

17-13-0303-C(1) Type 1 Narrative & Plans – 3348-3358 W. Foster Ave., Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 15,625 square feet

Proposed Land Use: The Applicant is proposing develop the subject property with a new five-story mixed-use building containing retail space at grade and forty-seven (47) residential units above. The proposed retail space (divisible) will occupy approximately 5,145 sq. ft. of floor area on the building's first floor. The forty-seven (47) residential units will be located on the four floors above grade. The proposed building will be masonry in construction. It will measure 57 feet and 9¼ inches in height. The subject property is a transit served location based on its proximity to the CTA Station at Kimball. The building will be supported by twenty-two (22) off-street parking spaces.

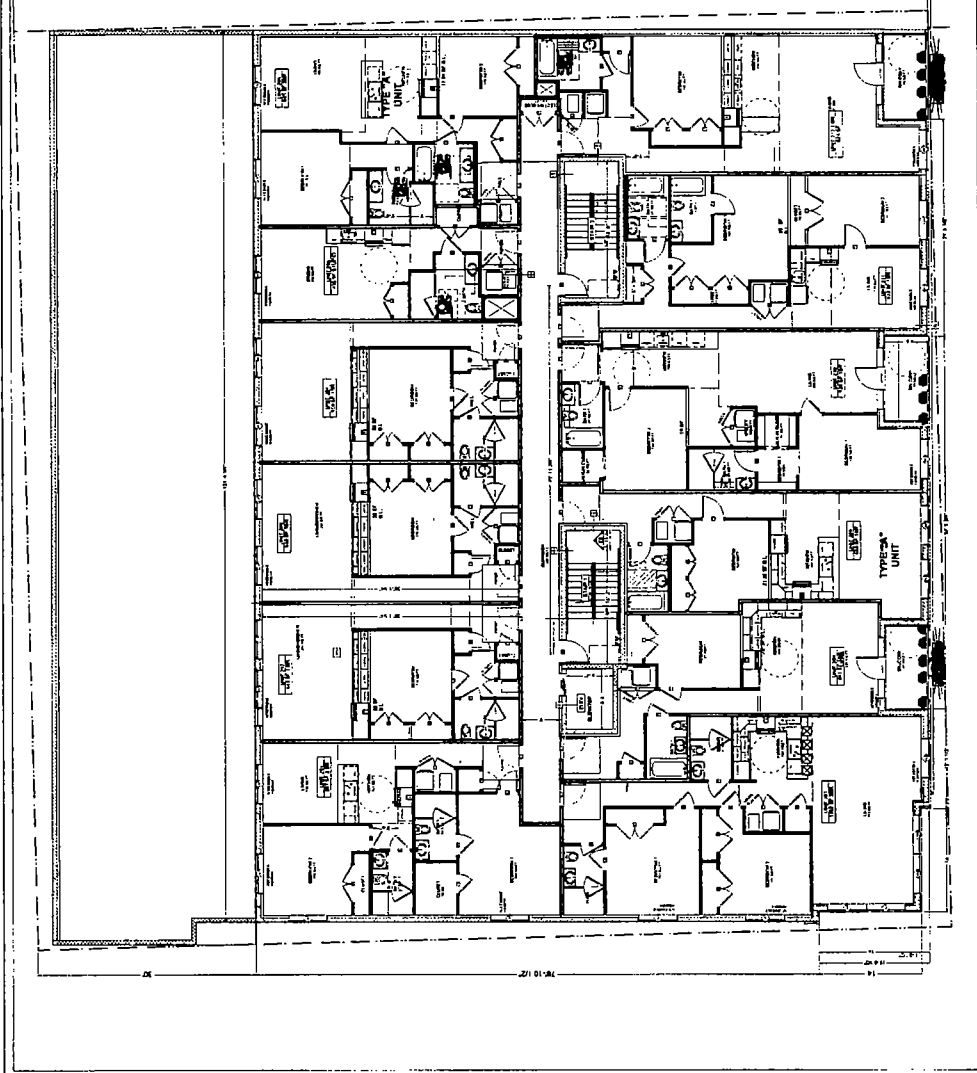
- (A) The Project's Floor Area Ratio: 59,094 square feet (3.78 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 332.45 square feet per D.U.
(47 dwelling unit proposed)
- (C) The amount of off-street parking: *22 vehicle parking spaces
- (D) Setbacks:
 - a. Front Setback: 0
 - b. Rear Setback: 2 feet at the first floor;
30 feet for the residential floors
 - c. Side Setbacks:
 - West Side: 0 feet
 - East Side: 0 feet
- (E) Building Height: 57 feet – 9¼ inches

*The Applicant will seek an Administrative Adjustment to allow the proposed parking ratio consistent with the eTOD Ordinance.

Subject Property: 3348-3358 W. Foster Ave., Chicago, IL

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 2,640 linear feet of the Kimball Brown Line CTA Station. The proposed mixed-use building will be supported by at least eight forty-seven (47) off-street bicycle parking spaces. The Applicant intends on seeking an Administrative Adjustment to permit the parking ratio.
2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be at the front property line, the entrance width does not exceed 12 ft., the entrance depth does not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, the front doors to the retail space are located along W. Foster Ave. While the future retail tenants have not yet been identified, the future retail uses will comply with the permitted uses in the B3 Zoning District.
3. The Transit Friendly Development Guide defines ‘transit friendly development’ as [d]evelopment which is oriented towards and integrated with adjacent transit. The proposed five-story mixed-use building incorporates accessibility and connectivity to the Kimball Brown Line CTA Station, which is located south of the subject property. The project also offers onsite bicycle parking and storage. The Applicant believes the project will help improve the pedestrian way along both W. Foster Ave. and N. Kimball Ave. for residents and other commuters traveling in the subject area.
4. The proposed mixed-use development contemplates forty-seven (47) residential units. Twenty-two (22) off-street parking will be provided. The Applicant intends on seeking an Administrative Adjustment to permit the parking reduction consistent with the eTOD Ordinance.
5. The Applicant believes the proposed mixed-use building will provide appropriate density in a north side neighborhood within which the subject property is located. Further, and based on the subject property’s proximity to mass transit, the Applicant believes the project complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.



SECOND FLOOR PLAN

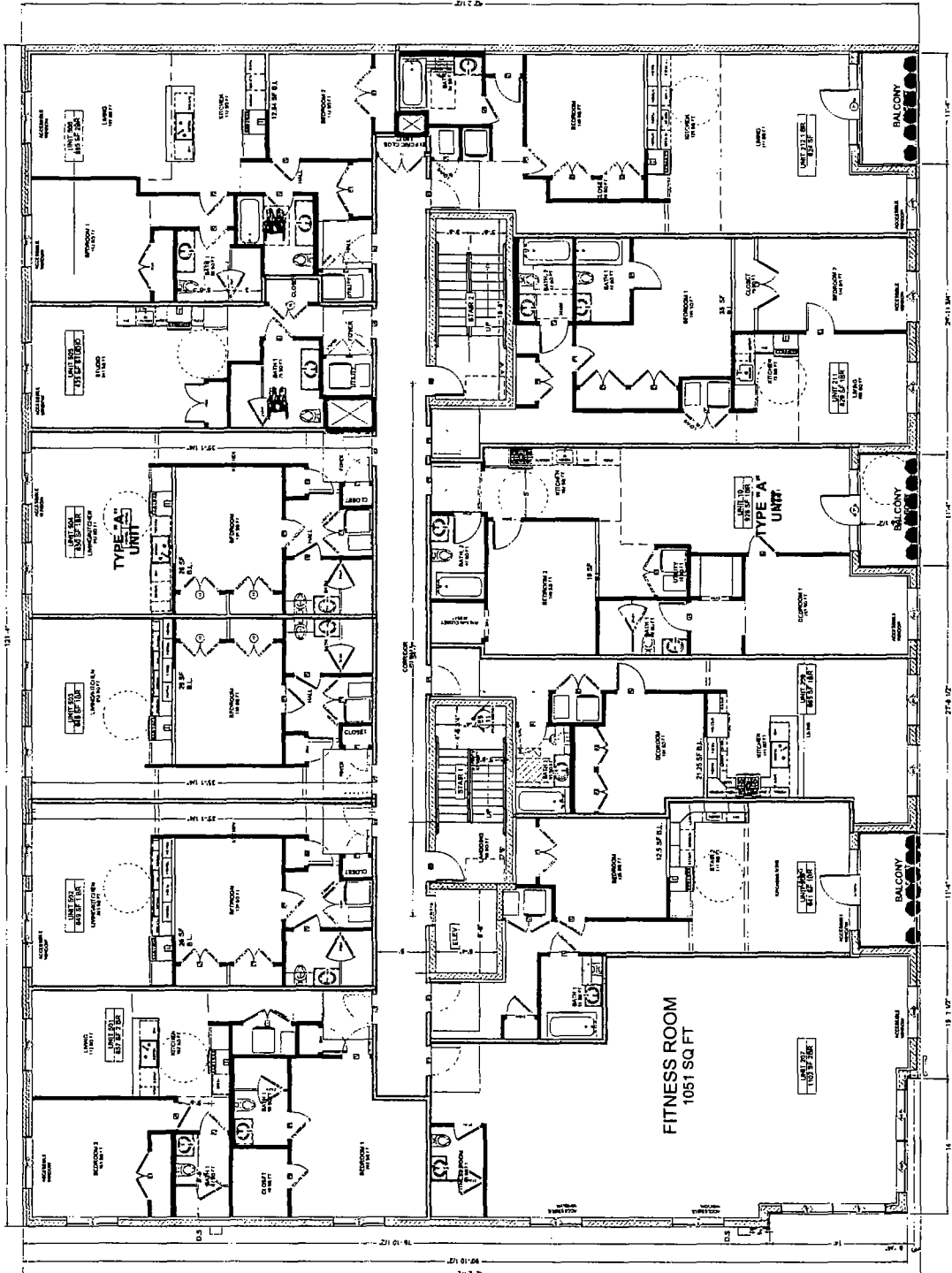
- SQUARE FOOTAGE OF
- UNIT 1 2 BR - 837 SQFT
 - UNIT 2 1 BR - 849 SQFT
 - UNIT 3 1 BR - 849 SQFT
 - UNIT 4 1 BR - 849 SQFT
 - UNIT 5 STUDIO 435 SQFT
 - UNIT 6 - 2 BR - 895 SQFT
 - UNIT 7 - 2 BR - 1,102 SQFT
 - UNIT 8 1 BR - 855 SQFT
 - UNIT 9 1 BR - 855 SQFT
 - UNIT 10 1 BR - 828 SQFT
 - UNIT 11 1 BR - 828 SQFT
 - UNIT 12 1 BR - 828 SQFT

○ ELEVATOR PIT
 3/8"=1'-0"

○ TYPICAL STAIR
 N.T.S.

○ SECTION AT STAIR
 N.T.S.

○ SECTION AT TREAD
 N.T.S.



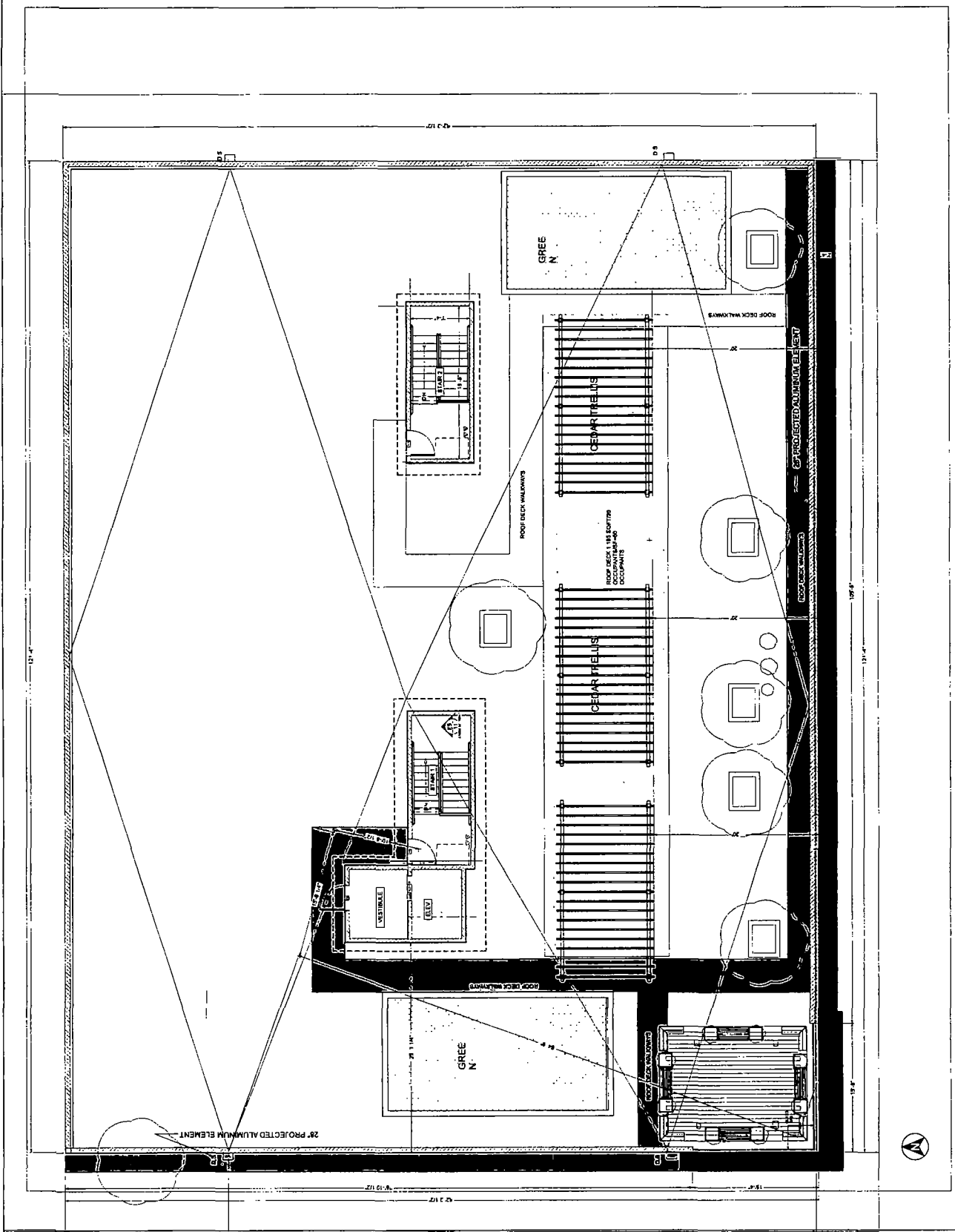
FIFTH FLOOR PLAN

PROJECT: 3952 WEST FOSTER AVE
 CHICAGO, IL 60625
 ARCHITECTURE - INTERIOR DESIGN - CONSTRUCTION DOCUMENTS
 M I DARWISH ARCHITECT
 18400 GREENLEAF CT • TRILEY PARK, IL • 708 932 3294 •
 MAIL: DARWISH@YAHOO.COM

DATE: 3/16/10
 SCALE:
 SHEET NO: A-5
 H. Darwish
 ARCHITECT

PROFESSIONAL SEAL
 ISSUED FOR REVISION
 CONSTRUCTION
 CONTRACT NO. 10-111111
 02-05-2025-01
 10-05-2025-01
 ISSUED DATE
 10-05-2025-01
 ISSUED FOR PERMIT

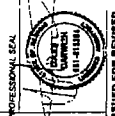




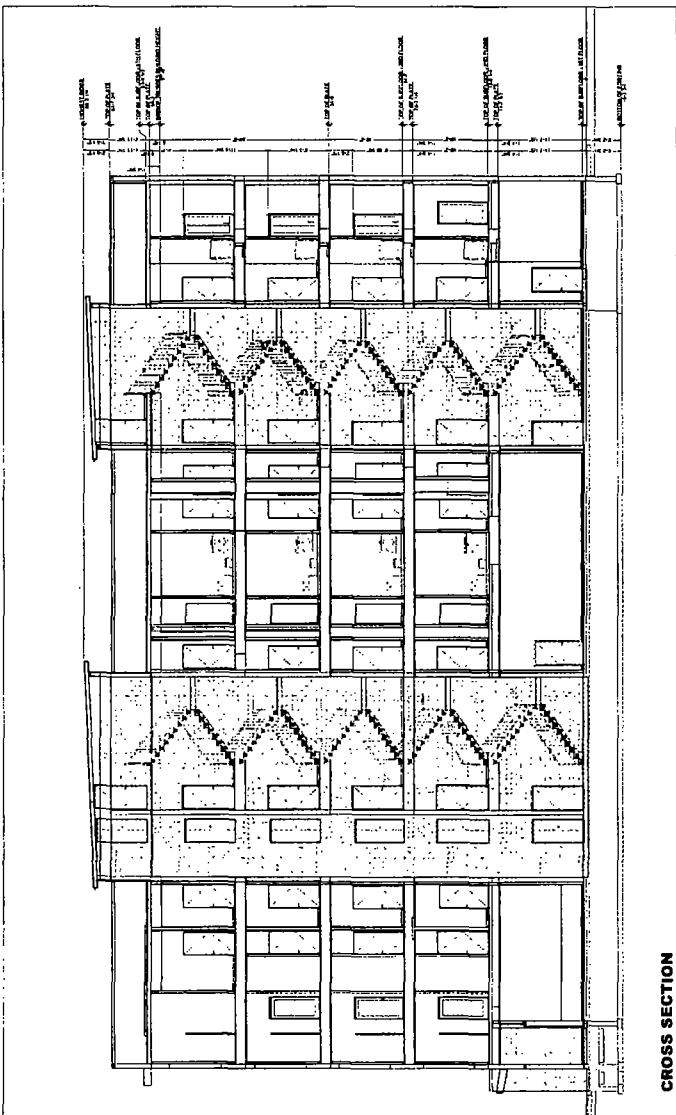
PROJECT:	3352 WEST FOSTER AVE CHICAGO, IL 60625
DATE:	
SCALE:	
SIGNATURE:	<i>H. Darwish</i>

M I DARWISH ARCHITECT
 ARCHITECTURE - INTERIOR DESIGN - CONSTRUCTION DOCUMENTS
 18400 GREENLEAF CT • TINLEY PARK, IL • 708 932 3294
 MAIL@DARWISHARCH.COM

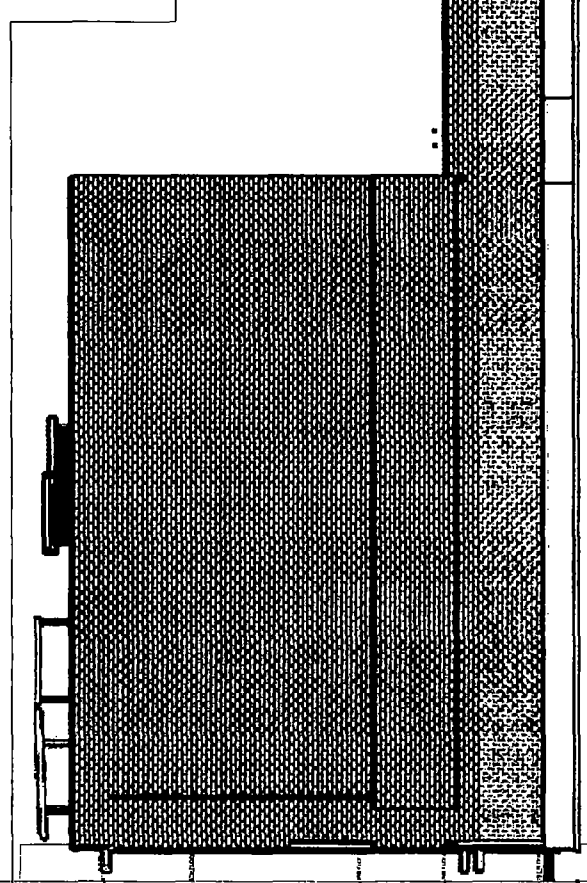
JOB NUMBER:
 02-03-2023-01
 PROJECT DATE:
 Issued for permit



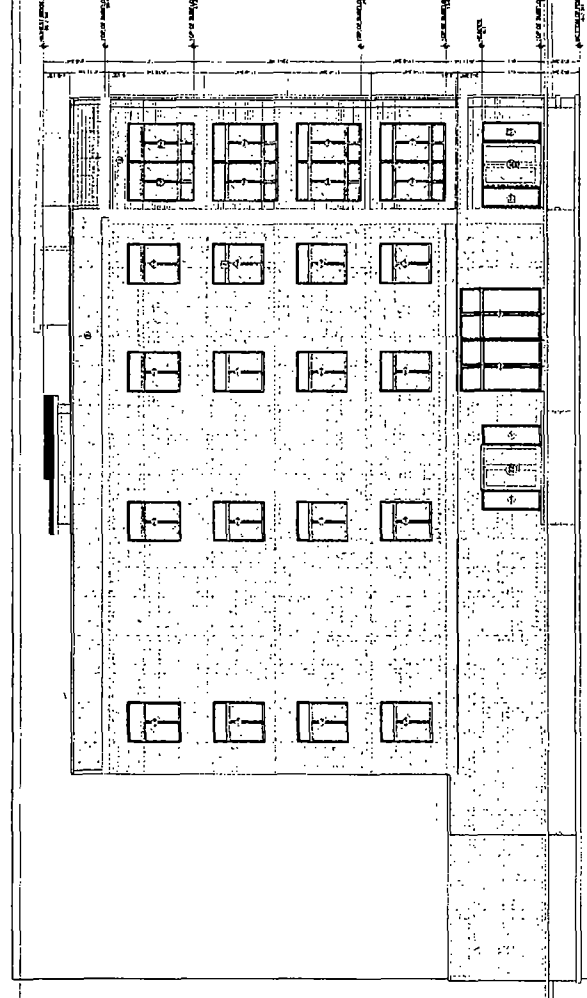
ISSUED FOR PERMIT
 ARCHITECTURE & CONSTRUCTION
 PROFESSIONAL SEAL



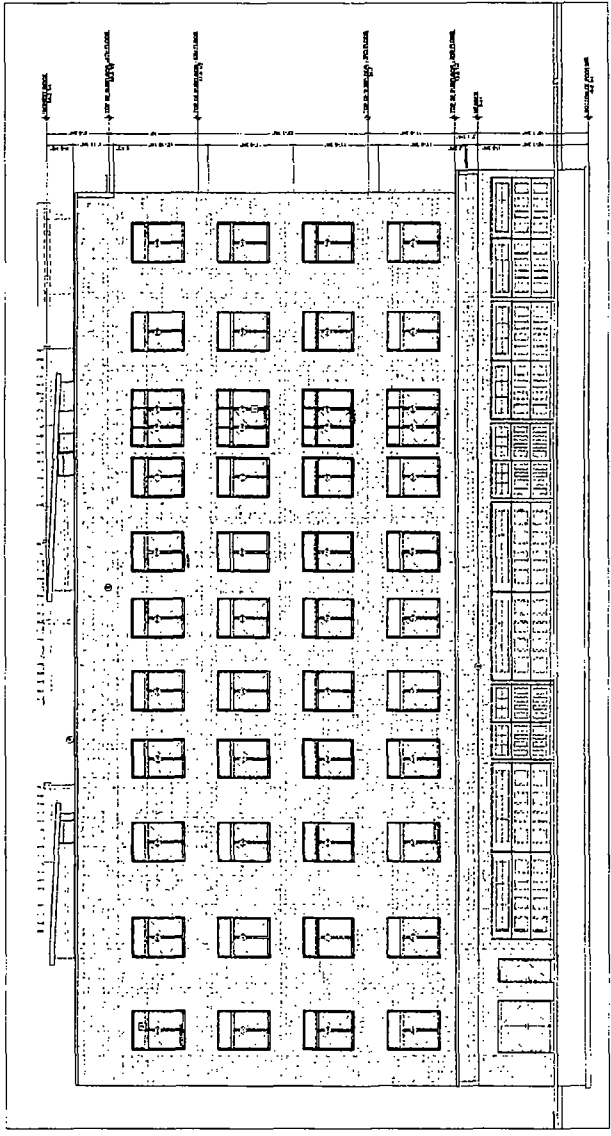
CROSS SECTION



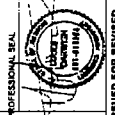
LEFT/EAST ELEVATION



RIGHT/WEST ELEVATION



BACK/NORTH ELEVATION



ISSUED FOR REVIEW FOR CONSTRUCTION DOCUMENTS

PROFESSIONAL SEAL
M I DARWISH ARCHITECT
No. 02-09-2023-01
State of Illinois
07/11/2018
ISSUED FOR REVIEW
FOR CONSTRUCTION DOCUMENTS

M I DARWISH ARCHITECT
ARCHITECTURE · INTERIOR DESIGN · CONSTRUCTION DOCUMENTS
18400 GREENLEAF CT · TINLEY PARK, IL · 708 932 3294 ·
MAIL@MIDARWISHARCHITECT.COM

PROJECT: 3352 WEST FOSTER AVE
CHICAGO, IL 60625
TITLE:
SCALE:
DATE:
SIGNATURE: M I Darwish

