

**17-13-0303-C(1) Type 1 Narrative & Plans – 6750-6760 N. Northwest Highway, Chicago, IL**

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 42,050 square feet

Proposed Land Use: The Applicant is proposing to subdivide the subject property from the existing one (1) zoning lot into two (2) separate zoning lots each measuring 145 ft. x 145 ft., for 21,025 sq. ft. of lot area per lot, in order to develop the property with two (2) new four-story mixed-use buildings. Each building will contain retail space at grade and forty-one (41) residential units above. The proposed buildings will be masonry in construction and measure 50 ft.-6 inches in height (61 ft. to the top of the elevator override). Pursuant to Sec. 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Secs. 17-13-1003 and 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is also seeking to increase the number of off-street parking spaces for a Transit Served Location from twenty-one (21) parking spaces to forty-one (41) parking spaces for each proposed building, reduce the rear setback for floors containing residential uses in each building from 30 ft. to 5 feet, and reduce the required retail floor area total in Building A (6750 N. Northwest Hwy.) to 3,250 sq. ft., and in Building B (6760 N. Northwest Hwy.) to 1,700 sq. ft.

- (A) The Project's Floor Area Ratio:
- |                                      |                               |
|--------------------------------------|-------------------------------|
| Building A (6750 N. Northwest Hwy.): | 57,200 square feet (2.72 FAR) |
| Building B (6760 N. Northwest Hwy.): | 57,200 square feet (2.72 FAR) |
- (B) The Project's Density (Minimum Lot Area Per D.U.):
- |                                      |   |
|--------------------------------------|---|
| Building A (6750 N. Northwest Hwy.): | 512.8 sq. ft. per unit<br>(41 residential units proposed) |
| Building B (6760 N. Northwest Hwy.): | 512.8 sq. ft. per unit<br>(41 residential units proposed) |
- (C) The amount of off-street parking:
- |                                      |                   |
|--------------------------------------|-------------------|
| Building A (6750 N. Northwest Hwy.): | 41 parking spaces |
| Building B (6760 N. Northwest Hwy.): | 41 parking spaces |

\*The subject property is a designated Transit Served Location. Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, and Sec. 17-13-1003-EE, the Applicant is seeking to increase the allowable parking ratio for the proposed forty-one (41) unit mixed-use building from twenty-one (21) parking spaces (50%) to forty-one (41) parking spaces (100%).

- (D) Setbacks:
- |  |        |
|--|--------|
| Building A (6750 N. Northwest Highway) |        |
| a. Front Setback:                      | 1 foot |

- b. Side Setbacks:
  - West Side: 5 feet
  - East Side: 1 foot
- c. \*Rear Setback: 5 feet

Building B (6760 N. Northwest Highway)

- a. Front Setback: 1 foot
- b. Side Setbacks:
  - West Side: 5 feet
  - East Side: 5 feet
- c. \*Rear Setback: 5 feet

\*Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to 5 feet.

- (E) Building Height:
  - Building A (6750 N. Northwest Hwy.): 50 feet 6 inches – measured to the fourth floor.  
61 ft. measured to the top of the elevator override.
  - Building B (6760 N. Northwest Hwy.): 50 feet 6 inches measured to the fourth floor.  
61 ft. measured to the top of the elevator override.
- (F) Floor Area of Ground-Floor Space
  - Building A (6750 N. Northwest Hwy.): 3,250 sq. ft.
  - Building B (6760 N. Northwest Hwy.): 1,700 sq. ft.
- (G) 17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

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

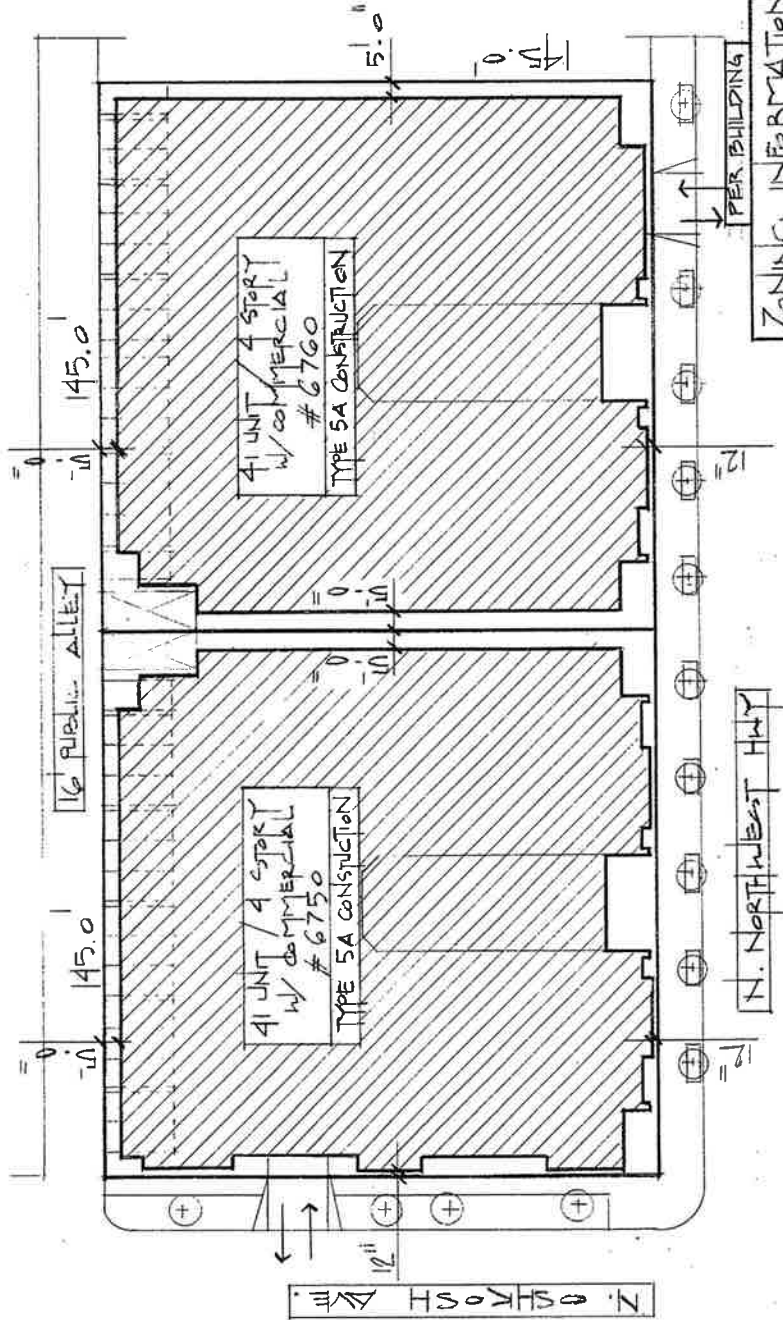
1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 2,640 linear feet of the Edison Park Metra Station. The two (2) proposed mixed-use buildings will be supported by at least eighty-two (82) off-street parking spaces. The Applicant intends on seeking an Administrative Adjustment to permit the increased parking ratio.
2. The two (2) proposed mixed-use buildings 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 North Northwest Highway. 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 development which is oriented towards and integrated with adjacent transit. The two (2) proposed mixed-use buildings incorporate accessibility and connectivity to the Edison Park Metra Station, which is located south of the subject property. The Applicant believes the project will help improve the pedestrian way along North Northwest Highway and North Oshkosh Avenue for residents and other commuters traveling in the subject area.

4. The two (2) proposed mixed-use buildings contemplates forty-one (41) residential units for each building. Forty-one (41) off-street parking will be provided for each building. The Applicant intends on seeking an Administrative Adjustment to permit the parking increases consistent with the TSL Ordinance.

5. The Applicant believes the two (2) proposed mixed-use buildings will provide appropriate density in a northwest 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.



⊗ SITE PLAN  
 1/4" = 1'-0"

ZONING	= FULL-SITE
LOT AREA	= 290 X 145 = 42,050
FAR-B3-5	5.0
MAX. BLDG. BLUBBLE	21,025
6750 NORTHWEST HWY	= 57,200
6760 NORTHWEST HWY	= 57,200
TOTAL	= 114,400

-OK-

**BUILDING SETBACKS:**

FRONT YARD	: 12" (REQ'D - 0'-0")
SIDE YARD (SWS)	: 12" (REQ'D - 0'-0")
COSTRASH (SWS)	: 5'-0" (REQ'D - 0'-0")
REAR YARD	: 5'-0" (REQ'D - 30'-0")

**PARKING (PER BUILDING):**

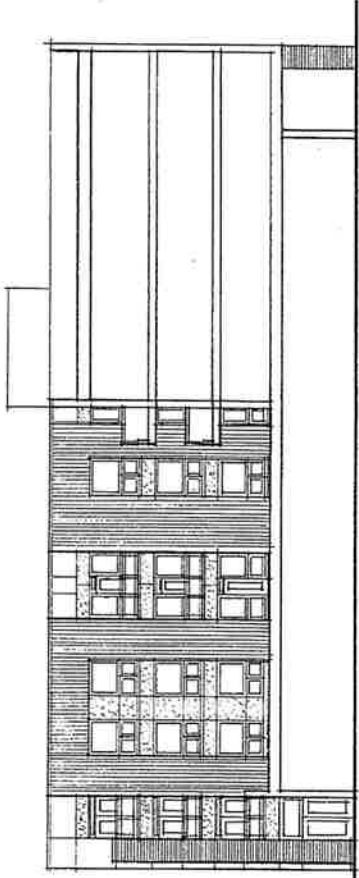
41 CARS PROVIDED	(21 CARS REQ'D)
41 BIKES PROVIDED	(41 BIKES REQ'D)

**BUILDING HEIGHT: 61'-0" (80'-0" MAX.)**

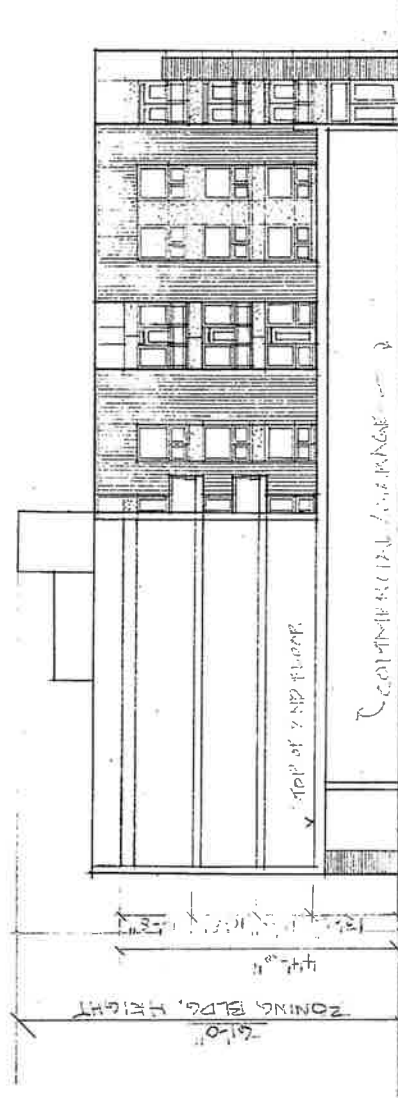
**ZONING INFORMATION (PER ONE BUILDING)**

LOT AREA	145 x 145 = 21,025 S.F.
F.A.R. B3-5	5.0
MAX. BUBBLE	105,125 S.F.
1 <sup>ST</sup> FLOOR	8,500 S.F.
2 <sup>ND</sup> FLOOR	16,000 S.F.
3 <sup>RD</sup> FLOOR	16,000 S.F.
4 <sup>TH</sup> FLOOR	16,000 S.F.
ROOF	700 S.F.
TOTAL	57,200 S.F.

6/14/2024



○ NORTH-WEST COURTYARD ELEVATIONS  
1/8" = 1'-0"



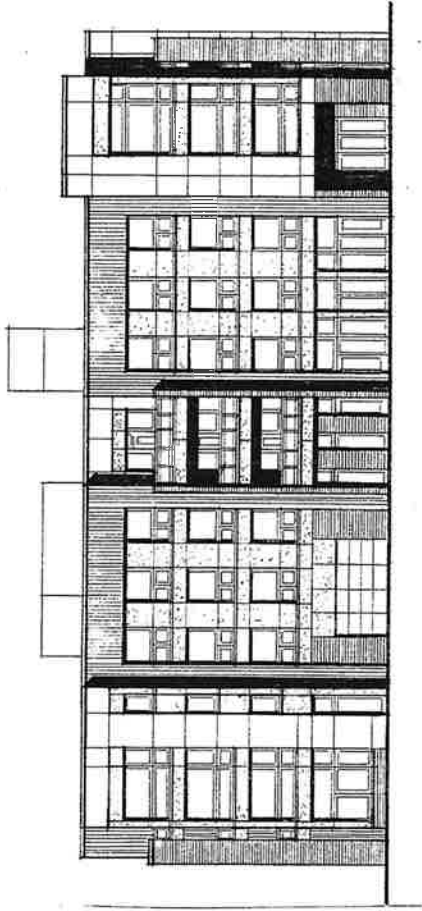
○ SOUTH-EAST COURTYARD ELEVATIONS/BUILDING SECTION  
1/8" = 1'-0"

6-14-2021



PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 184-001485

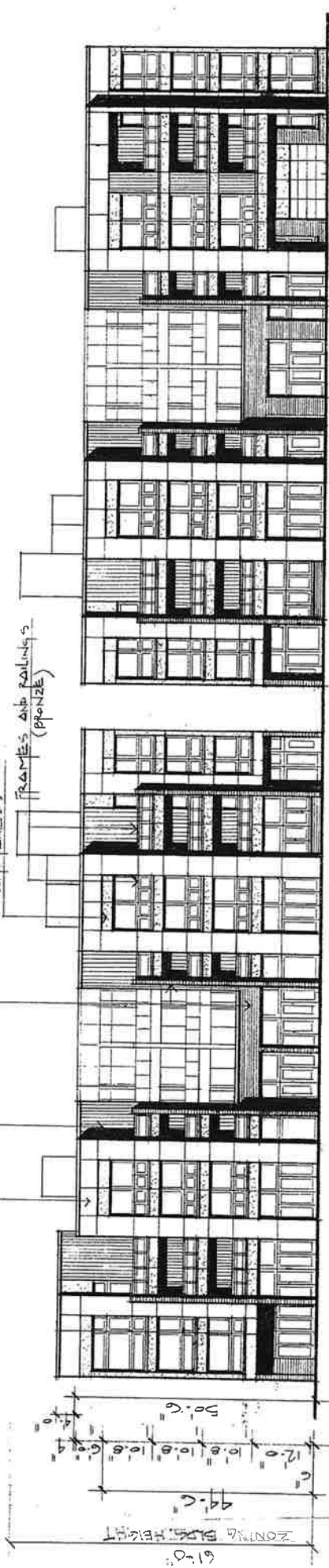
180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 750-1801  
 e-mail: hannaarchitects@sbcglobal.net  
 © HANNA ARCHITECTS, INC. 2024



OS KOOSH AVE. ELEVATION  
 1/16" = 1'-0"

FIBER CEMENT PANELS (BEIGE)  
 VERTICAL CORRUGATED METAL SIDING (BLACK/GRY)  
 BRICK (DARK BROWN W/ MATCHING MORTAR)

ALUM. PANELS  
 FRAMES AND RAILINGS  
 (BRONZE)

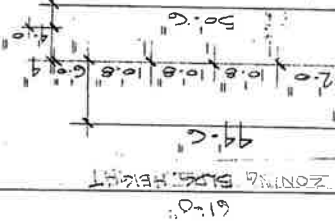


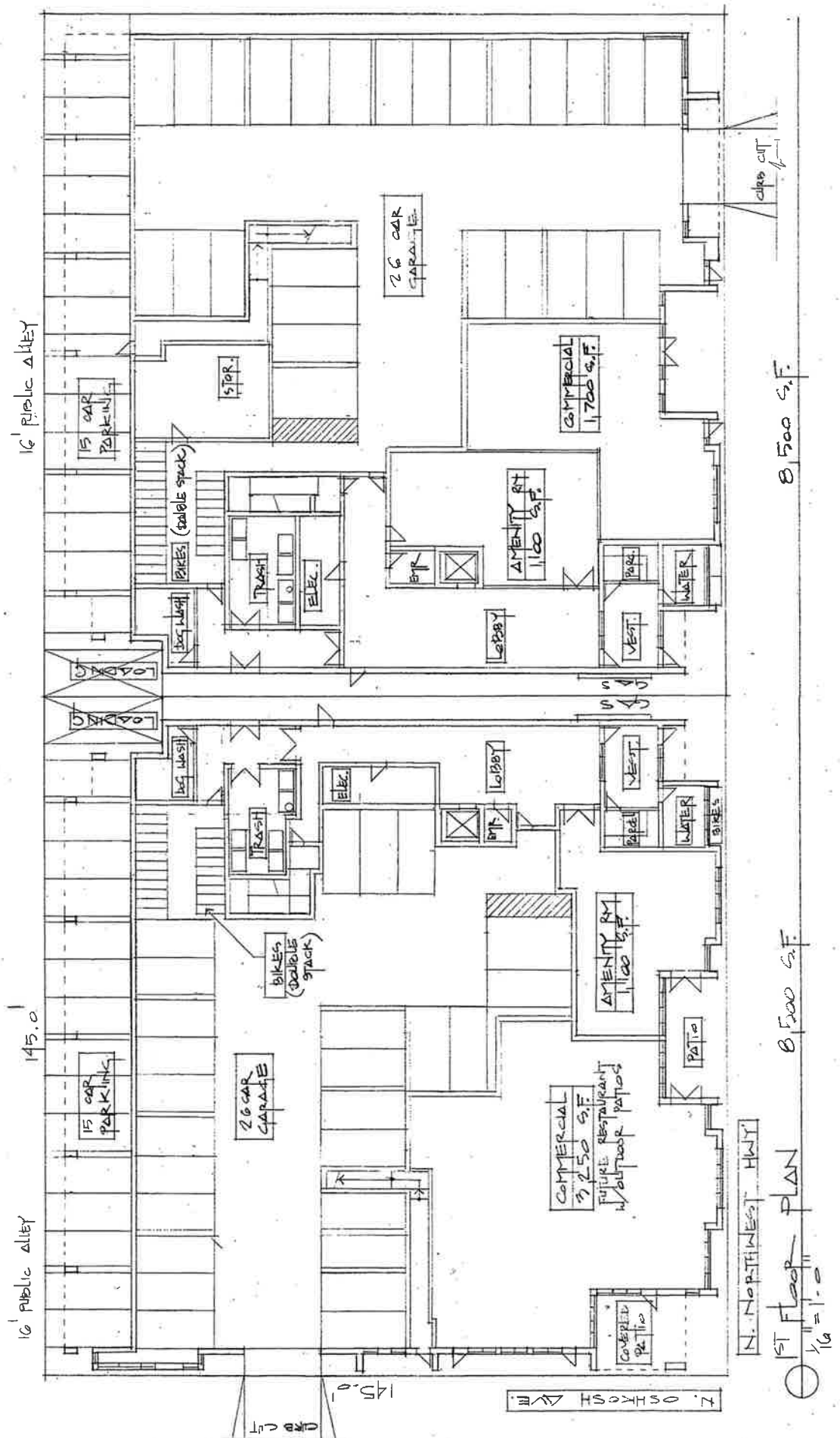
#6750

NORTHWEST HWY ELEVATION  
 1/16" = 1'-0"

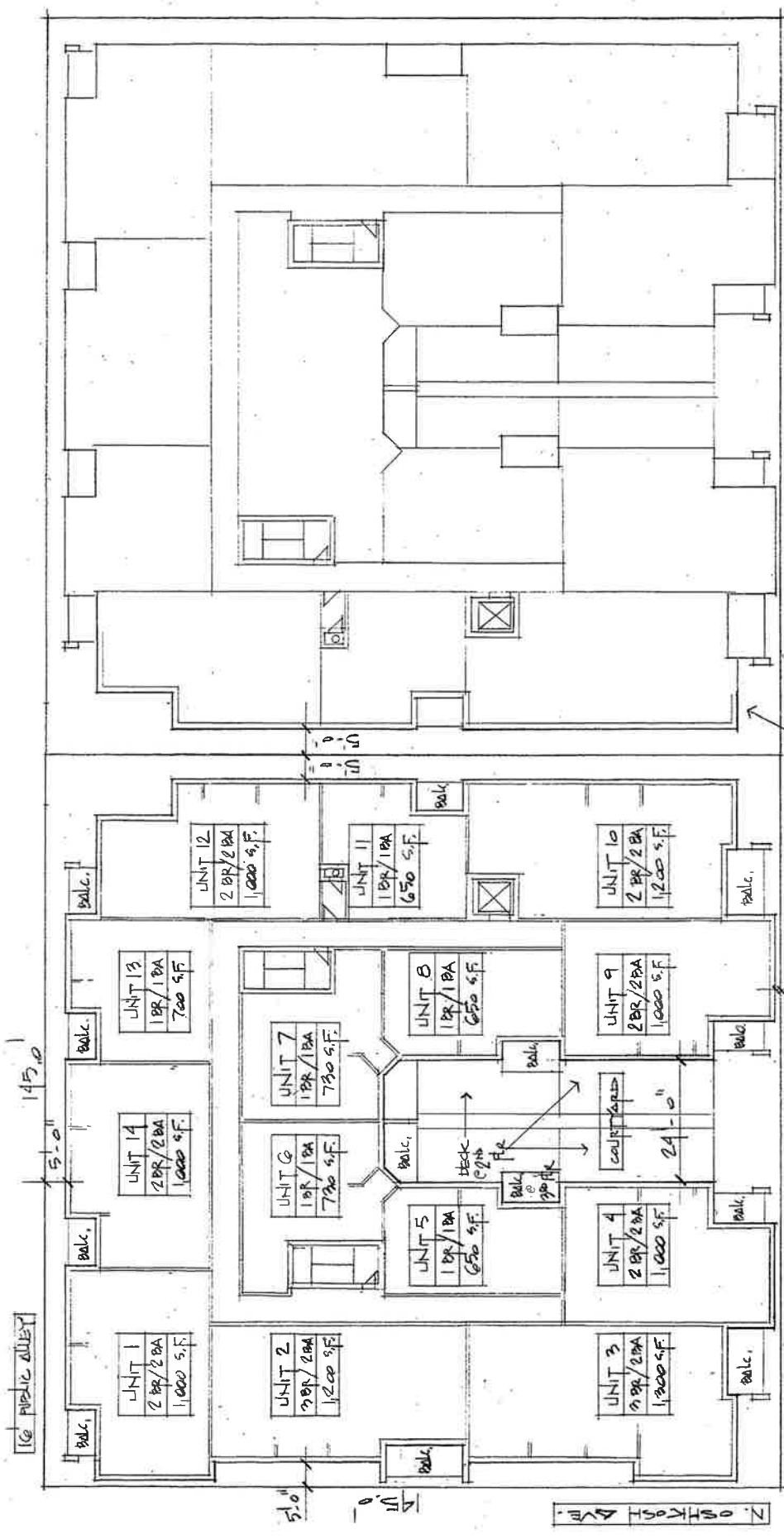
#6760

6/11/2014





1ST Floor PLAN  
1/16" = 1'-0"  
N. NORTHWEST HWY  
8,500 S.F.  
8,500 S.F.

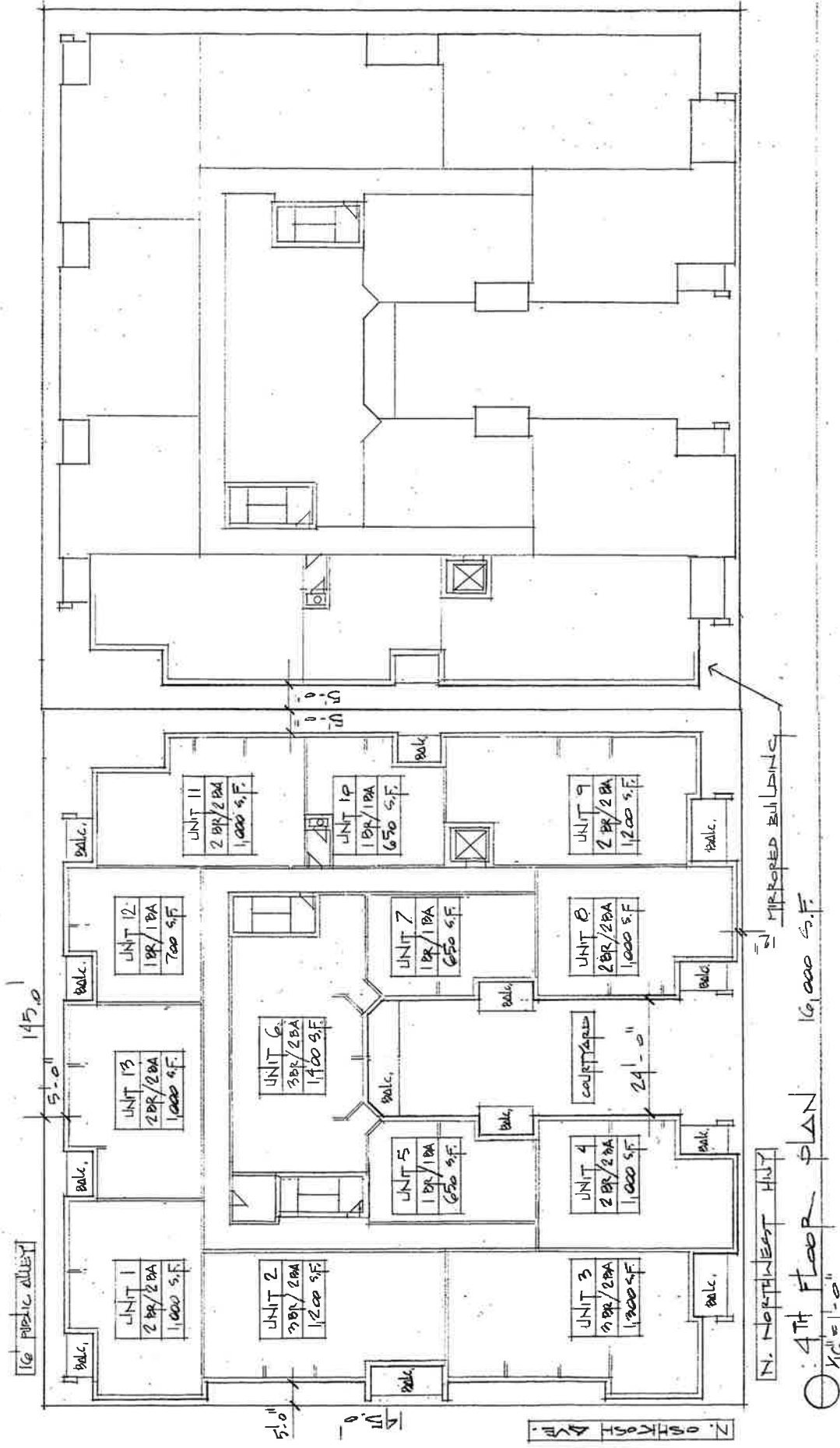


N. NORTHWEST HILL  
 3<sup>RD</sup> FLOOR PLAN 16,000 S.F.  
 1/8" = 1'-0"



180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 730-1801  
 e-mail: hannaarchitects@sbcglobal.net  
 © HANNA ARCHITECTS, INC. 2024

**HANNA**  
 ARCHITECTS, INC.  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 184-001485



N. NORTHWEST HWT

16" PUBLIC ALLEY

16" NORTHWEST HWT

16" PUBLIC ALLEY

16" NORTHWEST HWT

16" PUBLIC ALLEY

16" NORTHWEST HWT

16" PUBLIC ALLEY

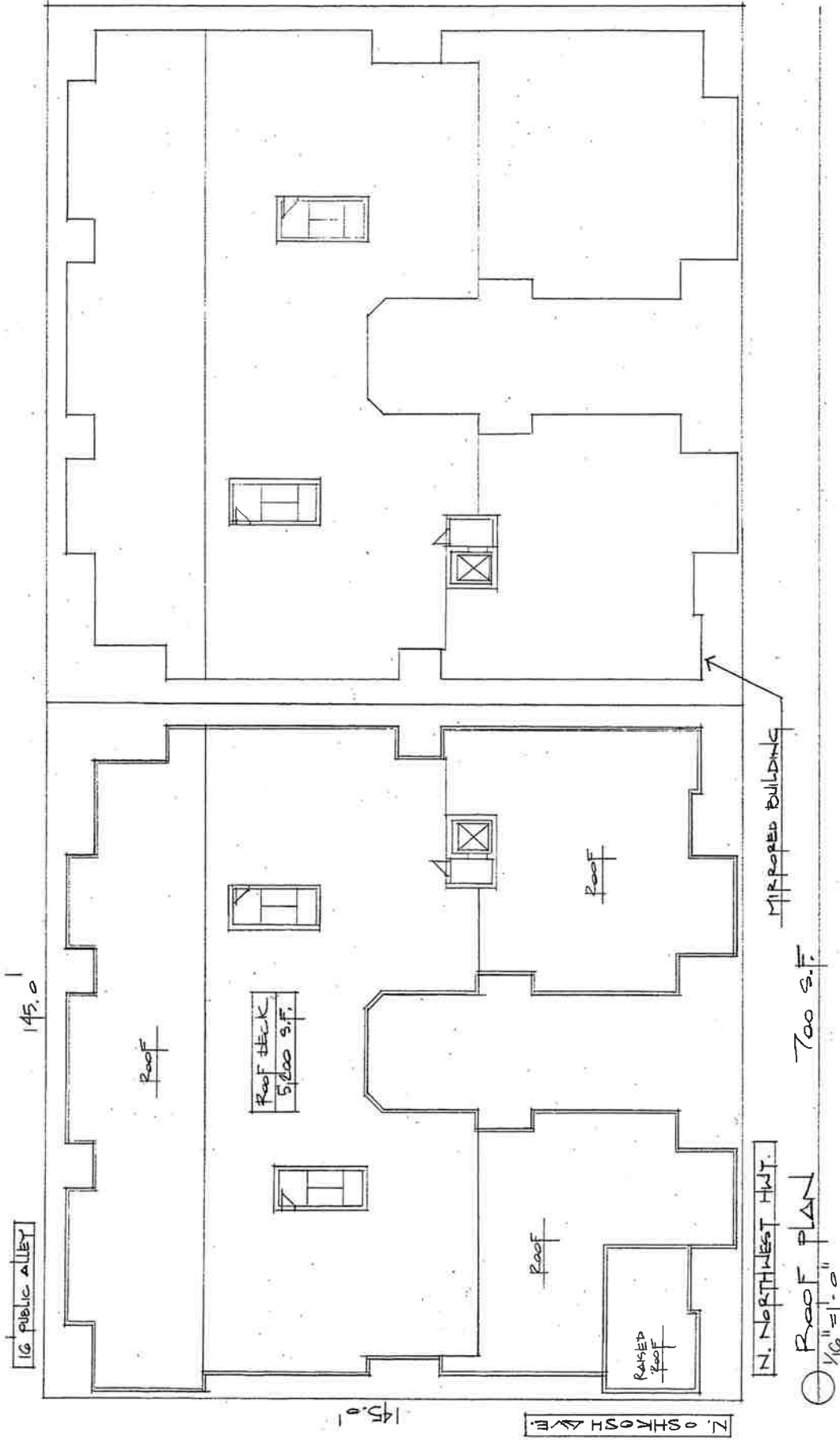
16" NORTHWEST HWT



180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801

e-mail: hannaarchitects@sbcglobal.net  
© HANNA ARCHITECTS, INC. 2024

PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-001485



16 PUBLIC ALLEY

145.0

Roof

Roof Deck  
5,000 S.F.

Roof

Roof

Roof

N. OSHKOSH AVE.

N. NORTHWEST HWY.

MIRRORED BUILDING

700 S.F.

Roof PLAN

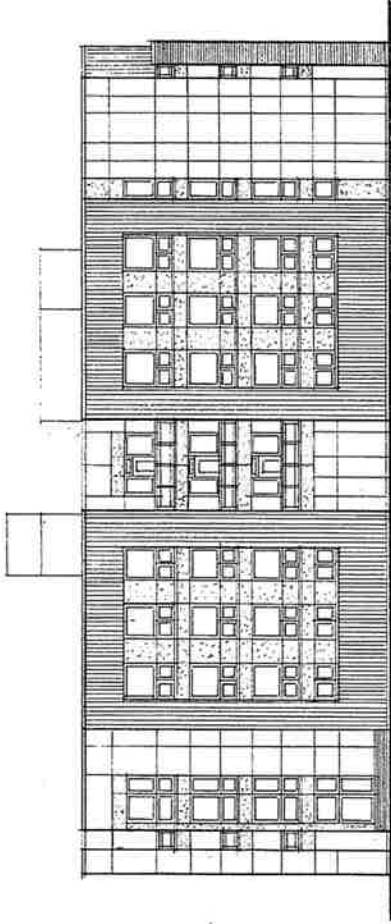
1/16" = 1'-0"



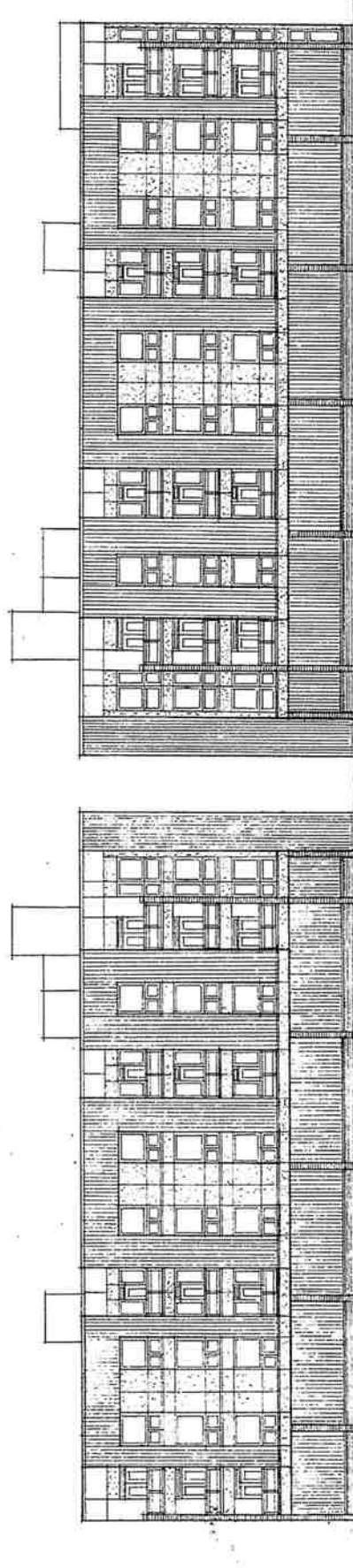
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-001485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 750-1801

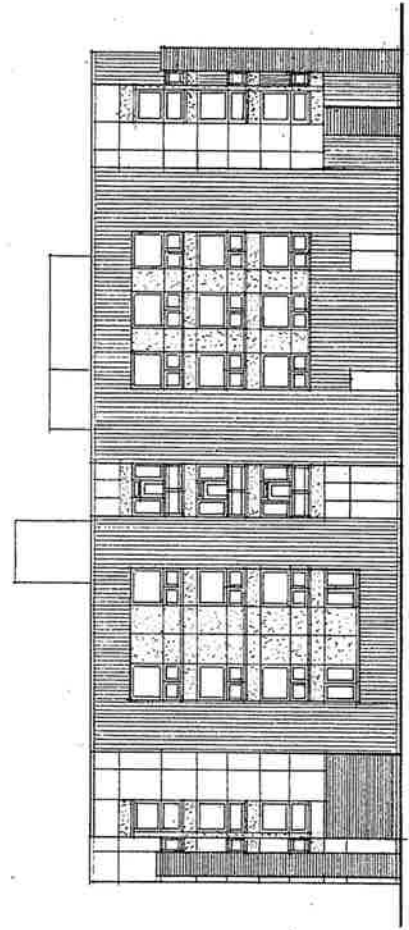
e-mail: hannaarchitects @ sbeglobal.net  
© HANNA ARCHITECTS, INC. 2024



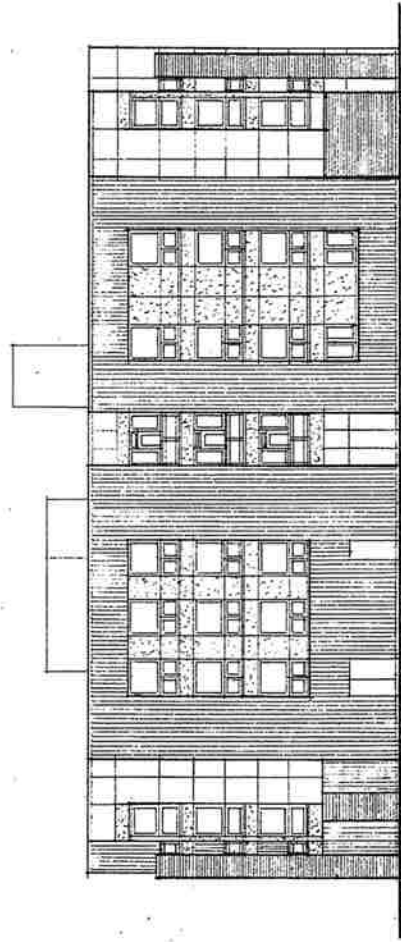
○ NORTH-WEST ELEVATION  
1/16" = 1'-0"



○ ALLEY ELEVATION  
1/16" = 1'-0"



○ NORTH-WEST ELEVATION (BETWEEN BUILDINGS)  
1/6" = 1' 0"



○ SOUTH-EAST ELEVATION (BETWEEN BUILDINGS)  
1/6" = 1' 0"