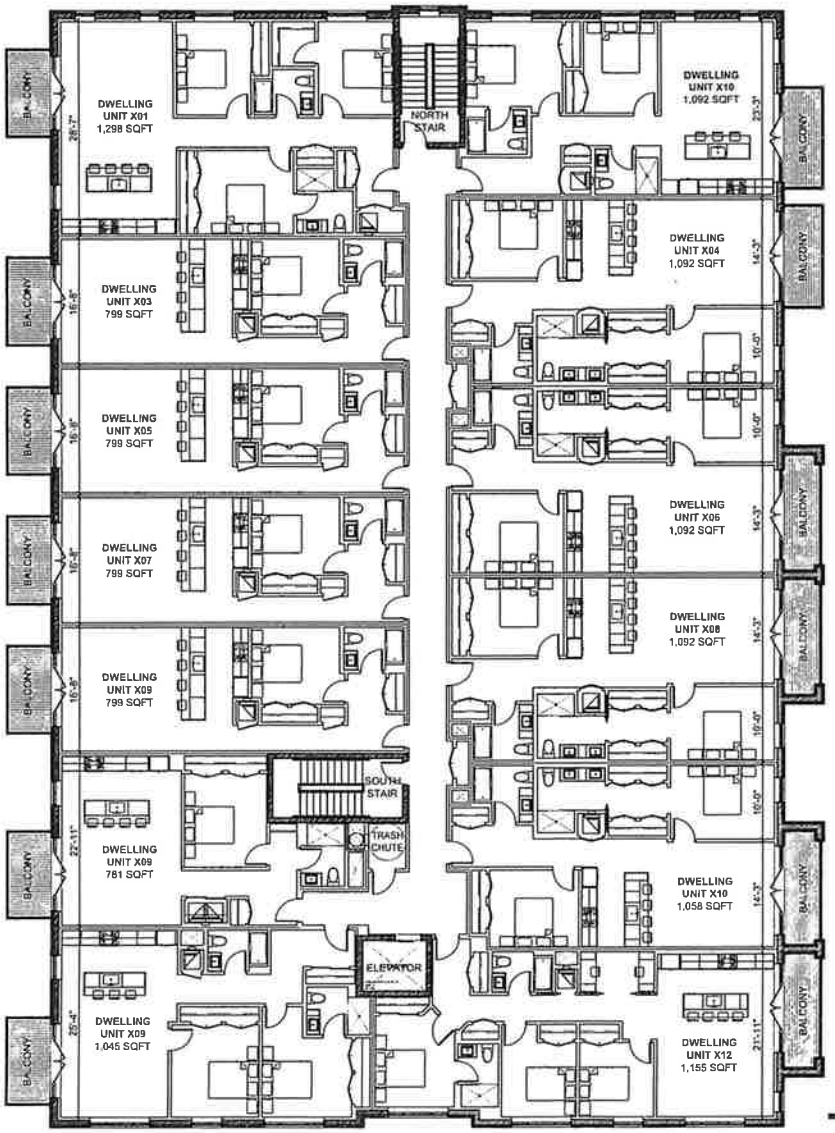
2ND FLOOR PLAN

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

AXIOS ARCHITECTS AND CONSULTANTS L.T.D.
411 W ADAMS ST
SUITE 205
CHICAGO ILLINOIS 60606
PHONE: 312 753-1233

1948 W. PETERSON AVE.

Chicago **Illinois**



3RD - 5TH FLOOR PLAN

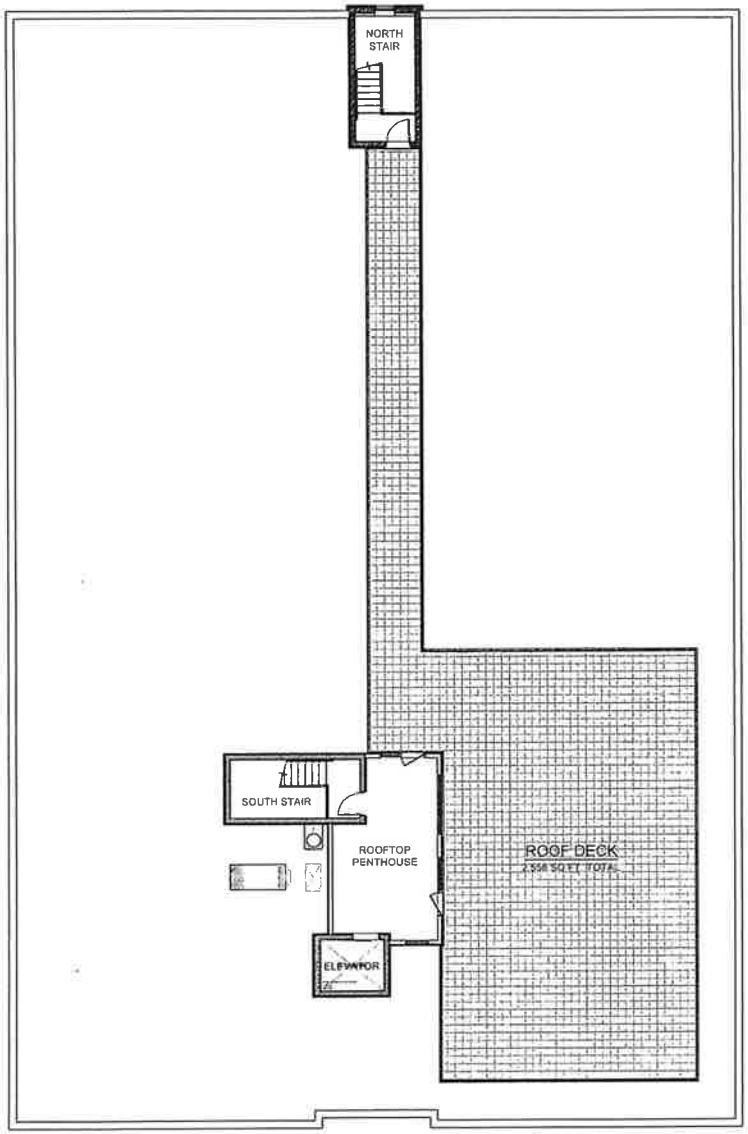
Scale: 1/16" = 1'-0"

AXIOS ARCHITECTS AND CONSULTANTS L.T.D.

80 E WACKER ST
SUITE 705
CHICAGO, ILLINOIS 60601
PHONE: 312-750-1328

1948 W. PETERSON AVE.

Chicago **Illinois**



ROOF PLAN

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

AXIOS ARCHITECTS AND CONSULTANTS L.T.D.

1948 W. PETERSON AVE.

Chicago **Illinois**



EAST ELEVATION

Scale: 3/32" = 1'-0"

AXIOS ARCHITECTS AND CONSULTANTS L.T.D.

801 W ADAMS ST
SUITE 205
CHICAGO, ILLINOIS 60607

PHONE 312-750-1333

1948 W. PETERSON AVE.

Chicago **Illinois**



SOUTH ELEVATION

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

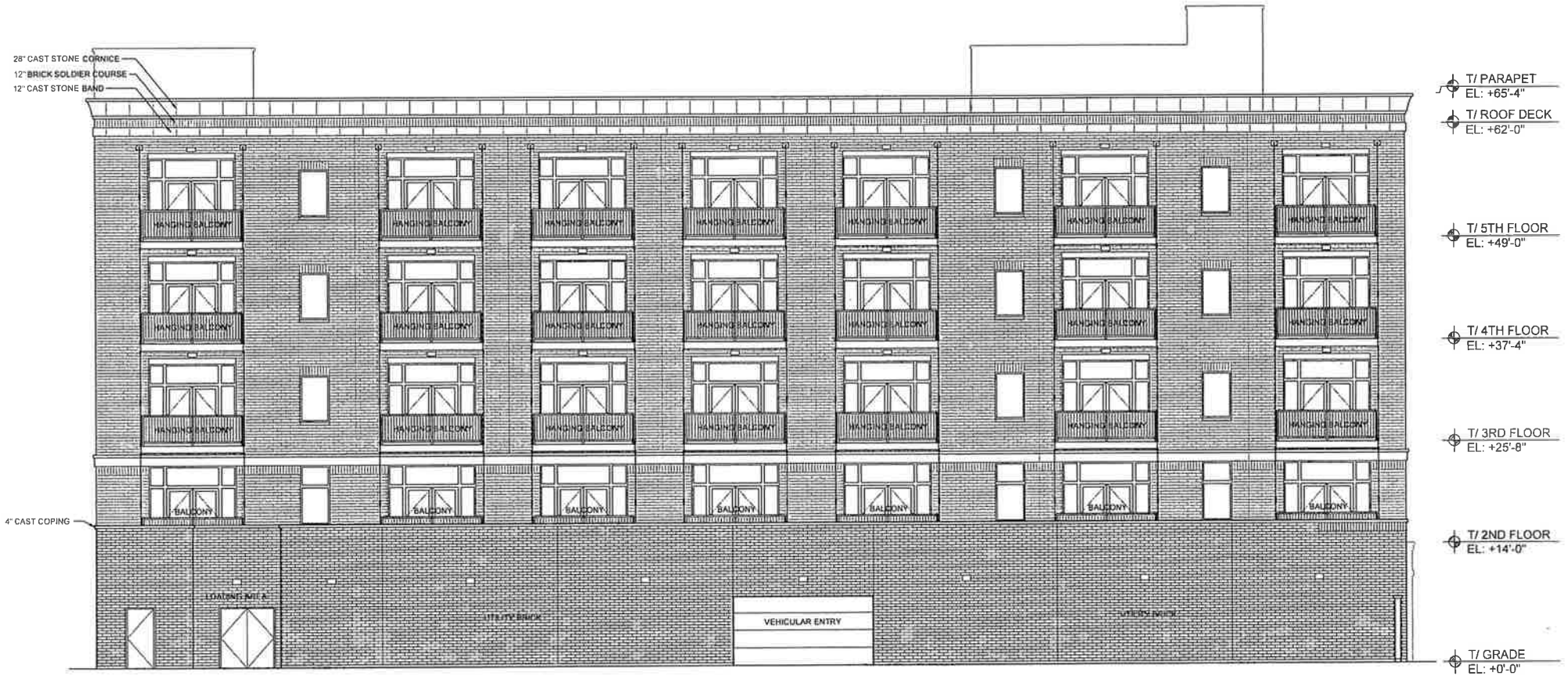
AXIOS ARCHITECTS AND CONSULTANTS L.T.D.

801 W ADAMS ST
SUITE 200
CHICAGO, ILLINOIS 60607

PHONE 312 738 1333

1948 W. PETERSON AVE.

Chicago **Illinois**



WEST ELEVATION

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

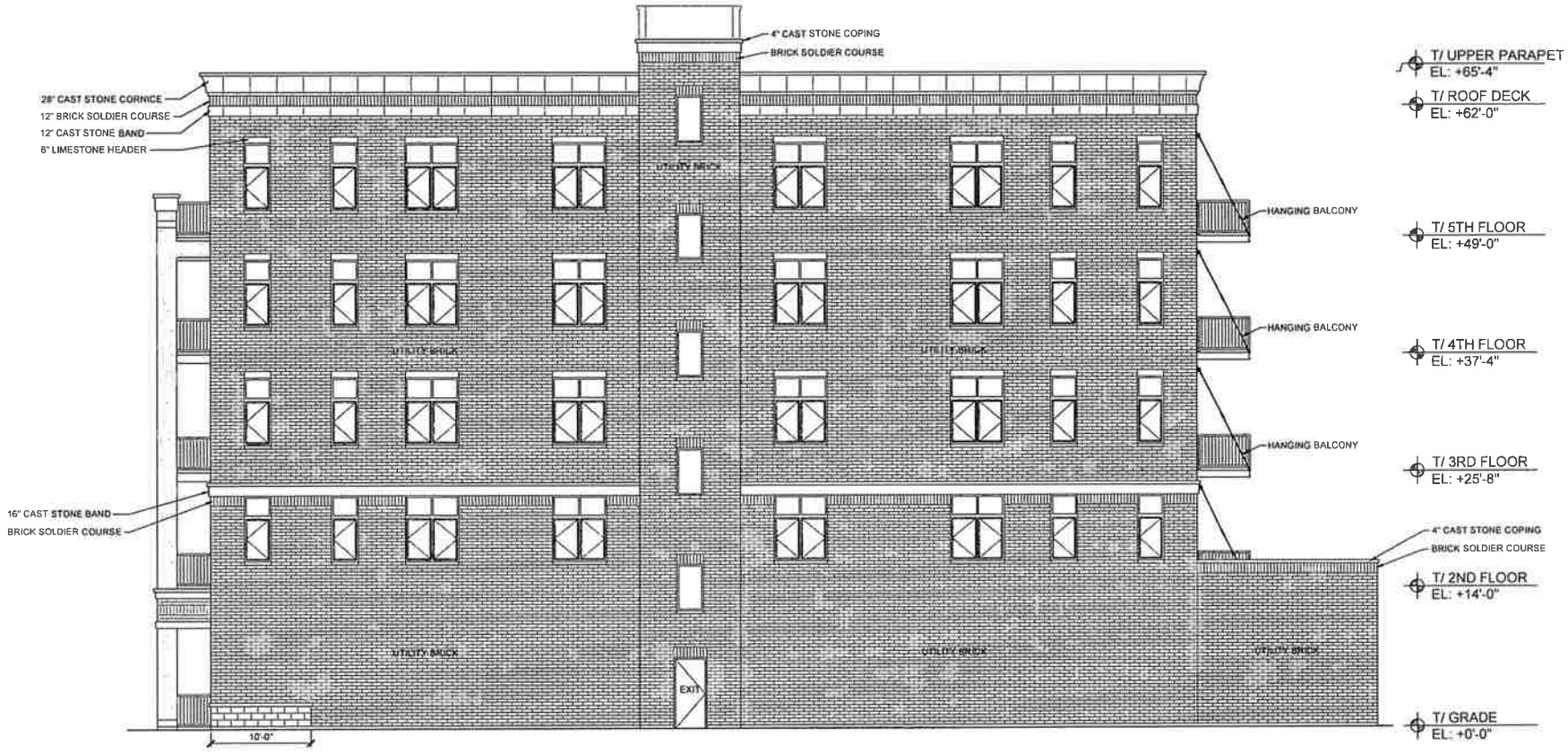
AXIOS ARCHITECTS AND CONSULTANTS L.T.D.

60 W ADAMS ST
SUITE 205
CHICAGO ILLINOIS 60603

PHONE 312 750 1332

1948 W. PETERSON AVE.

Chicago **Illinois**

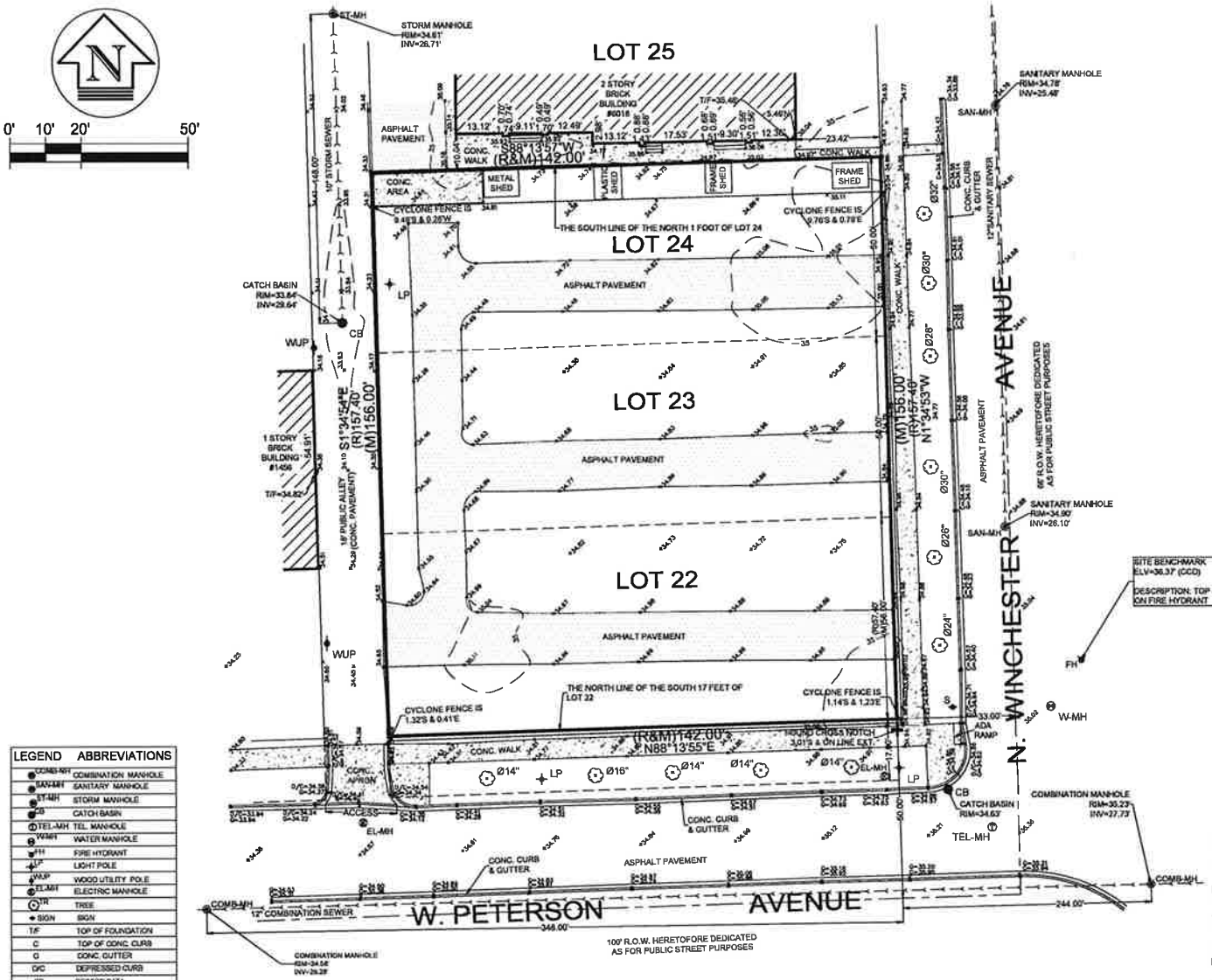


NORTH ELEVATION

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

AXIOS ARCHITECTS AND CONSULTANTS L.T.D.

60 W ADAMS ST
SUITE 201
CHICAGO ILLINOIS 60603
PHONE 312 750 1330



0' 10' 20' 50'

LEGEND	ABBREVIATIONS
COMB-MH	COMBINATION MANHOLE
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
TEL-MH	TEL. MANHOLE
W-MH	WATER MANHOLE
FH	FIRE HYDRANT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
EL-MH	ELECTRIC MANHOLE
TR	TREE
SIGN	SIGN
T/F	TOP OF FOUNDATION
C	TOP OF CONC. CURB
G	CONC. GUTTER
D/C	DEPRESSED CURB
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY: AXIOS ARCHITECTS	
SCALE : 1" = 20'	
DATE :JULY 8, 2025	
FILE No.: 2025 - 32201	DATE / REVISION

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 22 (EXCEPT THE SOUTH 17 FEET) LOT 23 AND 24 (EXCEPT THE NORTH 1 FOOT OF SAID LOT 24) IN BECKER'S SUBDIVISION OF BLOCKS 27 AND 28 AND LOT 4 IN BLOCK 29 OF HIGHRIDGE IN SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **1848 W. PETERSON AVENUE, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER: 14 - 08 - 223 - 005 - 0000

AREA= 22151.88 SQ.FT OR 0.508 ACRE

NOTE:
ELEVATION DETERMINED BY GPS METHOD

PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JULY 8, A.D. 2025.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027