17-13-0303-C(1) Type 1 Narrative & Plans – 3045-3047 North Western Avenue, Chicago, IL

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: Approximately 9,709.2 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story, six (6) unit residential building and a new four-story, three (3) unit residential building. Each proposed building will be masonry in construction and measure 44 ft.-10 in. in height. The residential buildings will be supported by six (6) and three (3) off-street parking spaces, respectively, at the rear of the new zoning lots. The subject property is a Transit Served Location based on its proximity to the Western Ave. Bus Route. 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 from fifty percent (50%) to one hundred percent (100%) (nine (9) total parking spaces to serve nine (9) residential units).

(A) The Project's Floor Area Ratio:
3045 N. Western Ave.: 2.2 FAR (14,018 sq. ft. of floor area on a 6,372 sq. ft. lot)
3047 N. Western Ave.: 2.199 FAR (7,340 sq. ft. of floor area on a 3,337.2 sq. ft. lot)

(B) The Project's Density (Minimum Lot Area Per D.U.):
3045 N. Western Ave.: 1,062 sq. ft. (6 residential units proposed)
3047 N. Western Ave.: 1,112.4 sq. ft. (3 residential units proposed)

(C) The amount of off-street parking:
3045 N. Western Ave.: 6 parking spaces
3047 N. Western Ave.: 3 parking spaces

*The subject property is a designated Transit Served Location (Western Ave. Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from five (5) parking spaces (50%) to nine (9) parking spaces (100%).

(D) Setbacks:

3045 N. Western Ave.
- a. Front Setback: 1 foot
- b. Side Setbacks:
  - North Side: 4 feet-2 inches
  - South Side: 4 feet-2 inches
- c. Rear Setback: 31 feet-4 inches

3047 N. Western Ave.
- a. Front Setback: 1 foot

b. Side Setbacks:
North Side: 1 foot-6 inches
South Side: 1 foot
c. Rear Setback: 30 feet

(E) Building Height:
3045 N. Western Ave.: 44 feet-10 inches
3047 N. Western Ave.: 44 feet-10 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 100 linear feet of the Western Avenue CTA Bus Line Corridor roadway segment. The proposed six (6) dwelling unit residential building and three (3) dwelling unit residential building will be supported by nine (9) off-street 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 five (5) required parking spaces to nine (9) parking spaces.

2. The design of both proposed buildings complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed buildings will be built 1 foot from each lot's front property line along North Western 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 North Western Avenue.

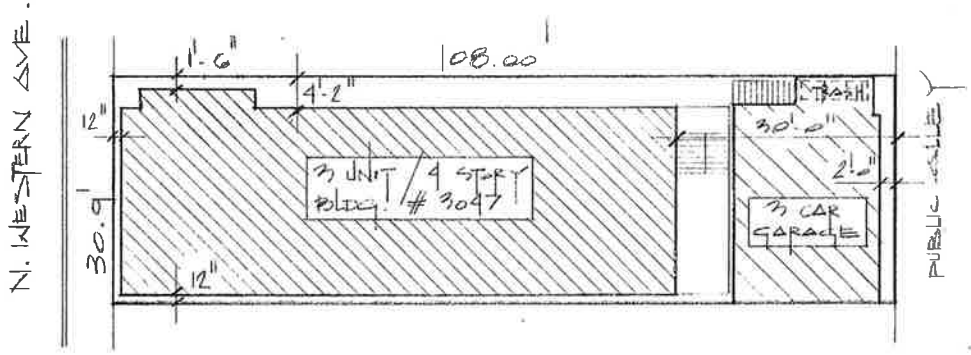
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location near the Western Avenue bus route. The Applicant believes the project will help improve the residential and mixed-use building streetscape along North Western Avenue and West Barry Avenue for residents and other commuters traveling in the subject area.

4. The proposed residential buildings will contain a total of nine (9) dwelling units that will be supported by nine (9) off-street parking spaces. The Applicant is seeking administrative approval to permit the parking increase pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed residential buildings will provide appropriate density in the subject neighborhood. More specifically, the project will develop a currently dilapidated property located along North Western Avenue with two (2) new residential buildings. Based on the subject property's proximity to a designated bus route (Western CTA Bus Line), and its offer of nine (9) off-street vehicle parking spaces, 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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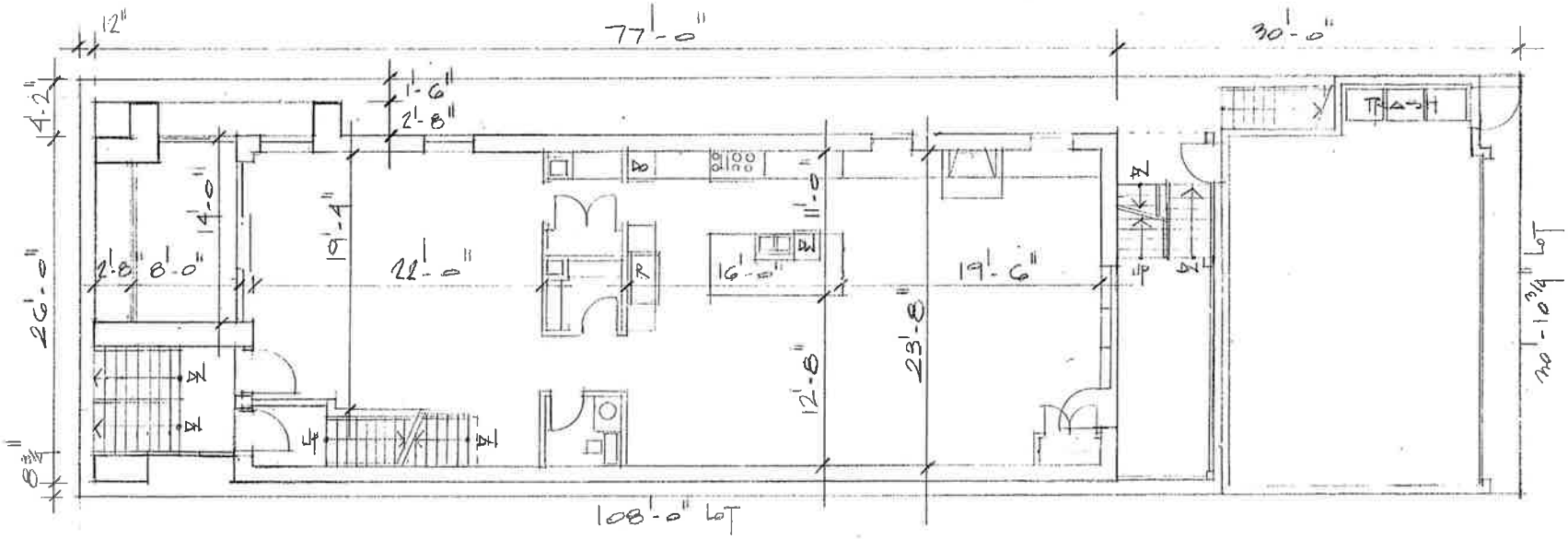


SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION		
LOT AREA	30.9 x 108.0 = 3,337.2 S.F.	
FAR B 2-2	2.2	
MAX. BLDBLE	7,341.8 S.F.	
BSMT	0	S.F.
1ST FLOOR	1,730	S.F.
2ND FLOOR	1,870	S.F.
3RD FLOOR	1,870	S.F.
4TH FLOOR	1,870	S.F.
TOTAL	7,340	S.F.

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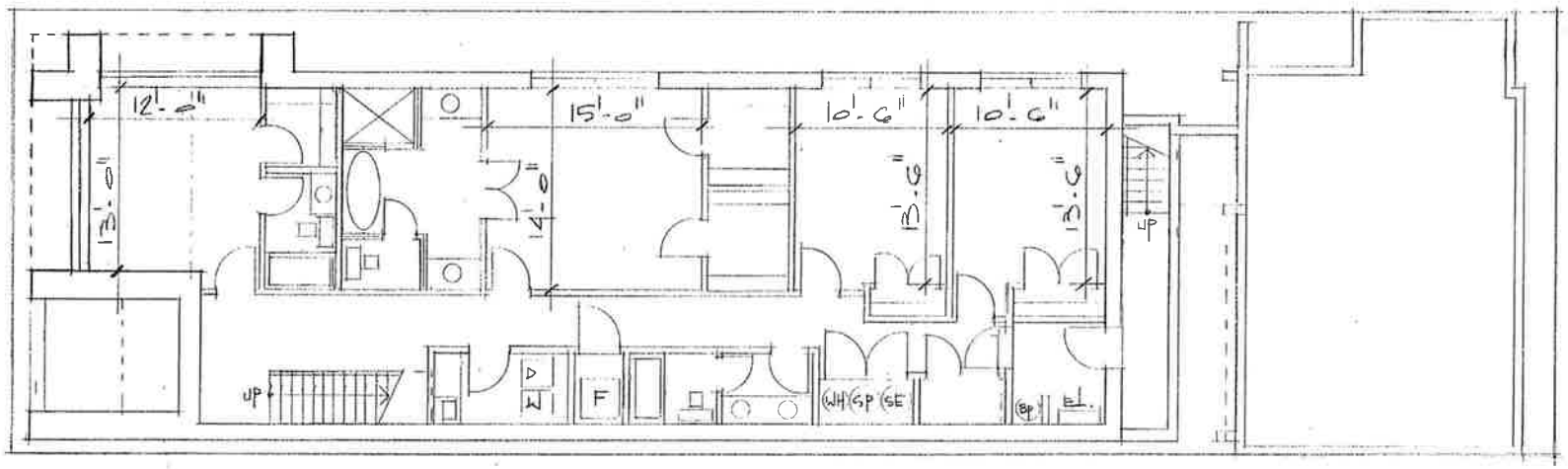


1ST FLOOR PLAN 1,730 S.F.

1/8" = 1'-0"

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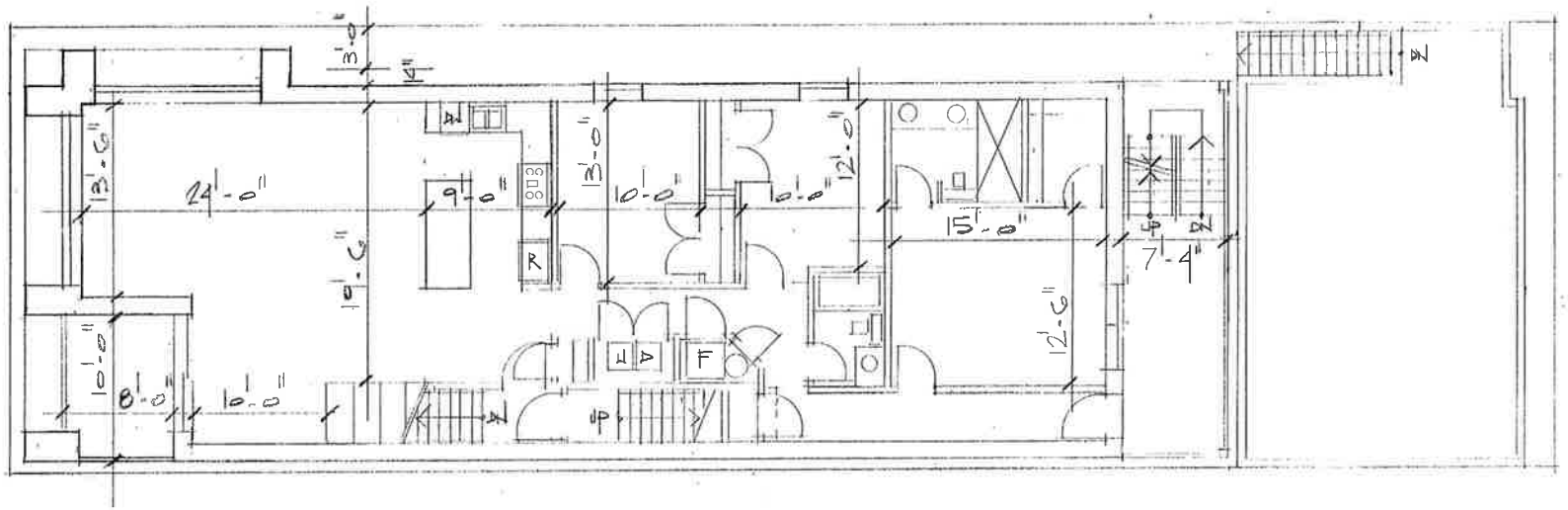
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BASEMENT floor PLAN
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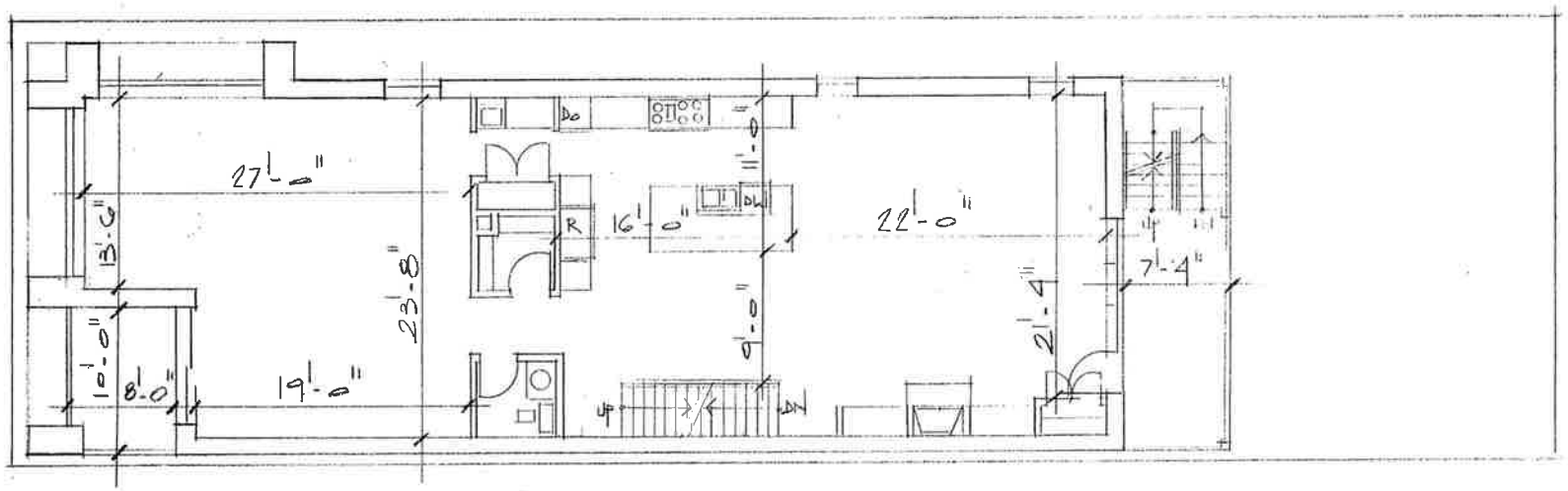
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2nd Floor PLAN 1,870 S.F.
1/8"=1'-0"

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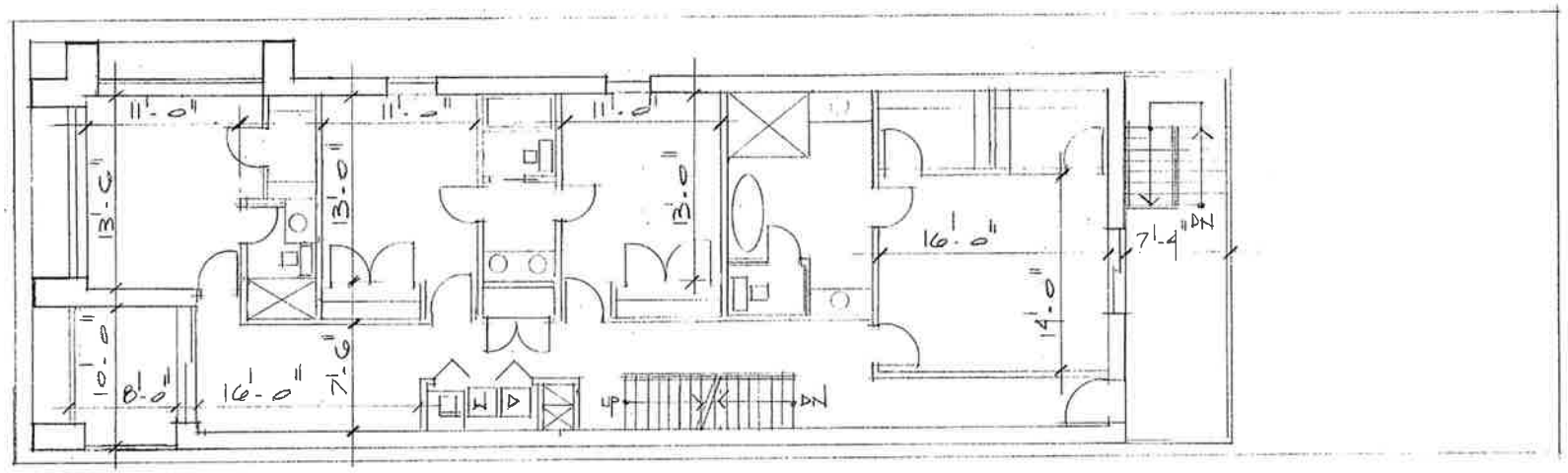
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3rd Floor plan 1,870 s.f.
1/8" = 1'-0"

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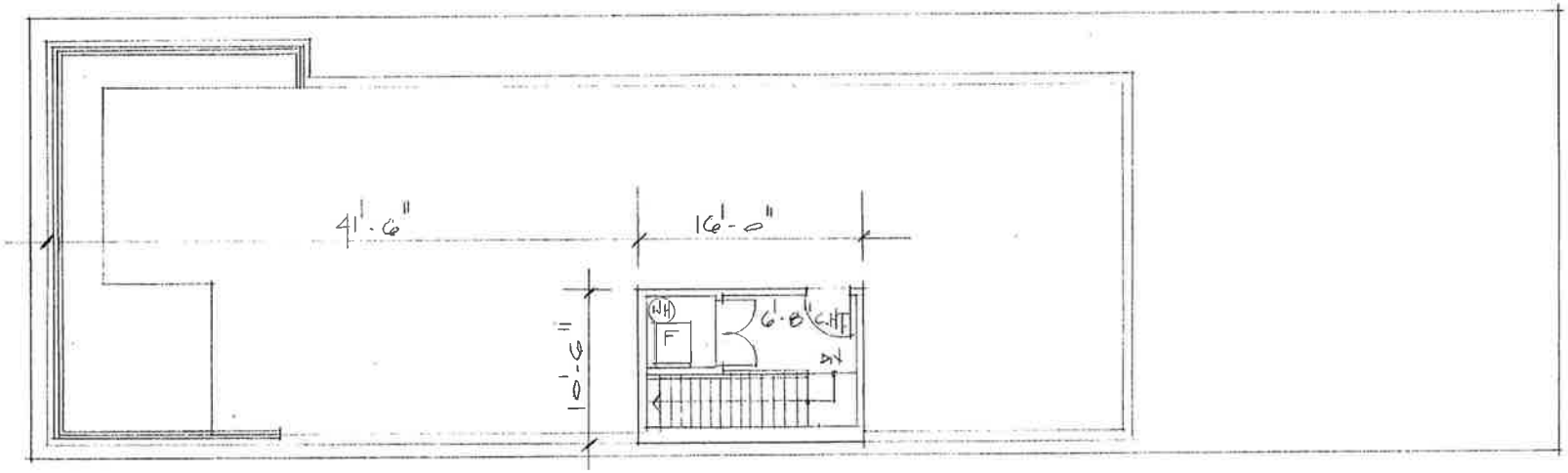
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4TH Floor PLAN 1,870 S.F.
1/8" = 1'-0"

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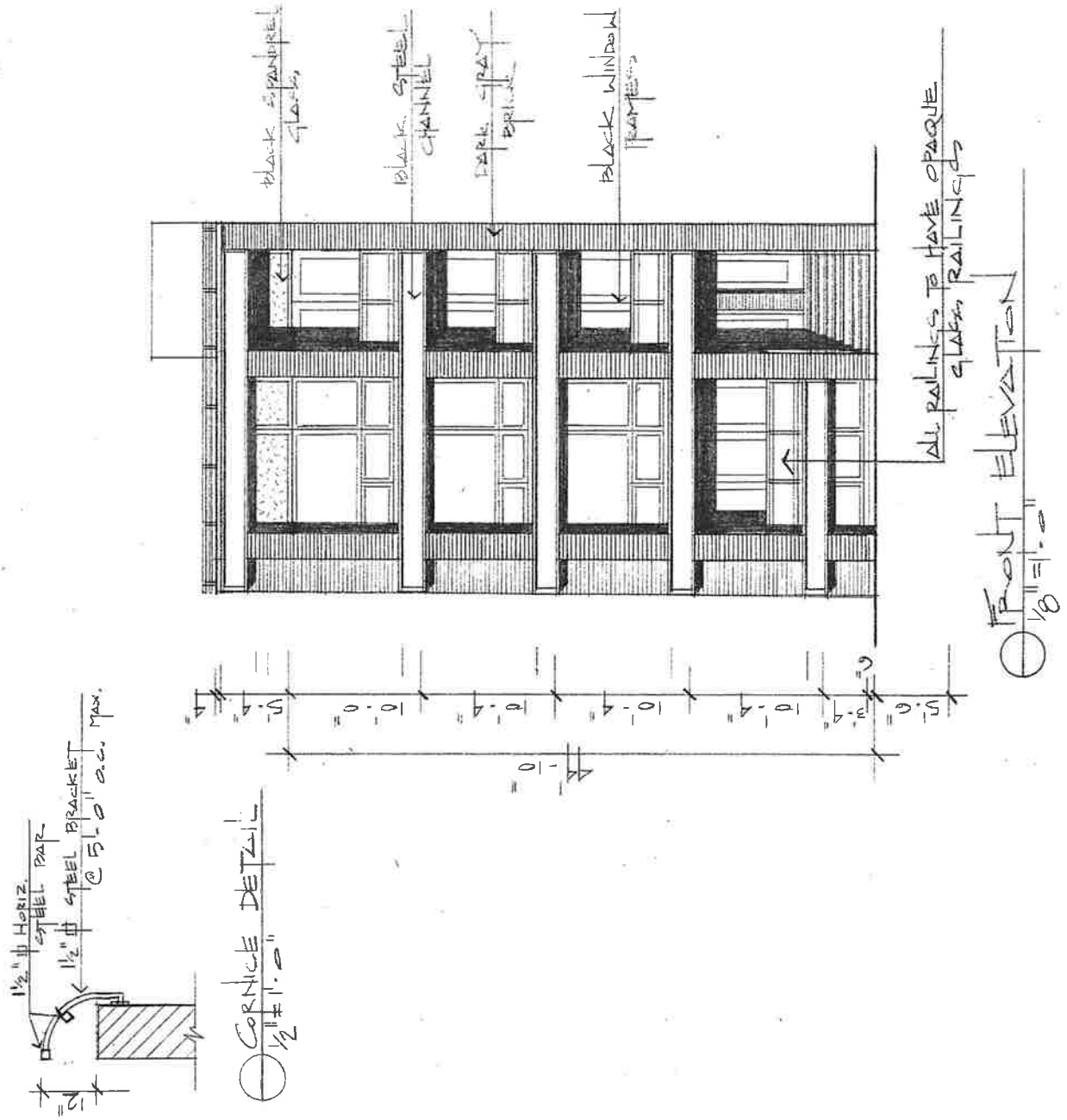
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ROOF PLAN
1/8" = 1'-0"

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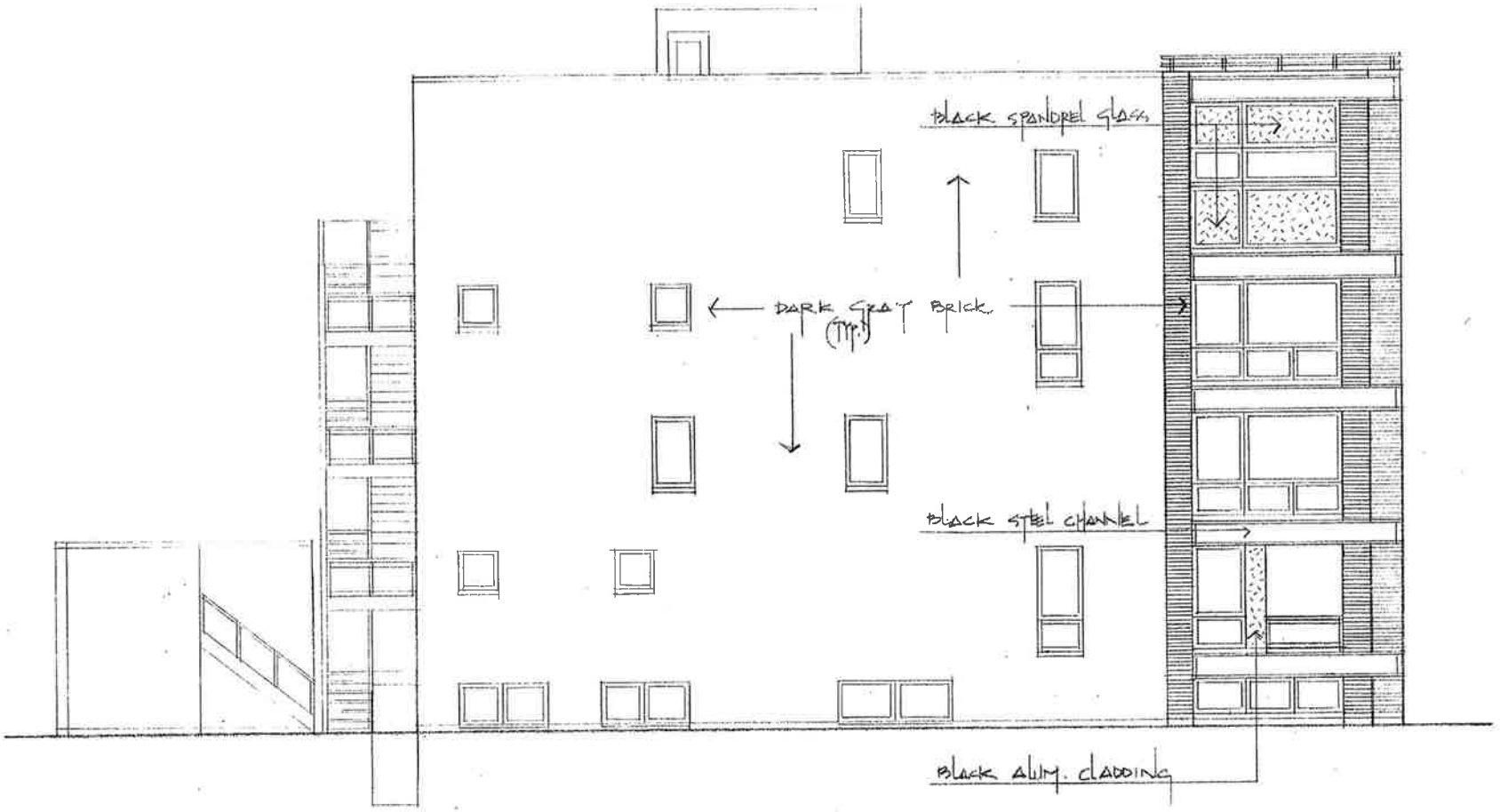


FRONT ELEVATION
1/8" = 1'-0"

CORNICE DETAIL
1/2" = 1'-0"

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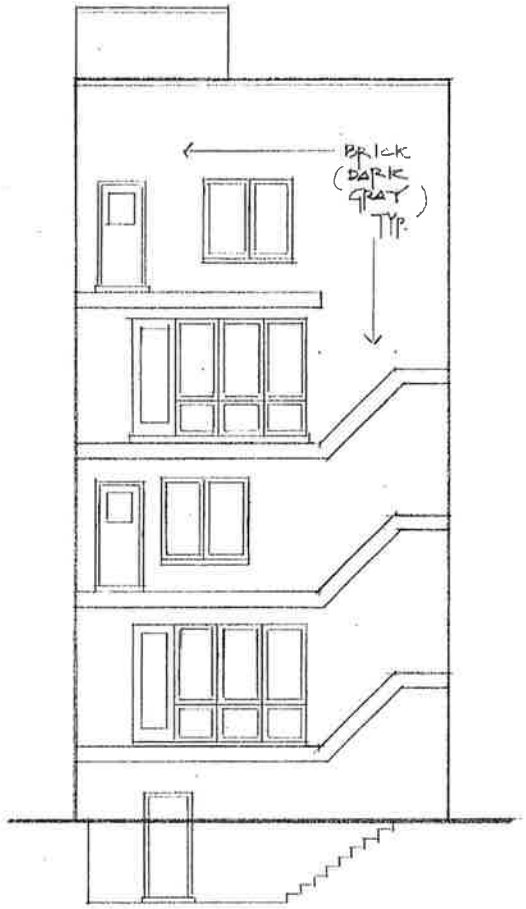
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NORTH ELEVATION
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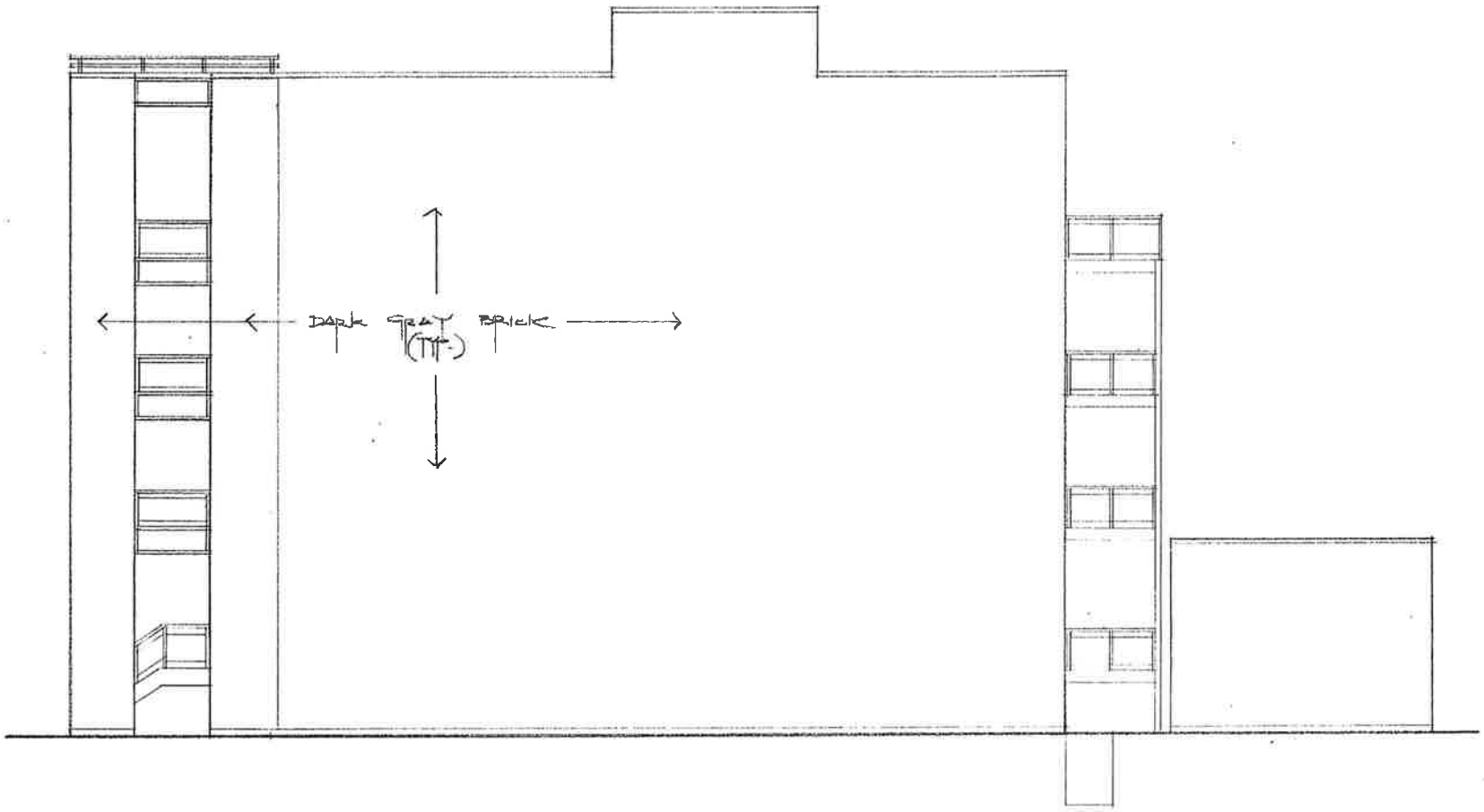
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EAST ELEVATION
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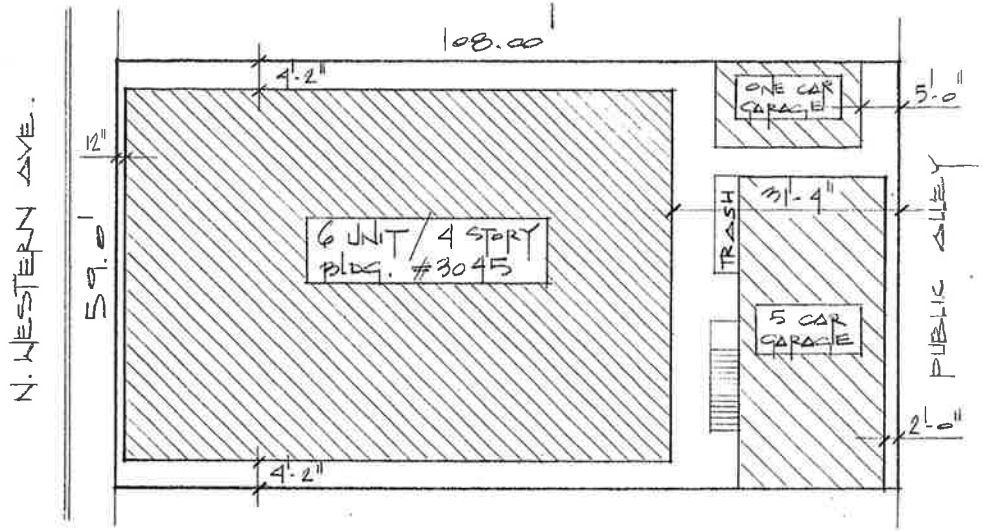
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SOUTH ELEVATION
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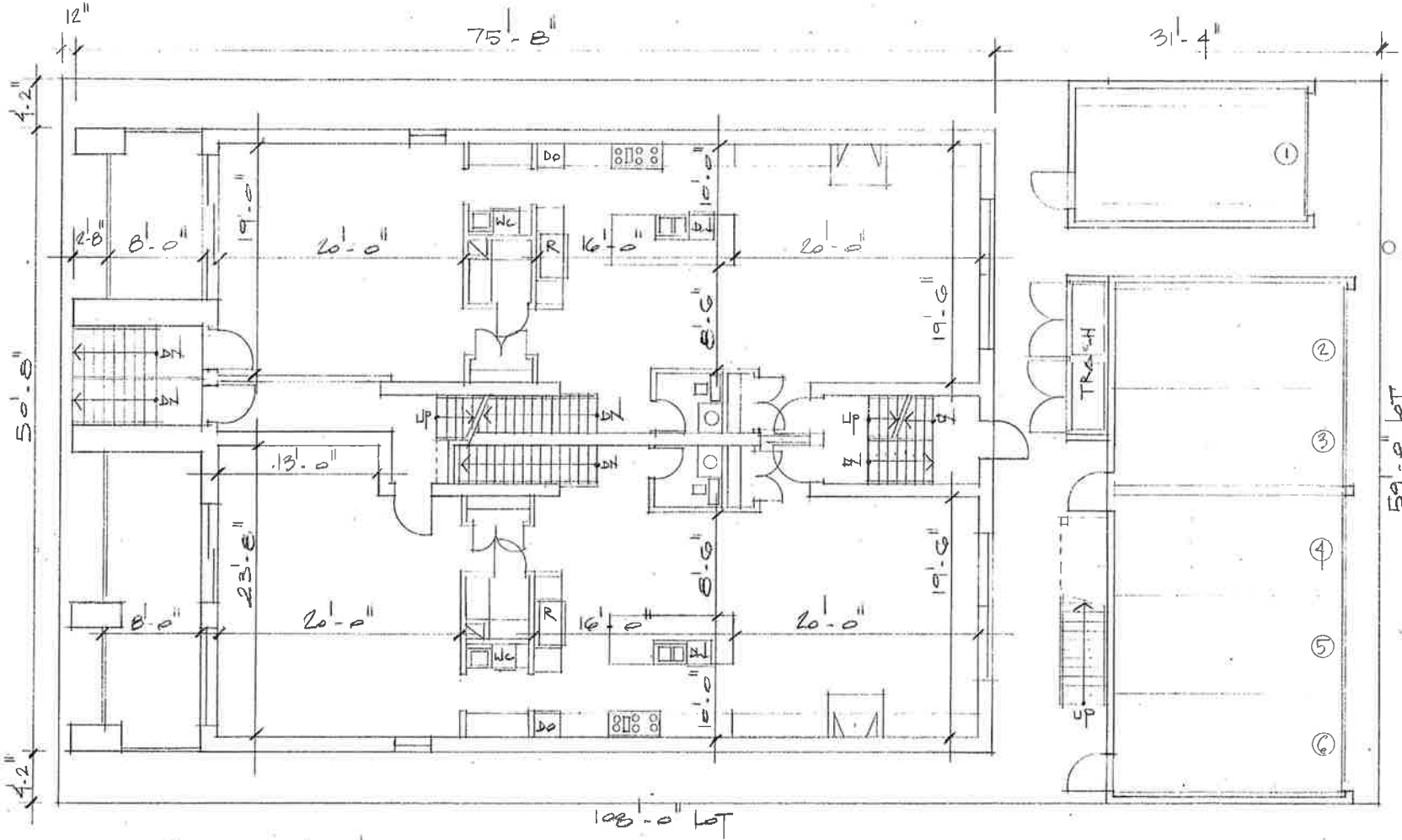


⊕ SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA 59.0 x 108.0 = 6,372 S.F. FAR @ 2.2	2.2
MAX. BUILDABLE	14,018.4 S.F.
BSMT	0 S.F.
1ST FLOOR	3,290 S.F.
2ND FLOOR	3,576 S.F.
3RD FLOOR	3,576 S.F.
4TH FLOOR	3,576 S.F.
TOTAL	14,018 S.F.

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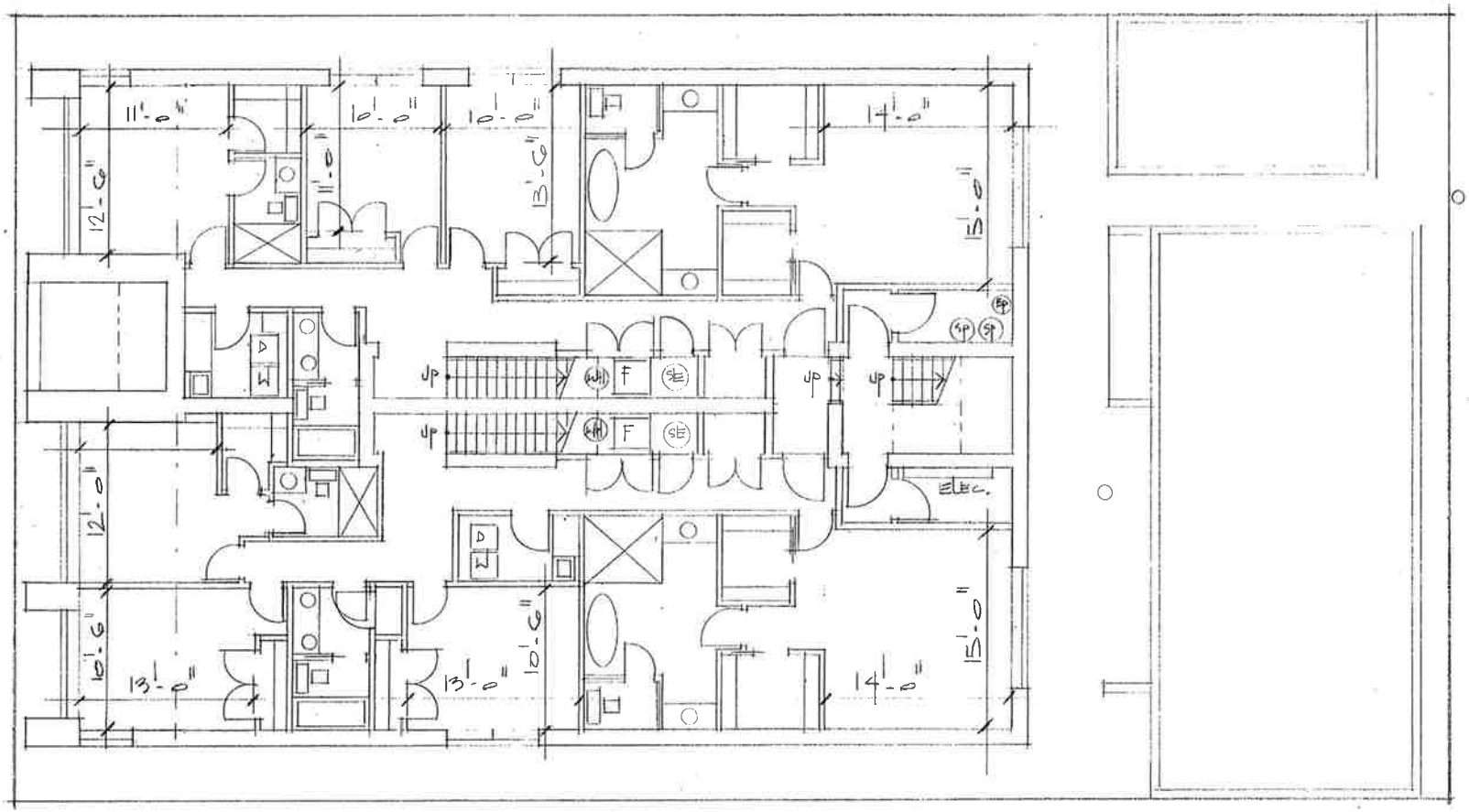
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1ST Floor Plan 3,290 S.F.
1/8" = 1'-0"

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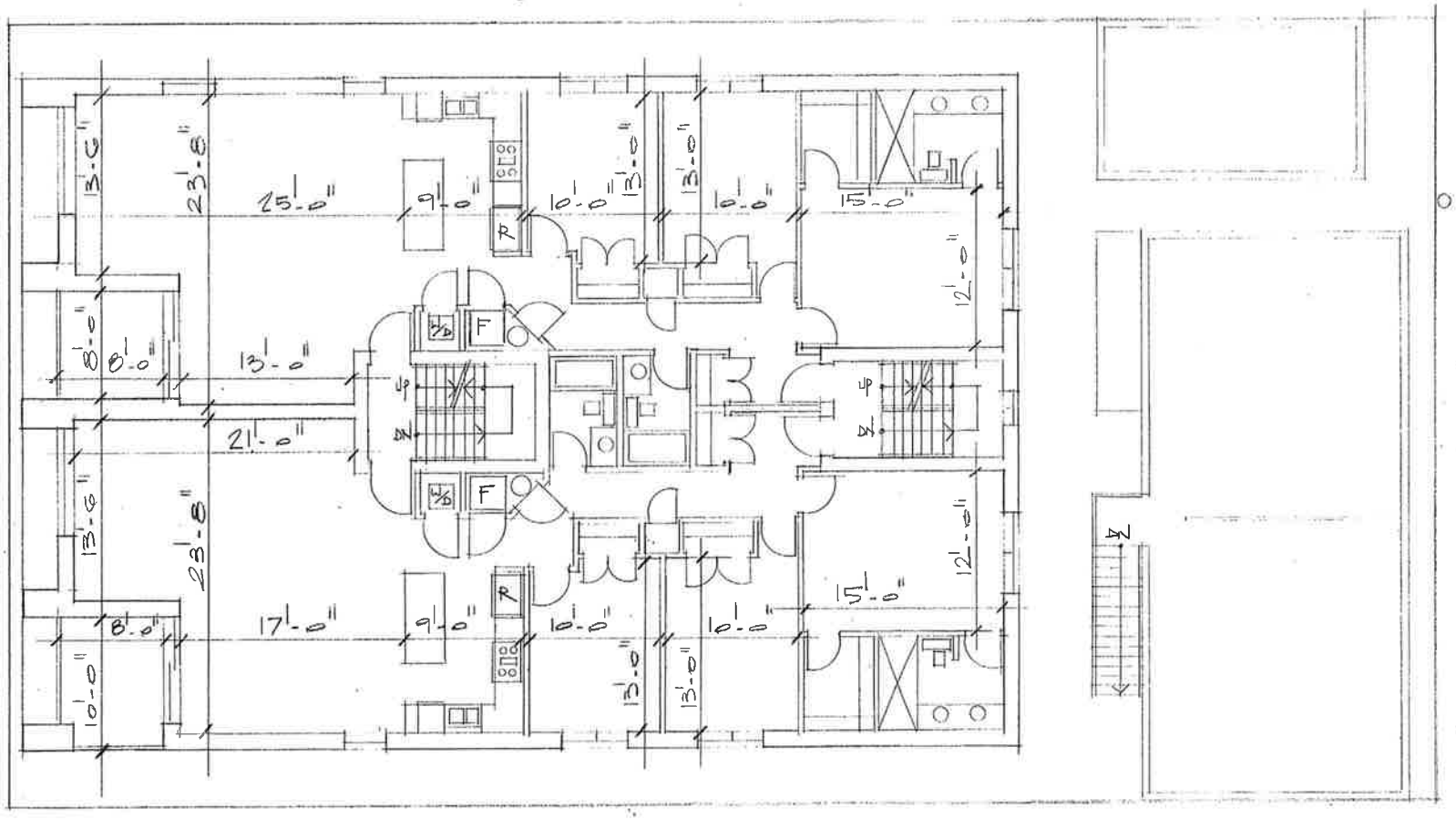
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BASEMENT FLOOR PLAN
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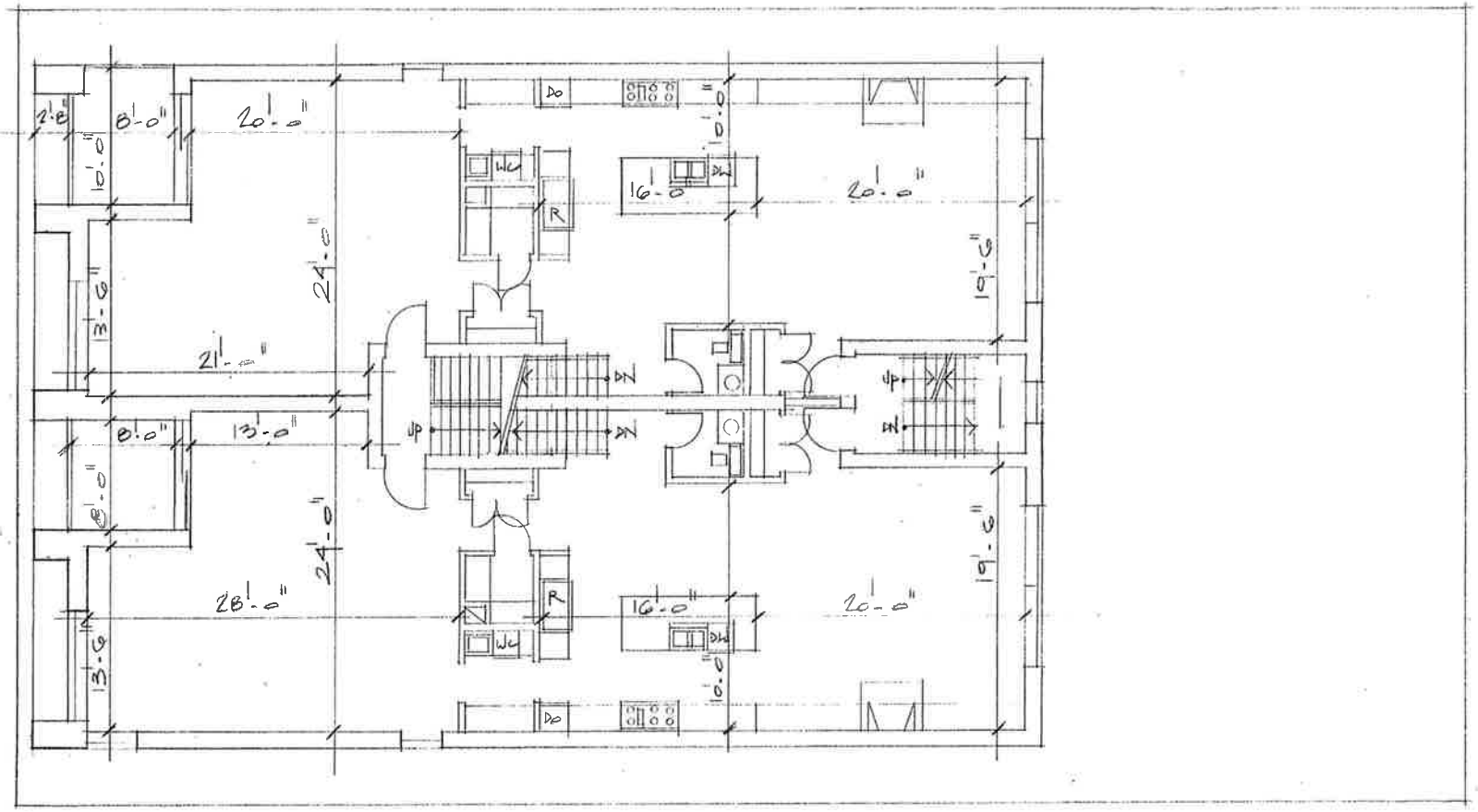
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2ND Floor PLAN 3,576 S.F.
1/8" = 1'-0"

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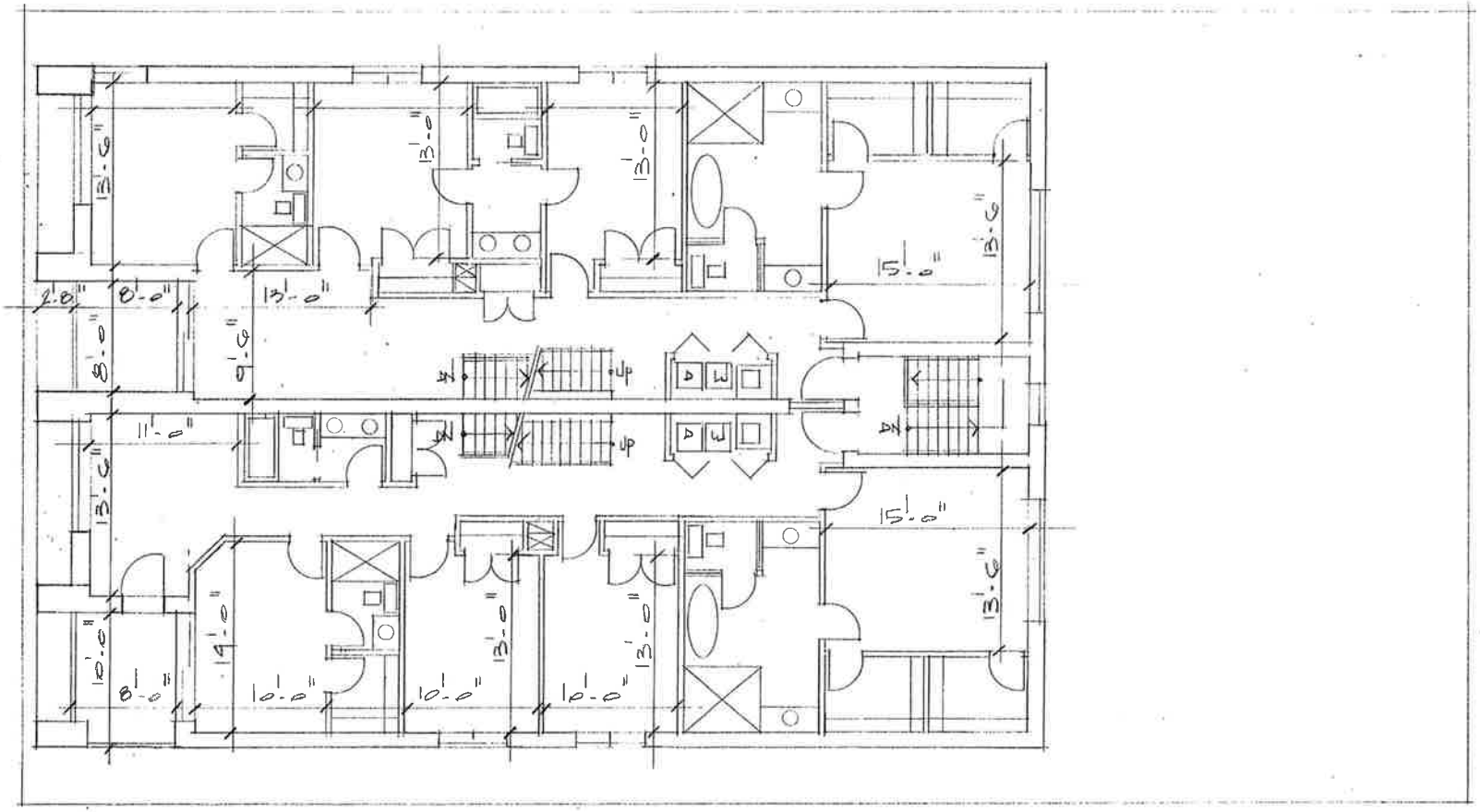
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3RD FLOOR PLAN 3,576 S.F.
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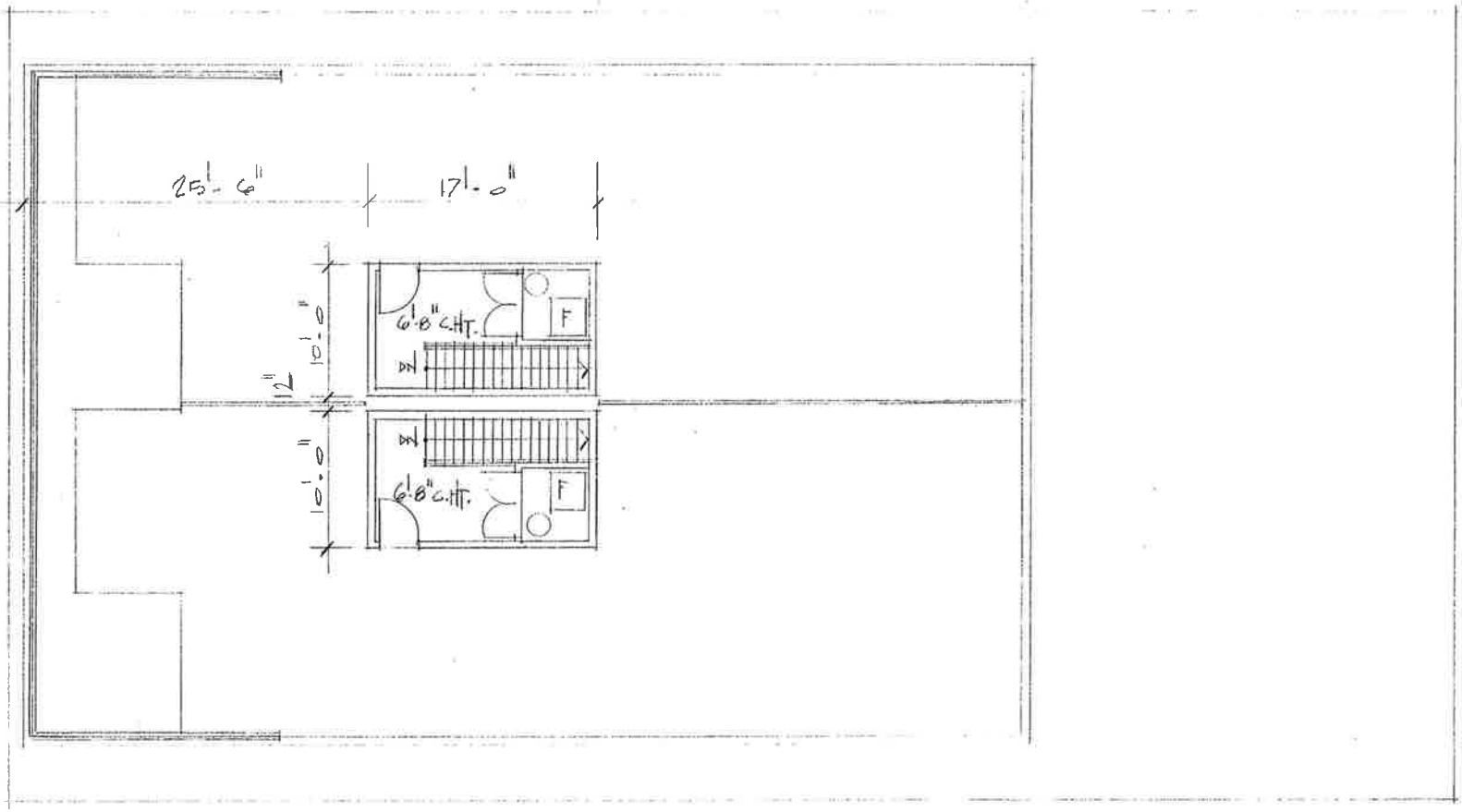
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4TH Floor PLAN 3,576 S.F.
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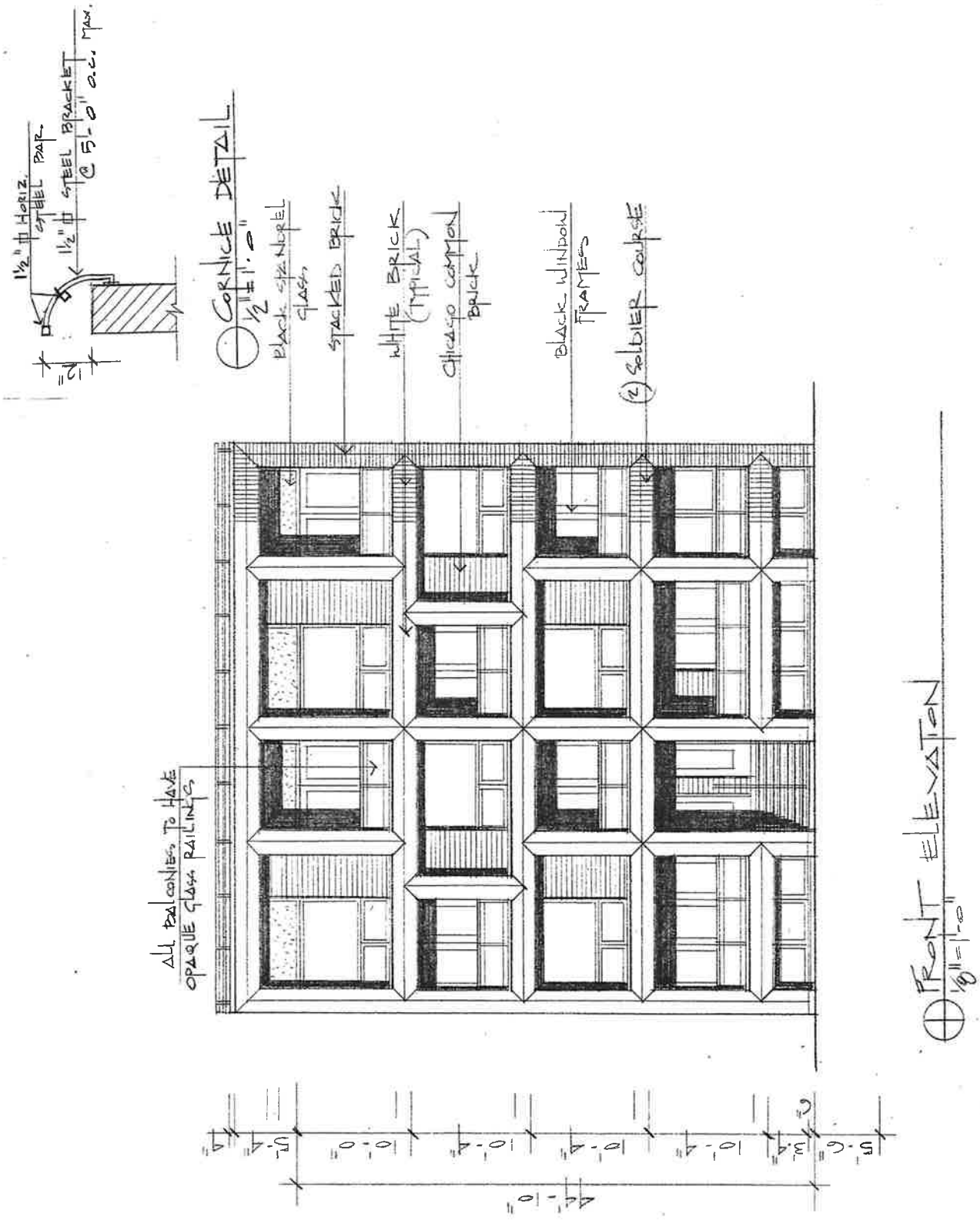
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ROOF PLAN
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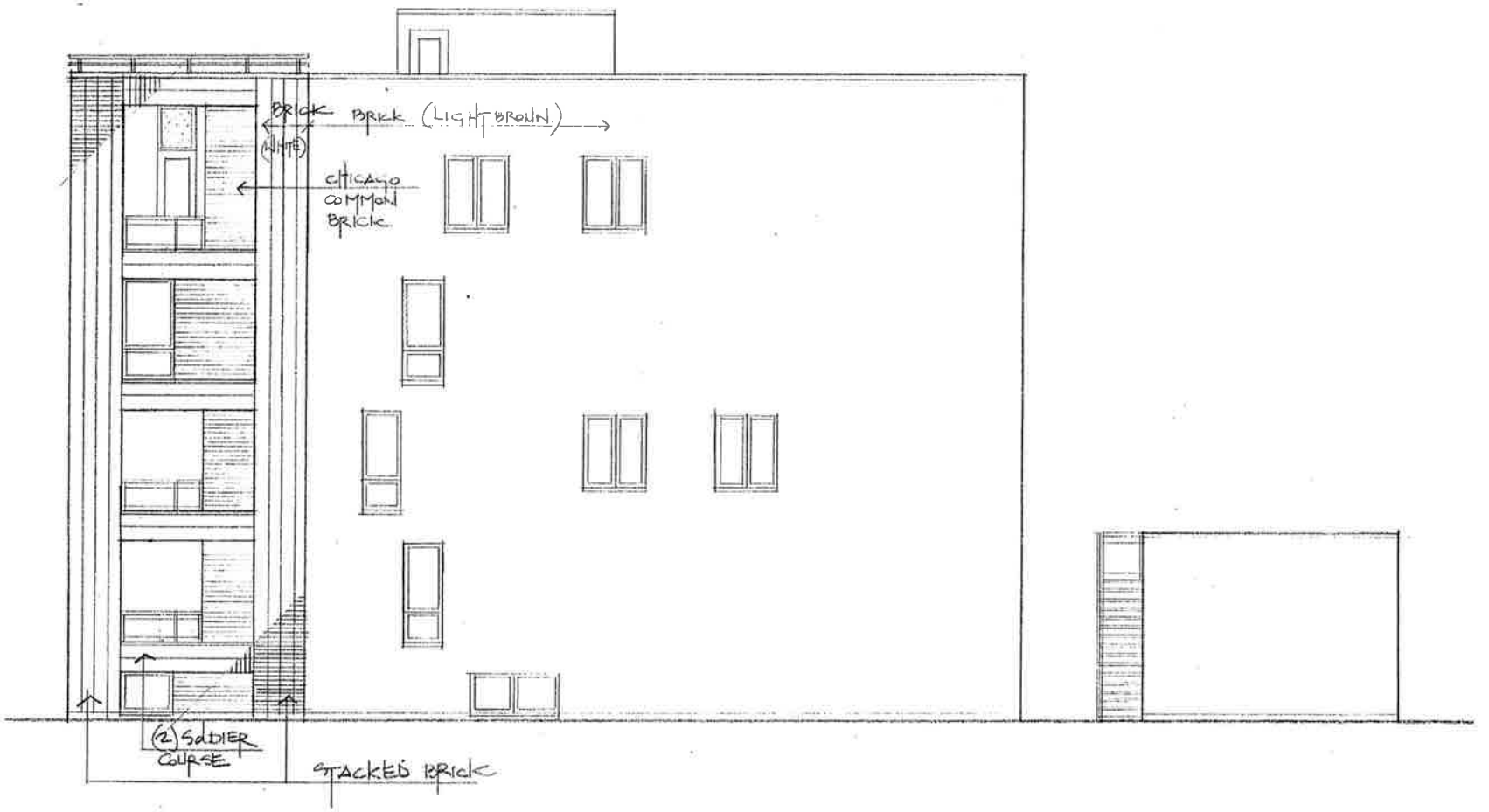
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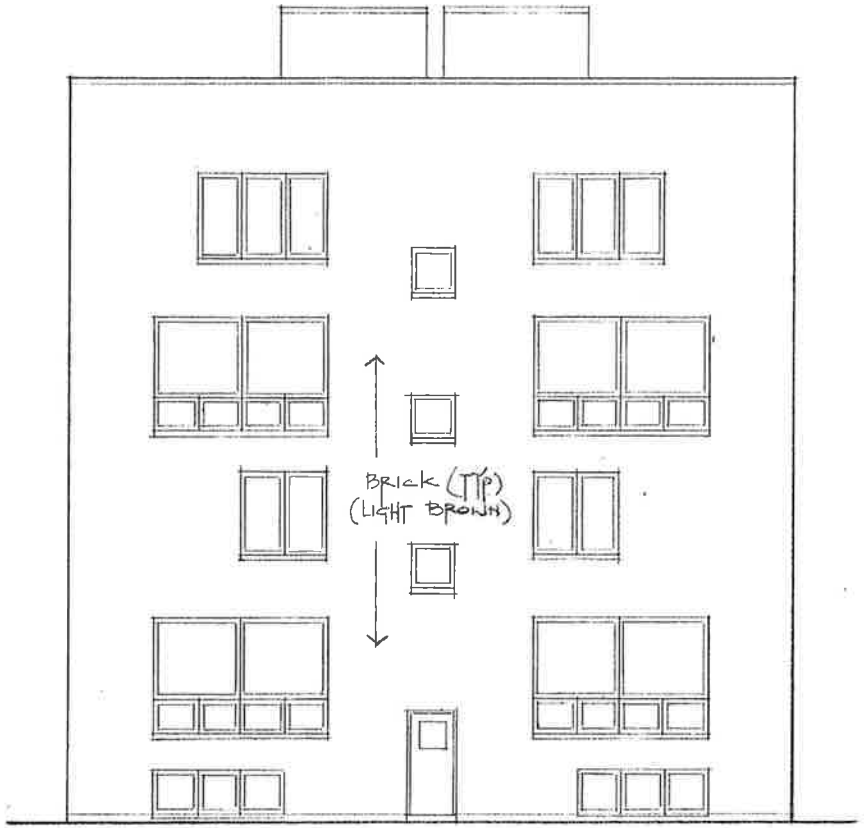
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SOUTH ELEVATION
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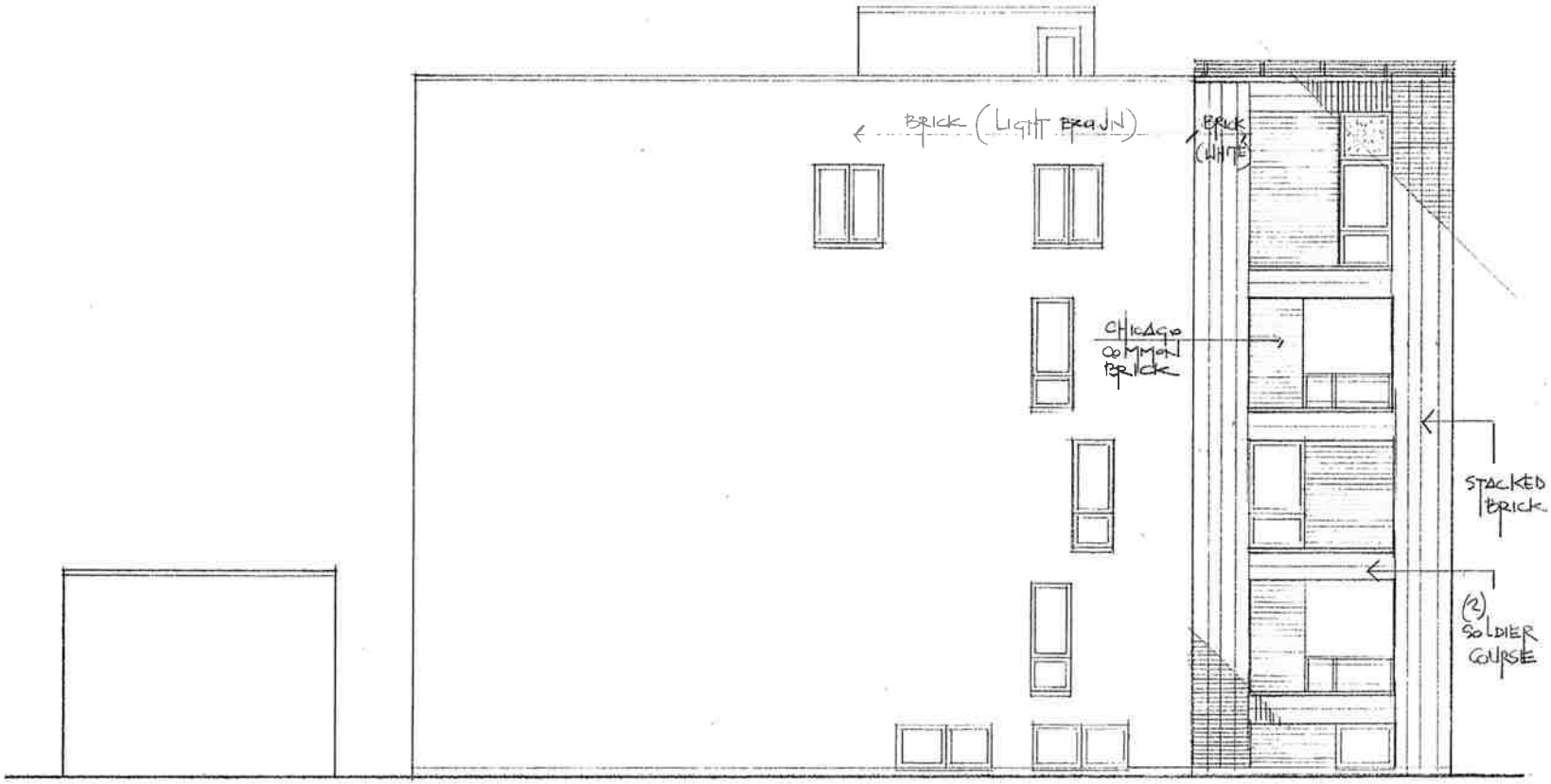
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EAST ELEVATION
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NORTH ELEVATION
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