Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 115 S. Francisco, Chicago, IL

Proposed Zoning: C1-3 Neighborhood Commercial District

Lot Area: 6,200 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story mixed-used building containing retail space at grade and eight (8) residential units above. The proposed first floor retail unit will contain approximately 5,600 sq. ft. of gross floor area. It will be occupied by administrative offices for a book publishing company. The proposed mixed-use building will be masonry in construction and measure 38 ft. in height. The subject property is a Transit Served Location and will not be supported by any off-street parking spaces.

(A) The Project's Floor Area Ratio: 12,150 square feet (1.96 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 775 square feet per D.U. (8 total residential units proposed)

(C) The amount of off-street parking: 0 - TSL Reduction will be sought via an Administrative Adjustment.

(D) Setbacks:

a. Front Setback: 5 feet
b. Rear Setback: 0 feet for retail/commercial first floor / 30 feet for residential floors above
c. Side Setbacks:
West Side: 0
East Side: 2 feet

(E) Building Height: 38 feet

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Subject Property: 115 S. Francisco, 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 1,320 linear feet from the W. Madison Ave. Bus Route. The subject property is also located within 2,640 linear feet of CTA Station at S. California Ave. The proposed mixed-use building will be supported by at least eight (8) bicycle parking spaces. The Applicant intends on seeking an Administrative Adjustment to permit the parking reduction to zero off-street parking spaces.

2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be 5 ft. from the front property line, the entrance width does not exceed 12 ft., the entrance depth does not exceed the entrance width, and 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 S. Francisco, the proposed is a Transit-Served Location and will not be supported by off-street parking and/or driveways, and the intended use of the retail space is an administrative office for a book publishing company (not a prohibited use).

3. The Transit Friendly Development Guide defines 'transit friendly development' as [d]evelopment which is oriented towards and integrated with adjacent transit. The proposed three-story mixed-use building incorporates accessibility and connectivity to the W. Madison St. Bus Route and the CTA station at S. California Ave., both of which are located north of the subject property. The project also offers onsite bicycle parking and storage. The Applicant believes the project will help activate the pedestrian way along S. Francisco for other commuters traveling in the subject area by developing a currently vacant piece of land.

4. The proposed mixed-use development contemplates eight (8) dwelling units. No on-site parking will be provided. The Applicant intends on seeking an Administrative Adjustment to permit the parking reduction to zero off-street parking spaces.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in a near-west side neighborhood within which the subject property is located. Further, and based on the subject property's proximity to both the W. Madison St. Bus Route and the CTA Station at S. California Ave., it 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 (East Garfield Park).

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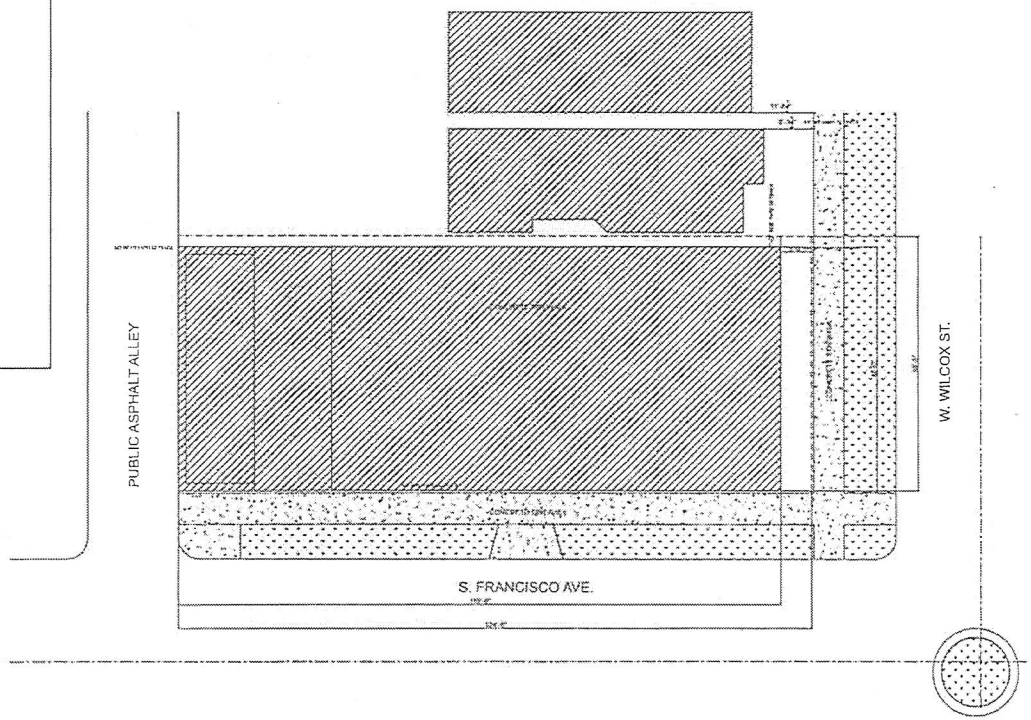
ZONING SHEET

[illegible] S. FRANCISCO AVENUE, CHICAGO, ILLINOIS 60602

Item	Issue	Chapter/Article	Current Zoning	Proposed Zoning	Proposed
	Zoning Requirements				
4.6A	Zoning District	Field Intensive B Zoning Mixed-Use Business Venue	RT-4	B3-3	
4.6B	Lot Area	9-4-3	8,000	8,000	8,000
4.6D	Maximum Floor Area Ratio	9-4-3	0.5	3.0	3.6
4.6H	Total Building Area		7,440 SF	18,000 SF	17,159 SF
4.6E	Building Height		38'-0"	50'-0"	38'-0"
4.6K	Minimum Yards				
	Front Yard (SOUTH)		10'-0"	5'-0"	5'-0"
	Rear Yard (NORTH)		30'-0"	N/A	0'-0"
	Side Yard (EAST)		2'-0"	0'-0"	2'-0"
	Side Yard (WEST)		0'-0"	0'-0"	0'-0"
4.6F	Off Street Parking	13-40-250	*	*	*
4.6M	Rear Yard Open Space		400 SF	N/A	*
4.6G	Residential Density		*	65	*



1 SITE PLAN | 3/32"=1'-0"

SITE PLAN

A—002

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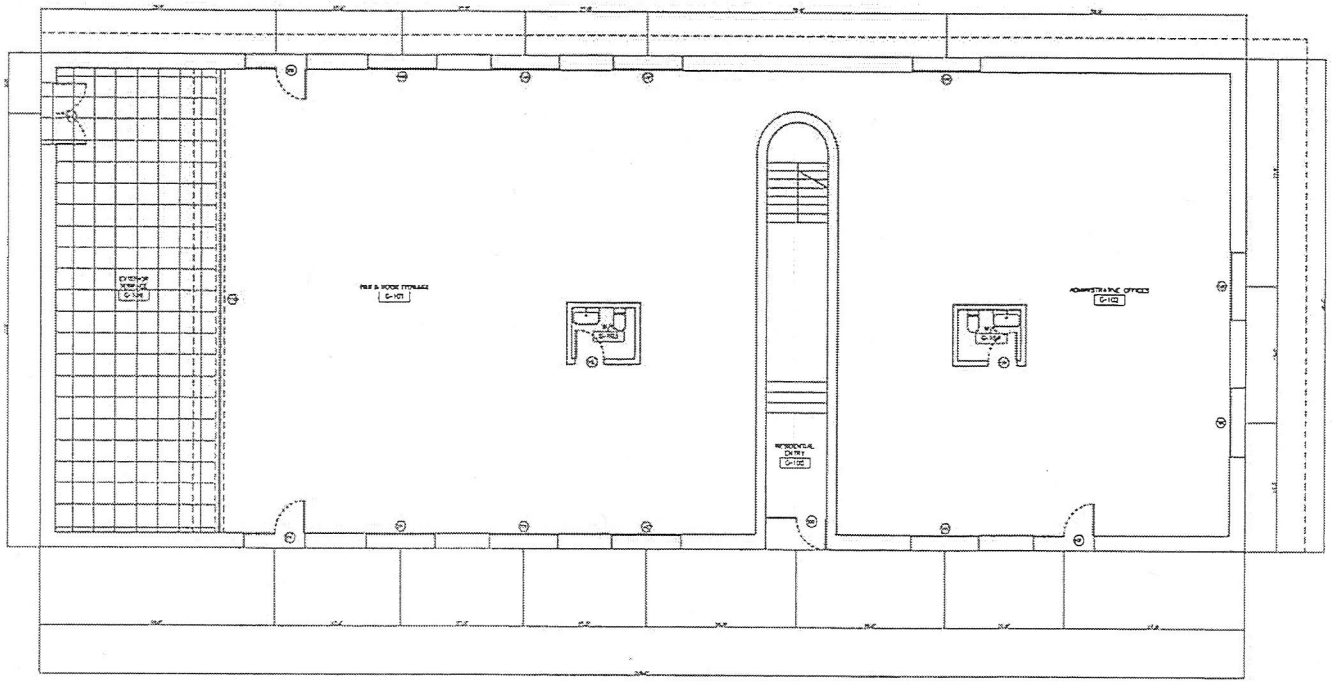

1 FIRST FLOOR PLAN | 3/16"=1'-0"

FIRST FLOOR PLAN

A-110

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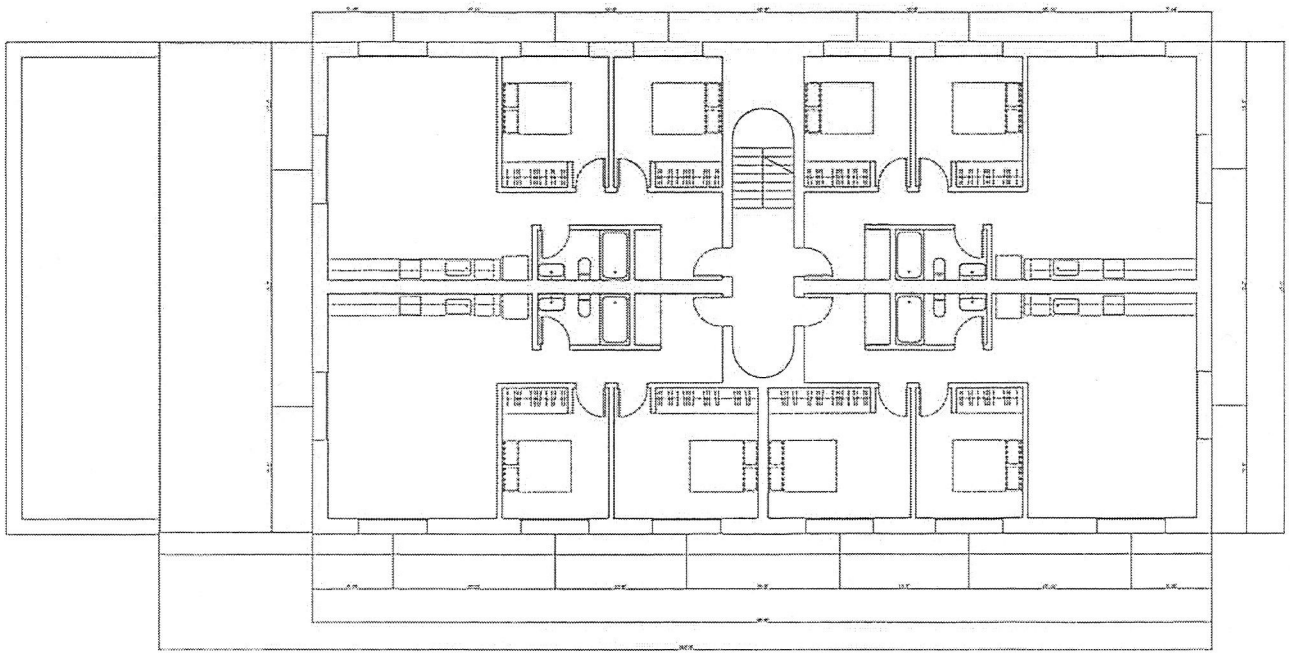

1 SECOND FLOOR PLAN | 3/16"=1'-0"

SECOND FLOOR PLAN

A-120

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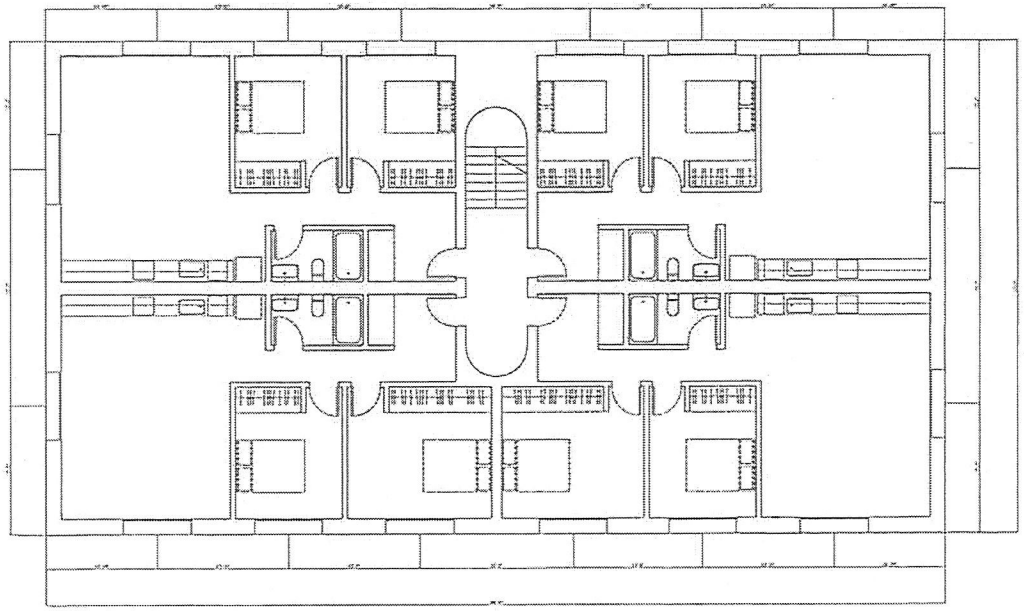

1 THIRD FLOOR PLAN | 3/16"=1'-0"

THIRD FLOOR PLAN

A-130

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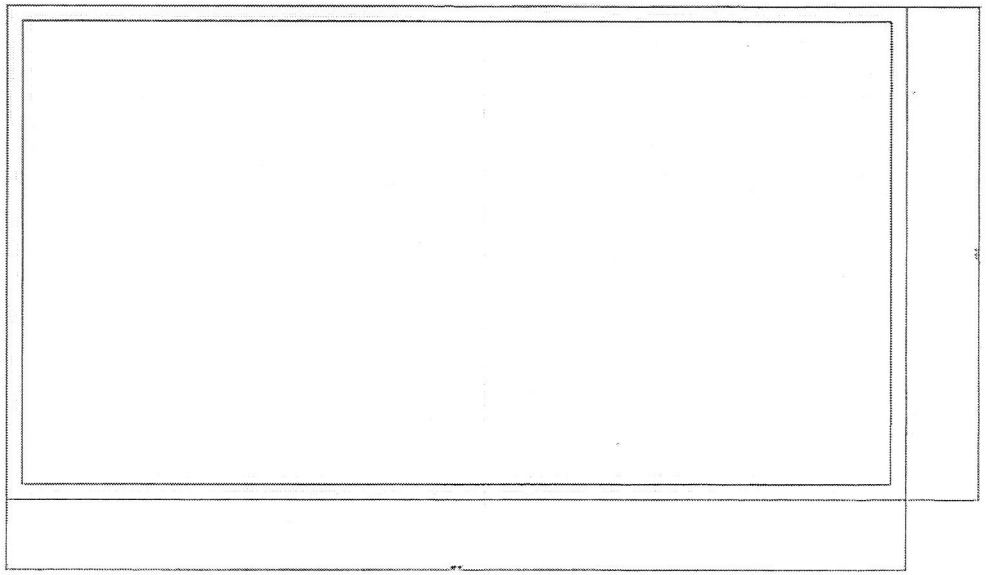

1 ROOF PLAN | 3/16"=1'-0"

ROOF PLAN

A-140

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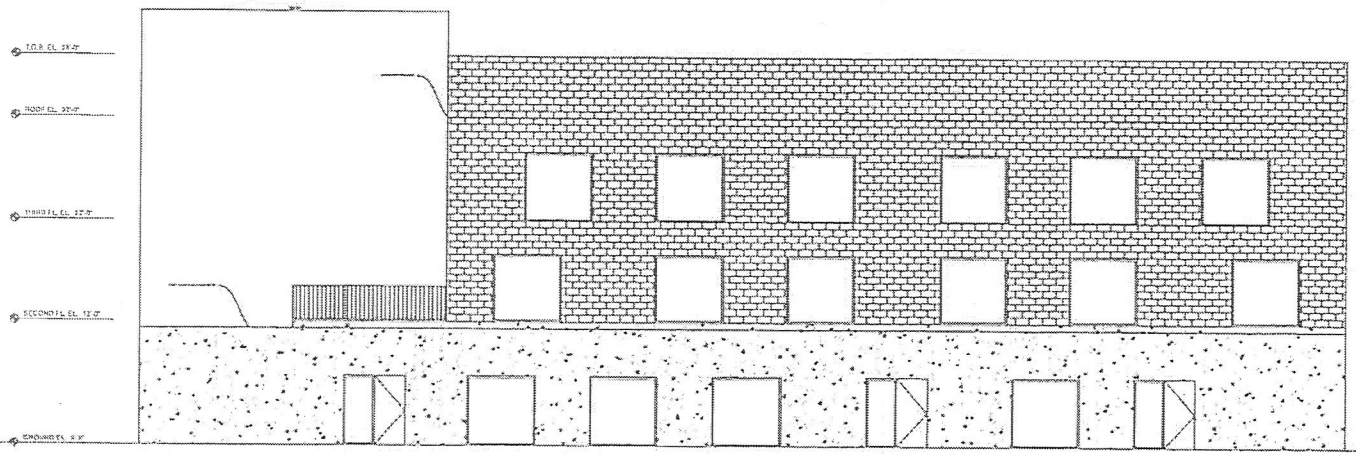

1 WEST ELEVATION | 3/16"=1'-0"

ELEVATION

A-210

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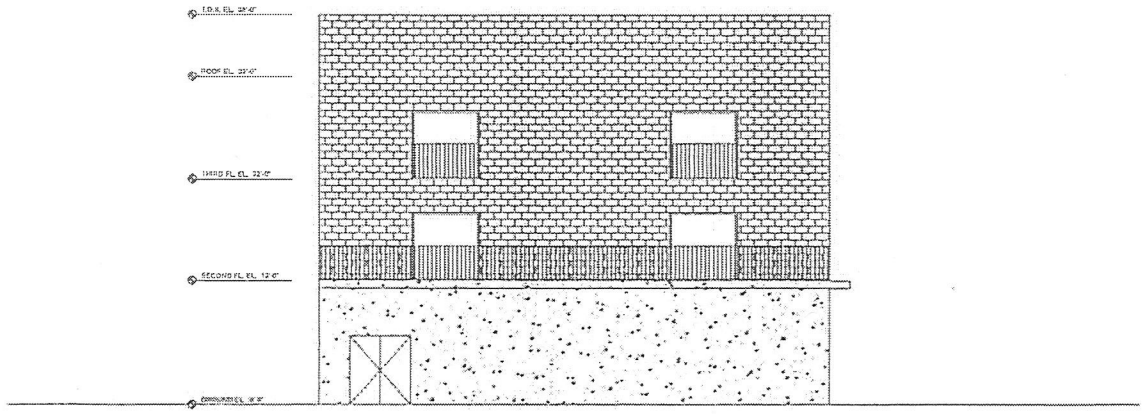

1 NORTH ELEVATION | 3/16"=1'-0"

ELEVATION

A-220

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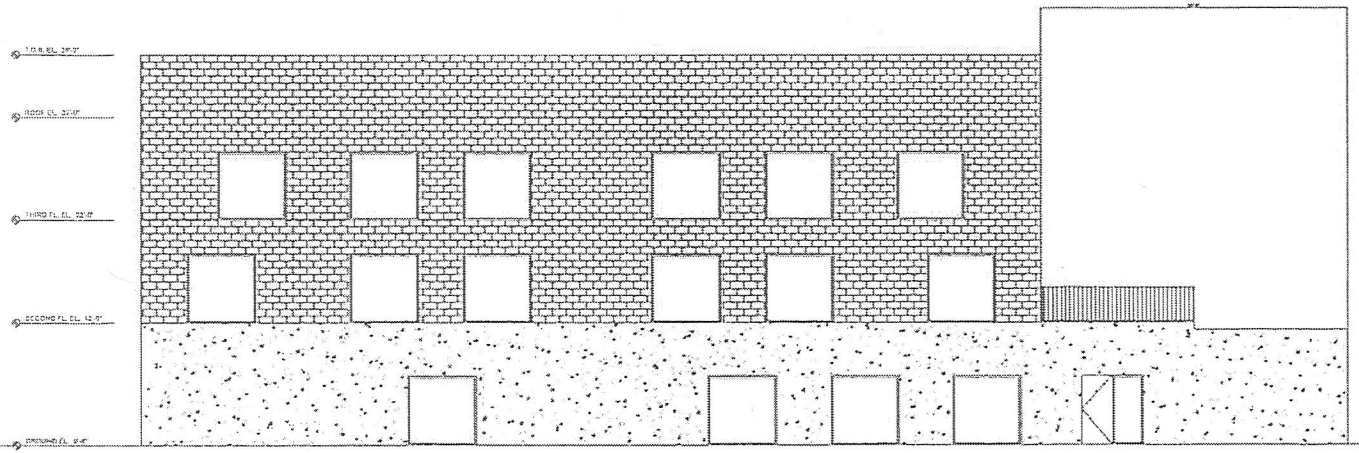

1 EAST ELEVATION | 3/16"=1'-0"

ELEVATION

A-230

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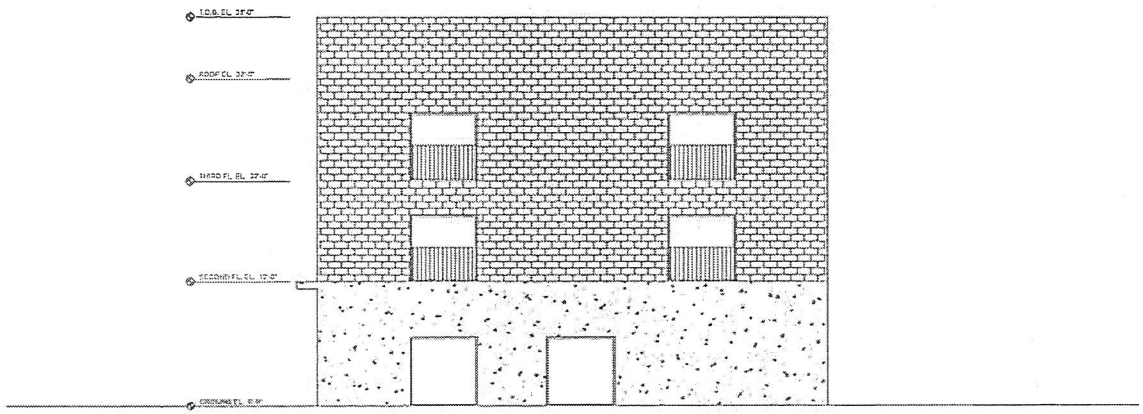

1 SOUTH ELEVATION | 3/16"=1'-0"

ELEVATION

A-240