FINAL FOR PUBLICATION

**SUBSTITUTE NARRATIVE AND PLANS**

**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 3,569 sq. ft. of retail space at grade and three (3) dwelling units above. The proposed building will measure 48 ft. in height (51 ft. to the top of the parapet wall). 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 the 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 for residential floors above grade) |

*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.

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.

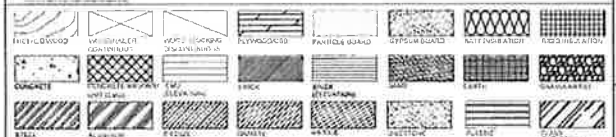
5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace an older two-story mixed-use building with new mixed-use building which will provide additional residential housing thereby meeting market 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.

## DRAWING INDEX

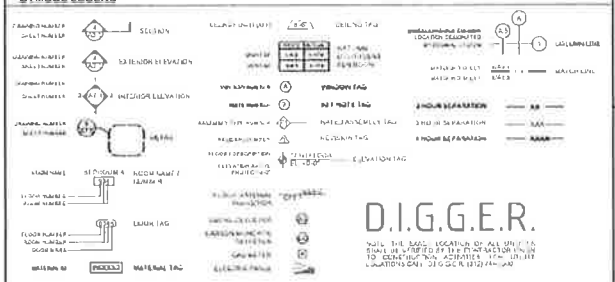
ARCHITECTURAL

T0.0 TITLE SHEET, SITE PLAN
A0.1 CODE ANALYSIS
A1.0 BASEMENT FLOOR PLAN
A1.1 GROUND FLOOR PLAN
A1.2 MEZZANINE PLAN
A1.3 LEVEL 2 FLOOR PLAN
A1.4 LEVEL 3 FLOOR PLAN
A1.5 ROOF PLAN
A2.0 ELEVATIONS
A2.1 ELEVATIONS
A2.2 ELEVATIONS

## MATERIAL LEGEND




## SYMBOL LEGEND

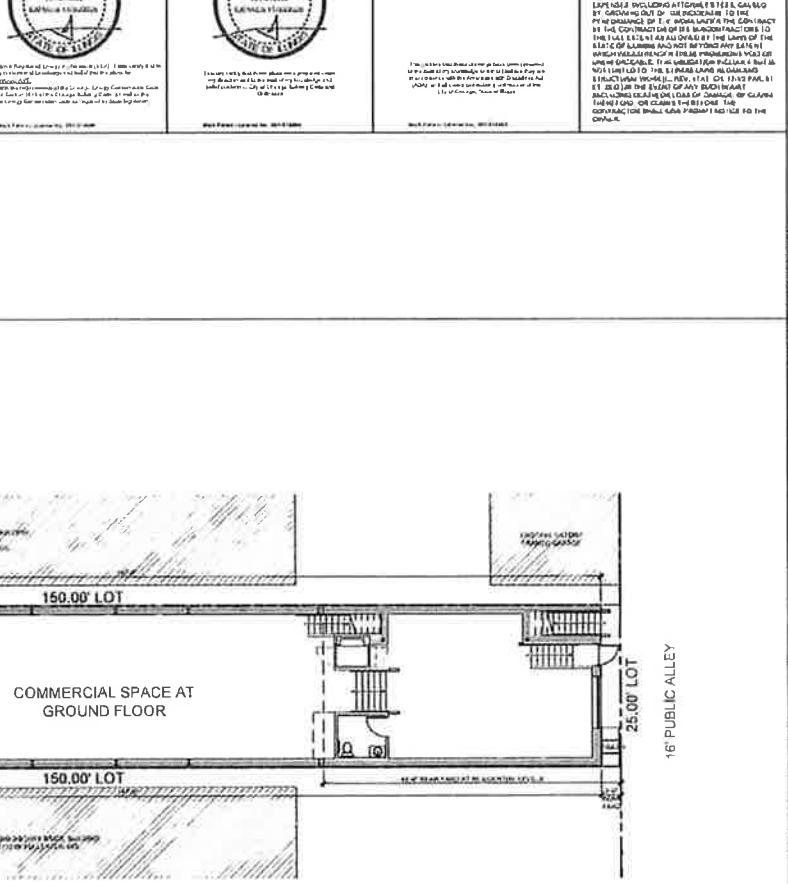



D.I.G.G.E.R.

NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL J.U.L.I.E. (312) 744-7000

# New 4-Story, 3-Dwelling Unit Residential Building with Ground Floor Commercial Space and Mezzanine

# 1118 W. Fullerton Ave, Chicago, Illinois




N 1 SITE PLAN

0 2 4 8 16 32

BUILDING TO BE FULLY EQUIPPED WITH NFPA 13/13R SPRINKLER SYSTEM

INTERIM CHICAGO PLUMBING CODE (14P)WITH 2021 AMENDMENTS

2019 CHICAGO BUILDING CODE

1118 W. FULLERTON CHICAGO, IL

Date 05.09.2025

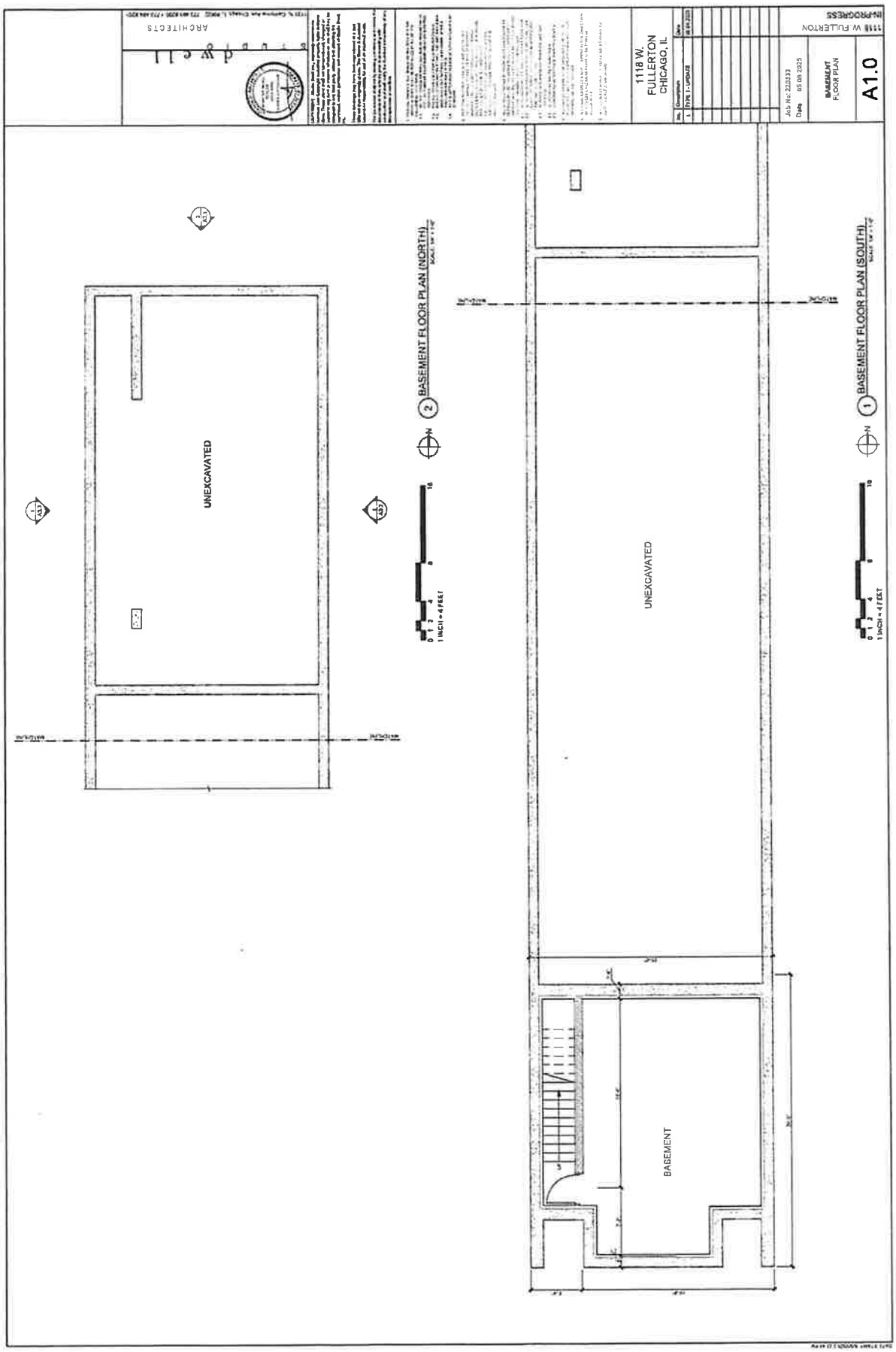
TITLE SHEET / SITE PLAN

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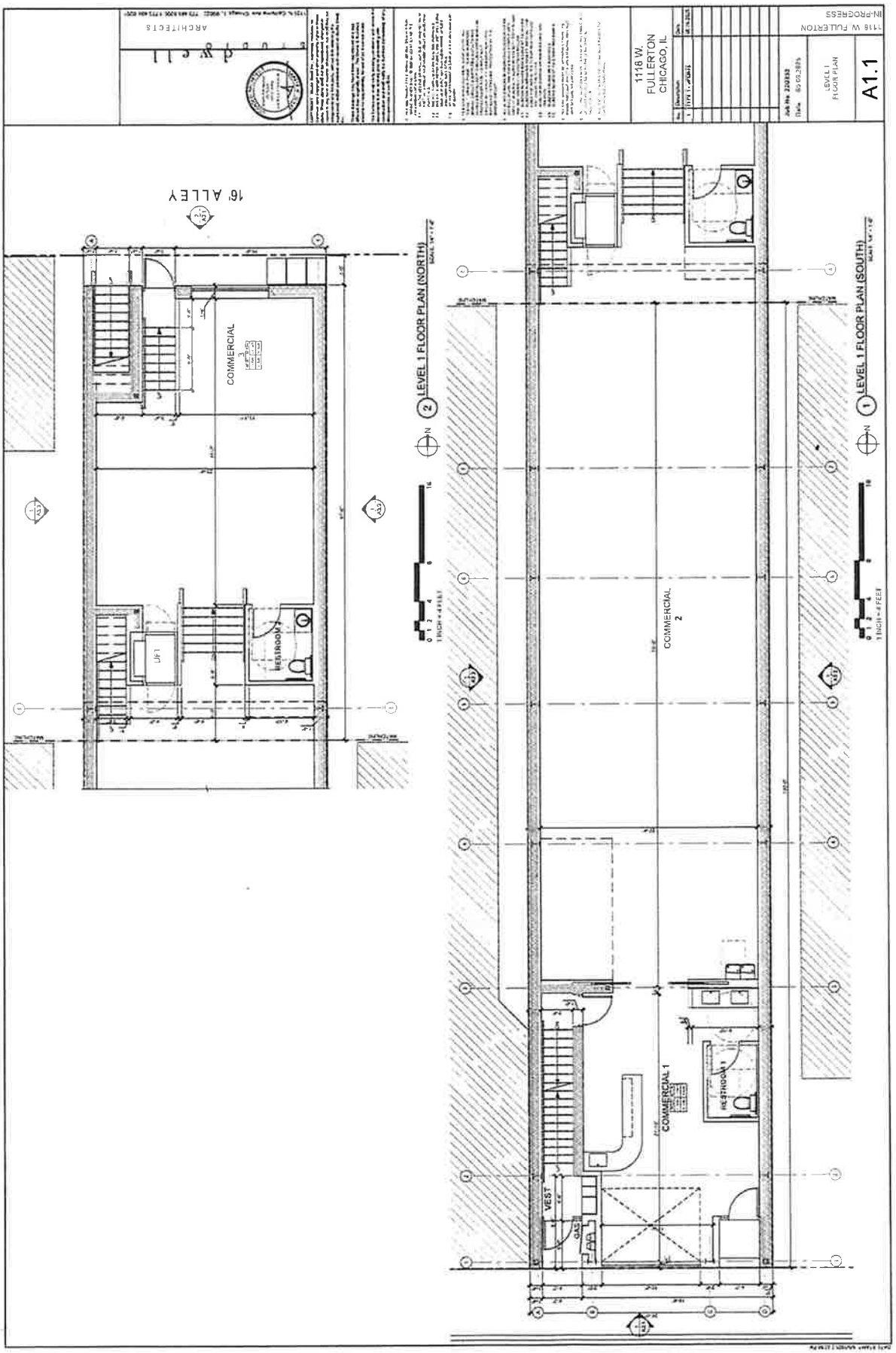
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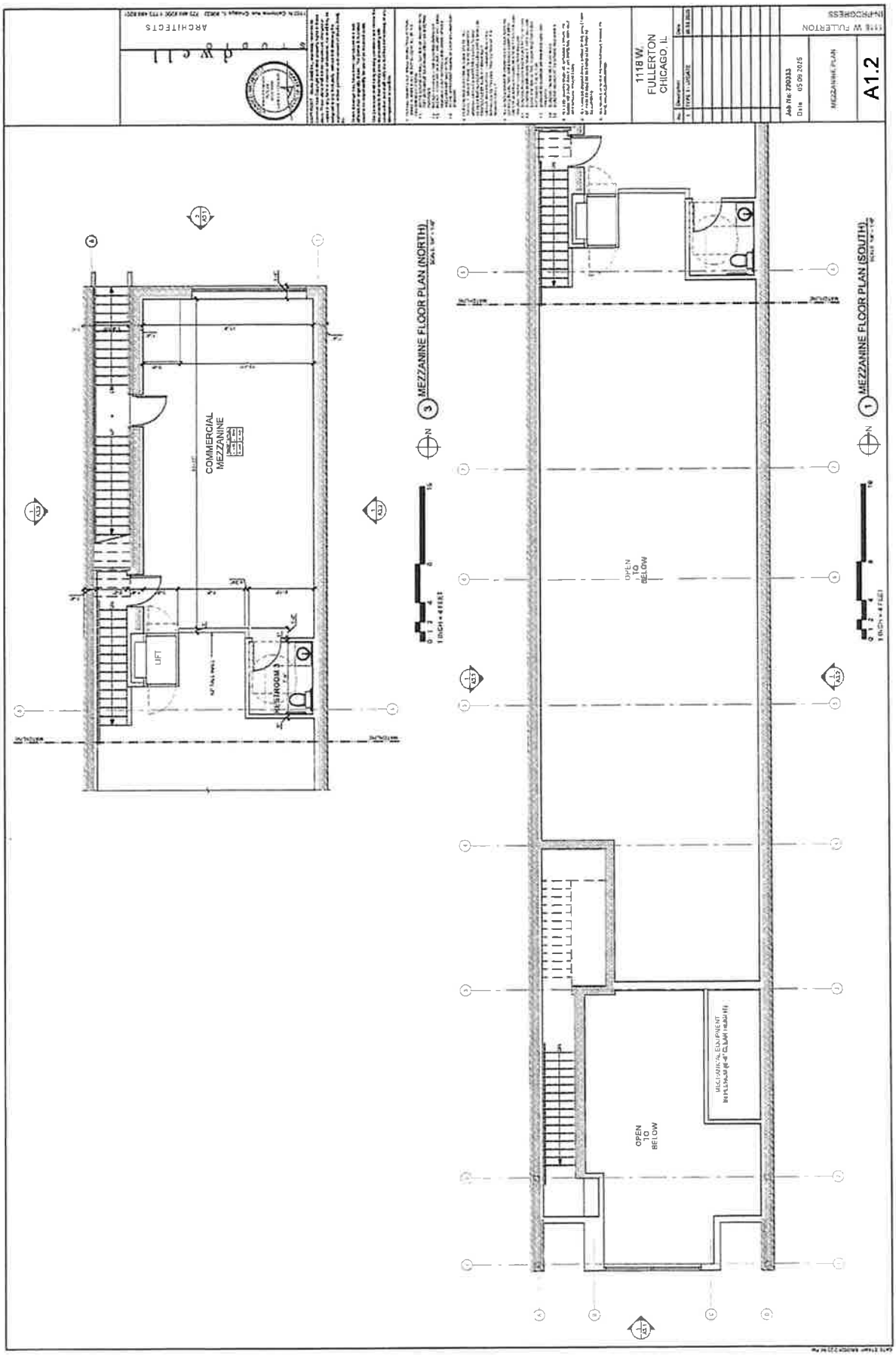
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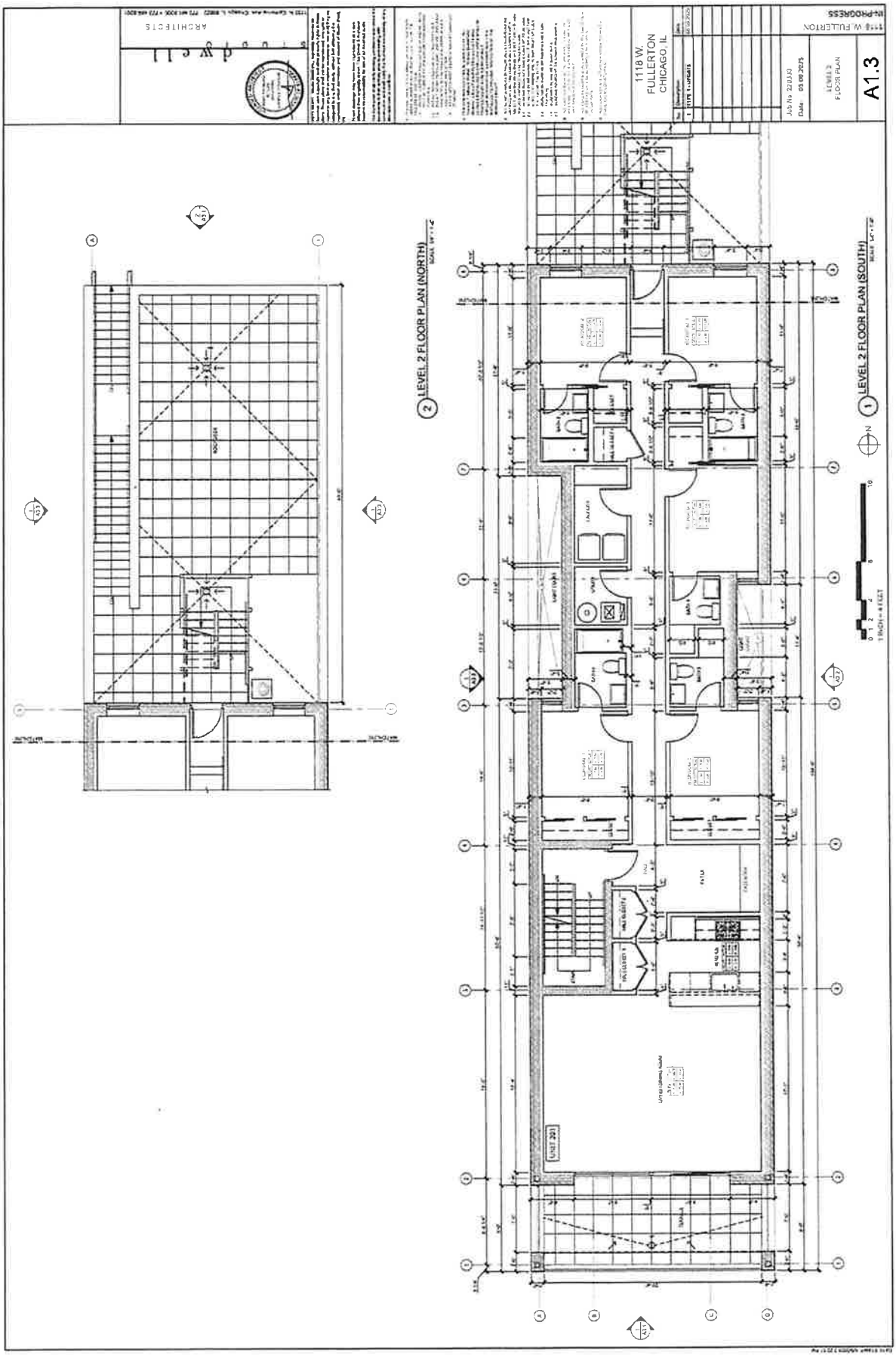
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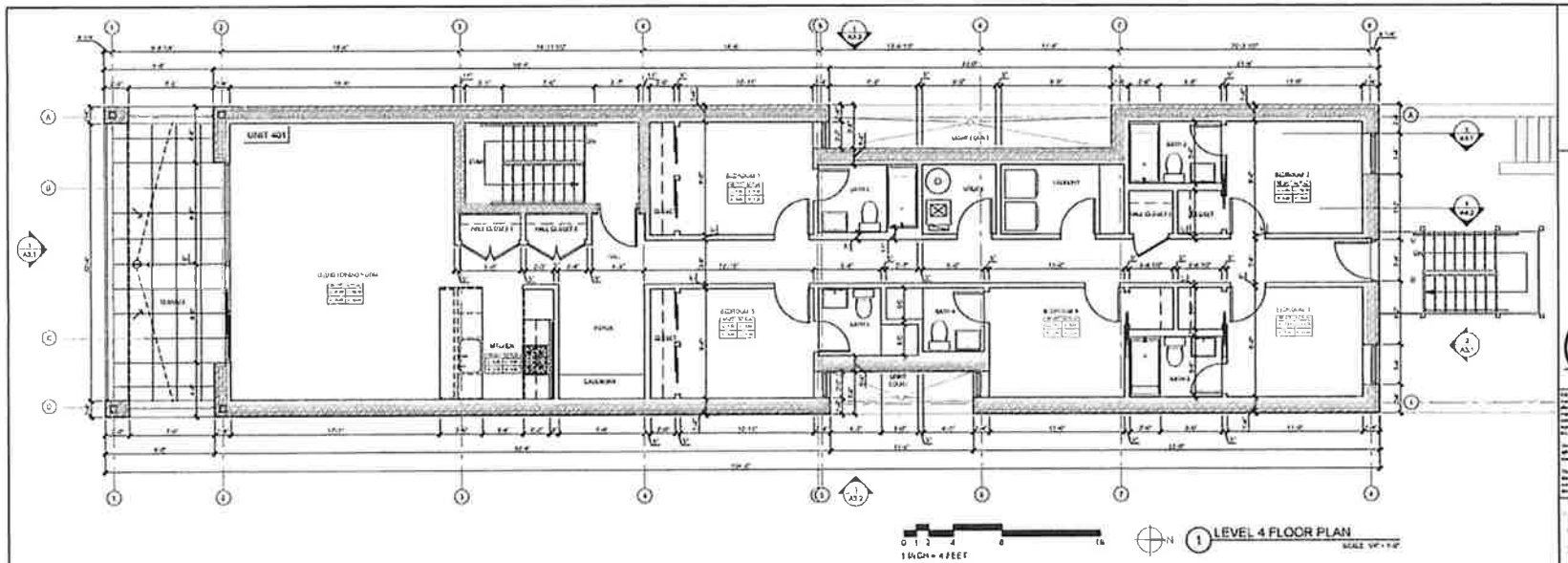


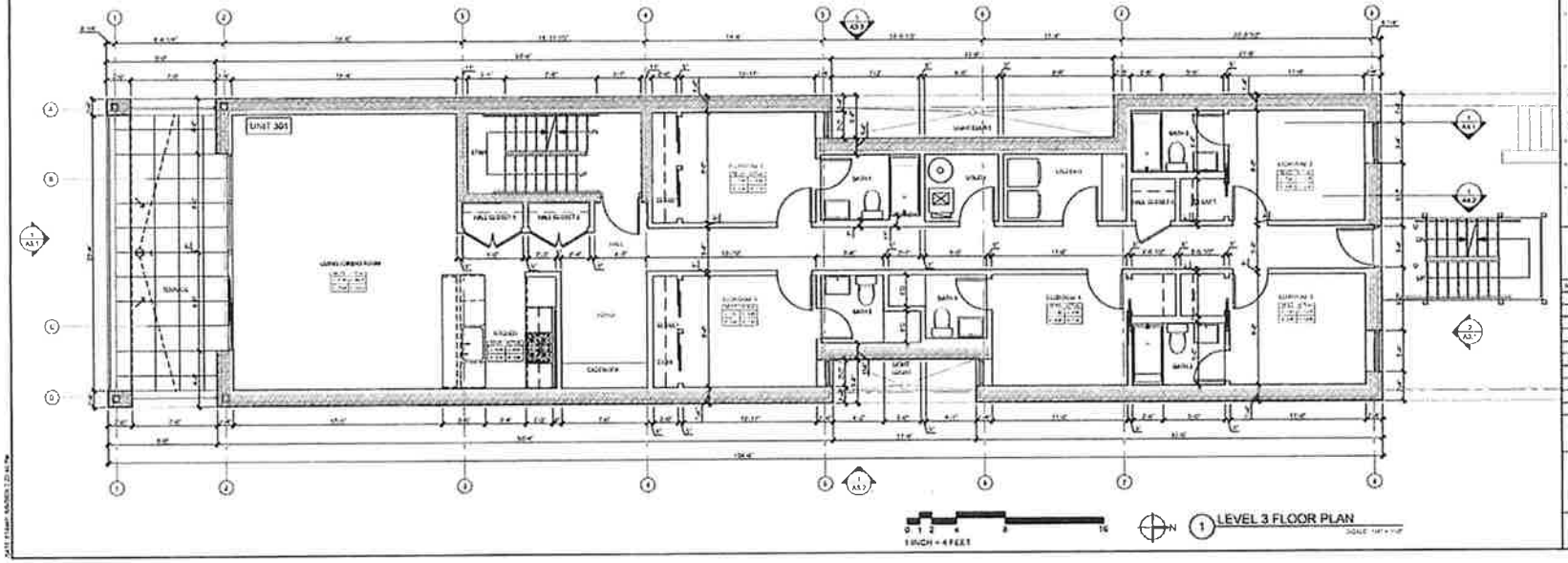
FINAL FOR PUBLICATION



FINAL FOR PUBLICATION






dwell
ARCHITECTS

1118 W.
FULLERTON
CHICAGO, IL

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Job No: 220333
Date: 06.09.2025

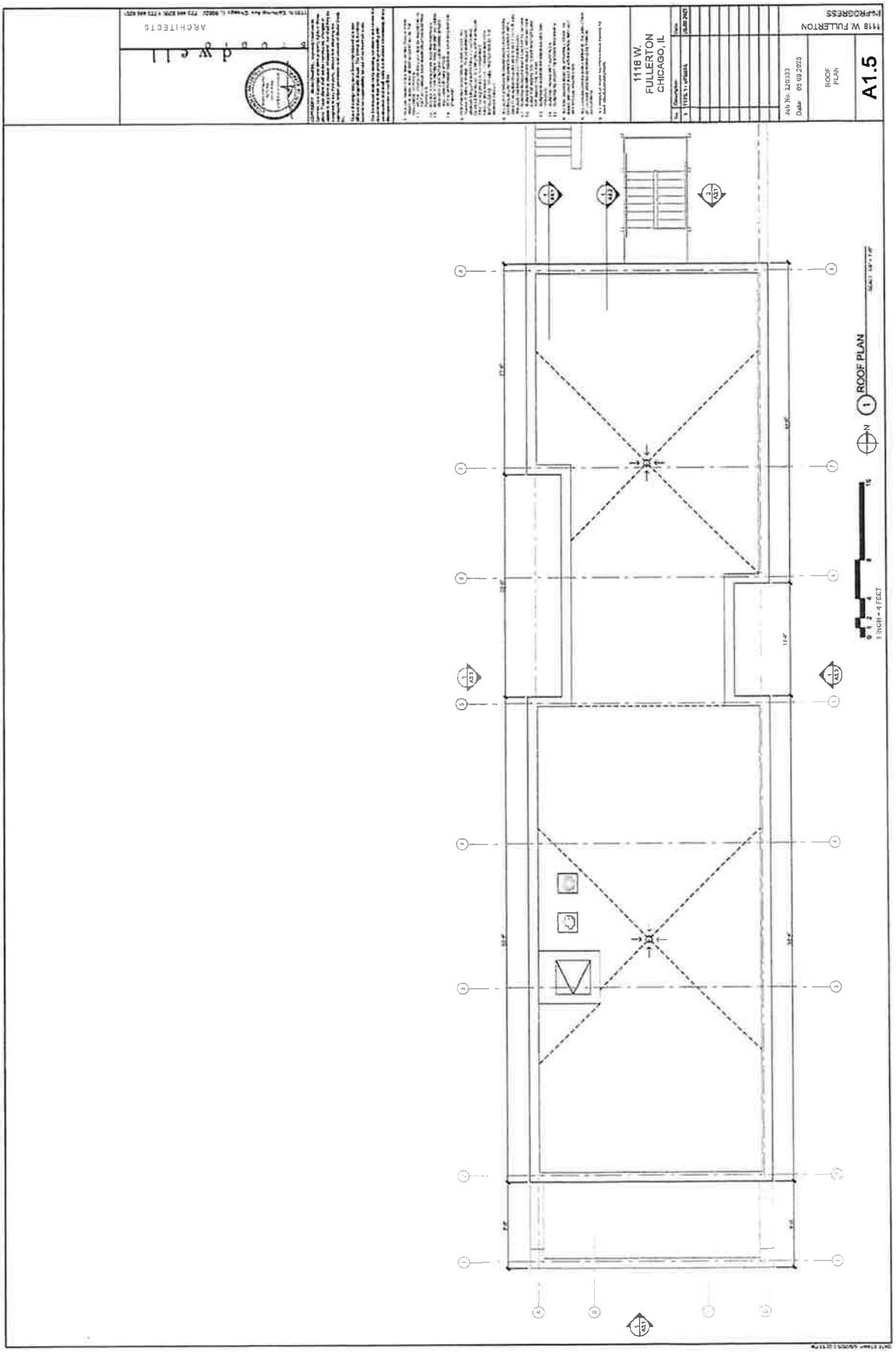
LEVEL 3 + 4
FLOOR PLANS

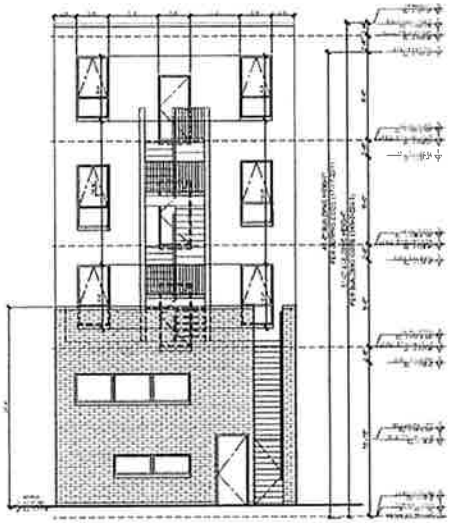
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1118 W FULLERTON
IN-PROGRESS

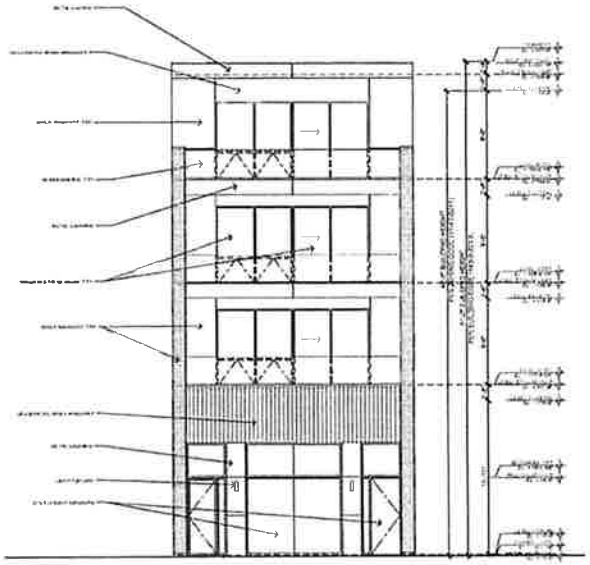
FINAL FOR PUBLICATION

FINAL FOR PUBLICATION





2 NORTH ELEVATION



1 SOUTH ELEVATION

dwell

ARCHITECTS

1118 W,
FULLERTON
CHICAGO, IL

| No. | Description | Date |
|---|---|---|
| 1 | TYPE 1 UPDATE | 05.28.2025 |

Job No. 220333
Date 05.28.2025

NORTH + SOUTH ELEVATIONS

A3.1

1118 W FULLERTON
IN-PROGRESS

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

