

**NARRATIVE AND PLANS**  
**TYPE 1 ZONING MAP AMENDMENT APPLICATION**

**Applicant: National Veterans Art Museum**  
**Property Location: 5411 W. Higgins Avenue**  
**Proposed Zoning: B3-3 Community Shopping District**  
**Lot Area: 4,113 square feet**

National Veterans Art Museum is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 5411 W. Higgins Avenue from the B3-1 Community Shopping District to the B3-3 Community Shopping District. The Applicant requests a rezoning of the property to allow for the construction of a new third story addition to the existing two-story building on the property. The proposed development will contain cultural exhibit and accessory retail and office uses, along with other accessory uses. The total development will consist of approximately 10,058 square feet of floor area. A Transit-served Location Parking Reduction is proposed. The subject property is less than 1,320 feet from the Jefferson Park Transit Center CTA/Metra station entrance. The overall FAR will be 2.45.

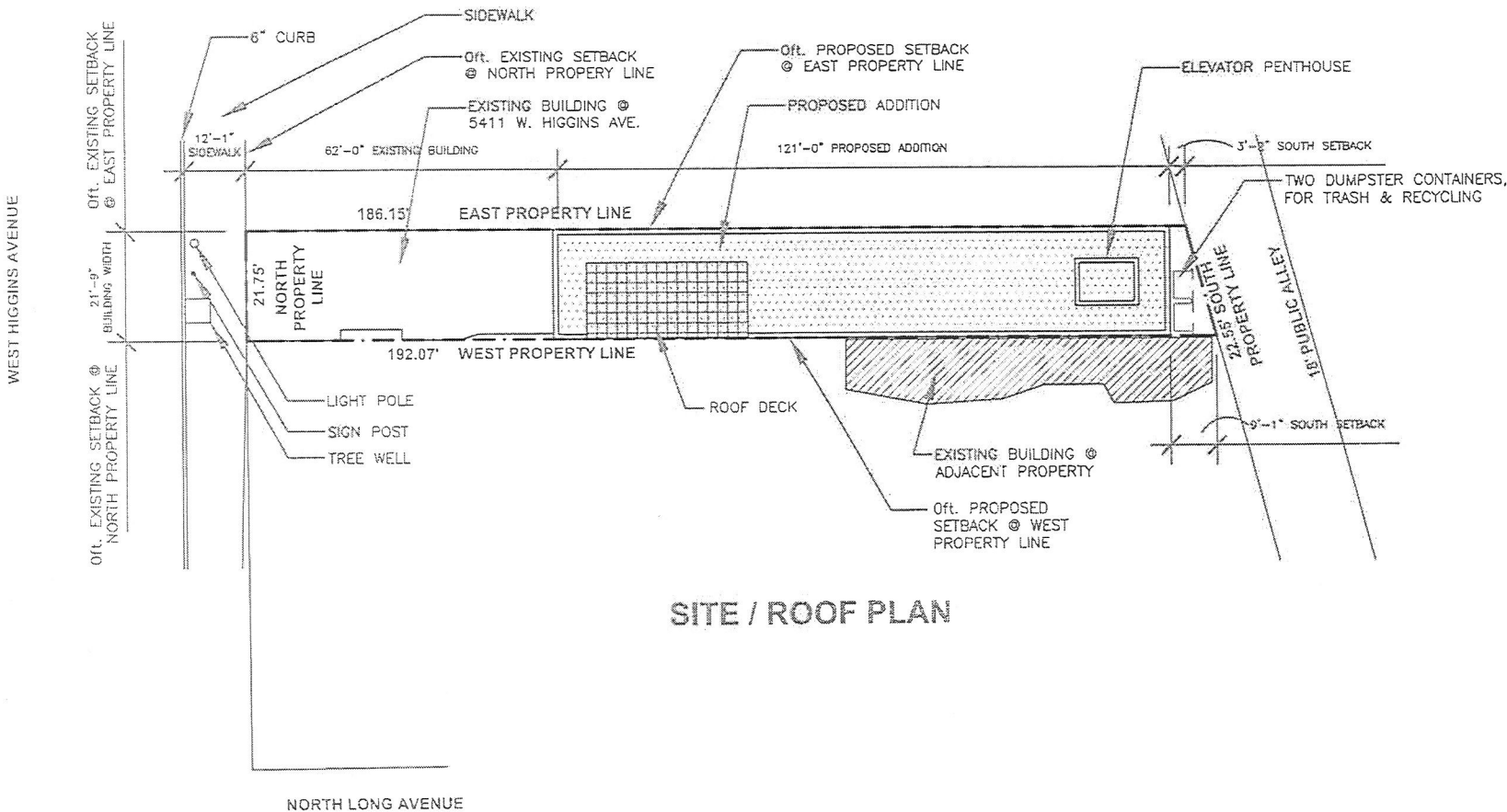
The site is located mid-block on the southwest side of West Higgins Avenue south of North Long Avenue. To the north and east are properties zoned B3-1, to the south is property zoned B3-2 and to the west POS-1.

The subject property consists of approximately 4,113 square feet and is currently occupied by a commercial building. The Applicant proposes to renovate the existing building and make an addition to it for purposes of a cultural exhibit use that will be occupied by the National Veterans Art Museum.

**NARRATIVE ZONING ANALYSIS**

- (a) Floor Area and Floor Area Ratio:
- |      |                               |                    |
|------|-------------------------------|--------------------|
| i.   | Lot area:                     | 4,113 square feet  |
| ii.  | Total proposed building area: | 10,058 square feet |
| iii. | Proposed FAR:                 | 2.45               |
- (b) Density (Lot Area Per Dwelling Unit): No dwelling units proposed
- (c) Amount of off-street parking: None; Transit-served parking location reductions will be sought
- (d) Setbacks: None
- (e) Building height: 43'-5"
- (f) Off-street Loading: 0

# Final for Publication

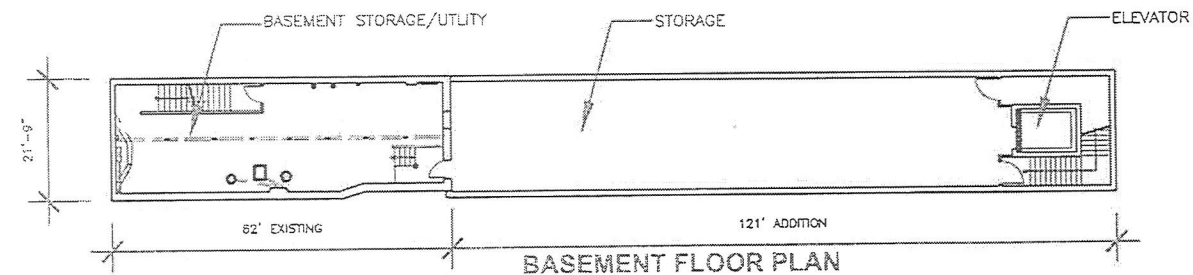
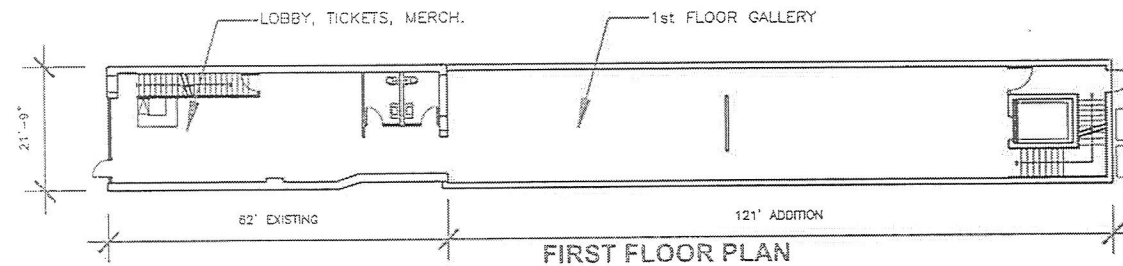
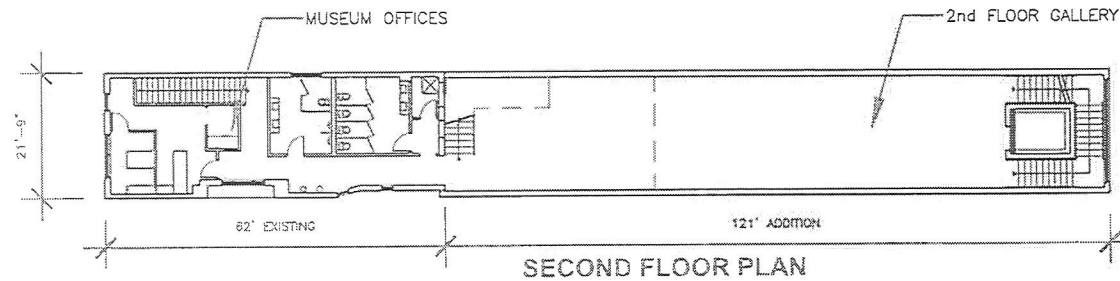
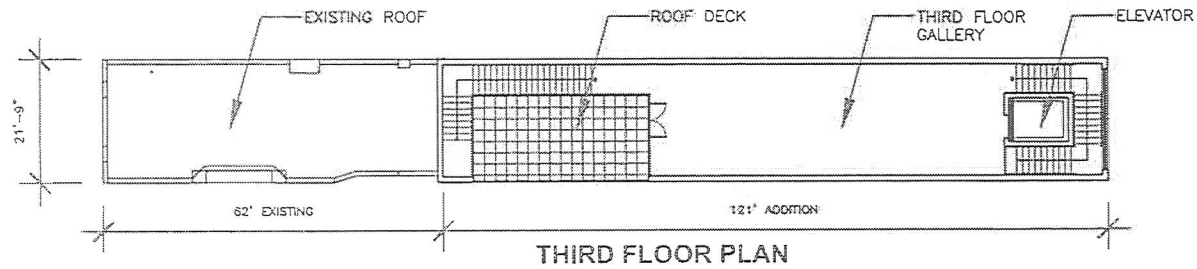


SITE / ROOF PLAN

SCALE: 1/32" = 1'-0"  
 0' 8' 16' 32'

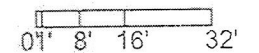
PROPOSED ADDITION / RENOVATION  
 SANDBERG ARCHITECTURE & DESIGN INC.  
 J A N U A R Y 2 5 , 2 0 2 3

NATIONAL VETERANS ART MUSEUM  
 5411 W. HIGGINS AVENUE  
 CHICAGO, ILLINOIS



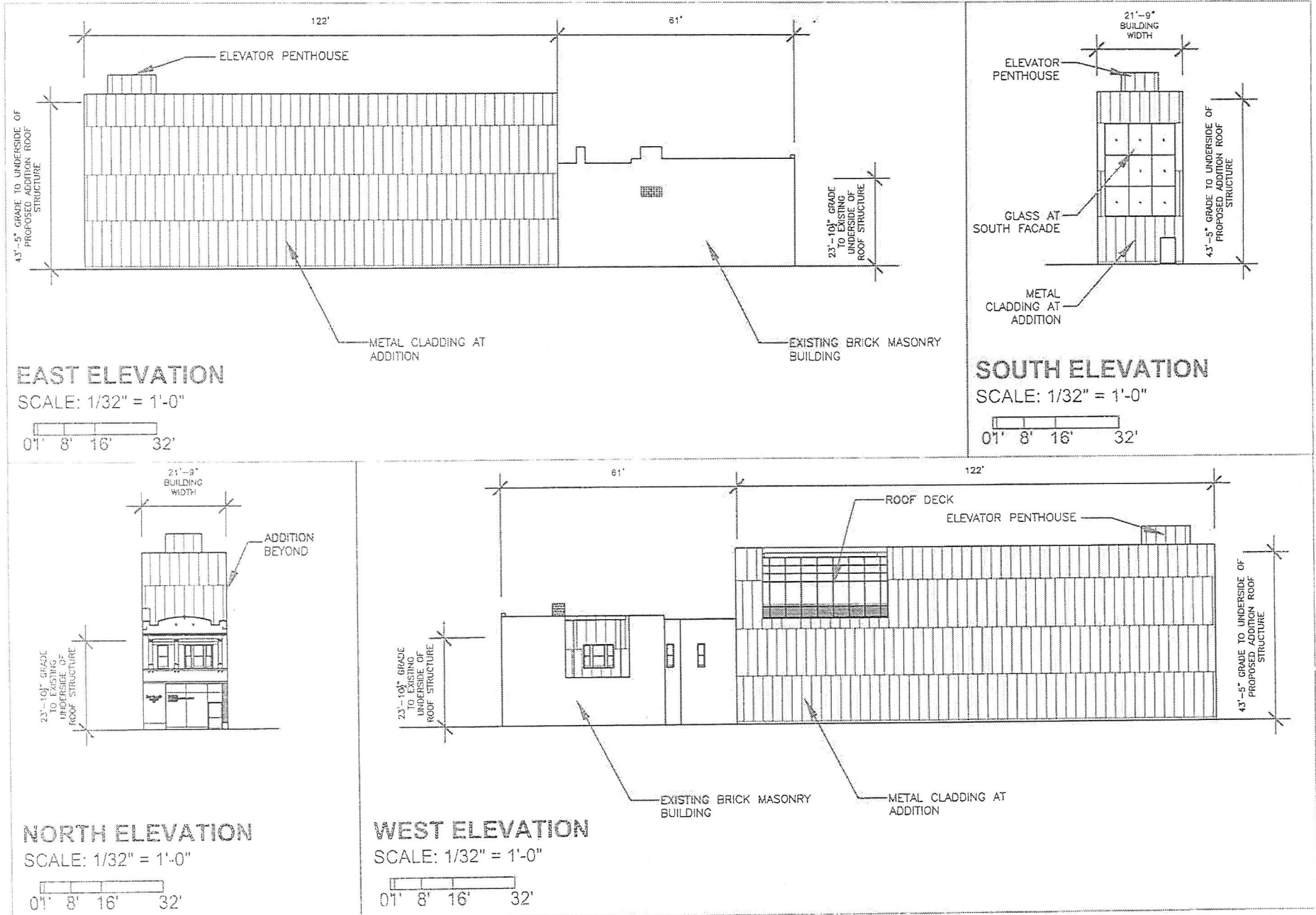
**FLOOR PLANS**

SCALE: 1/32" = 1'-0"



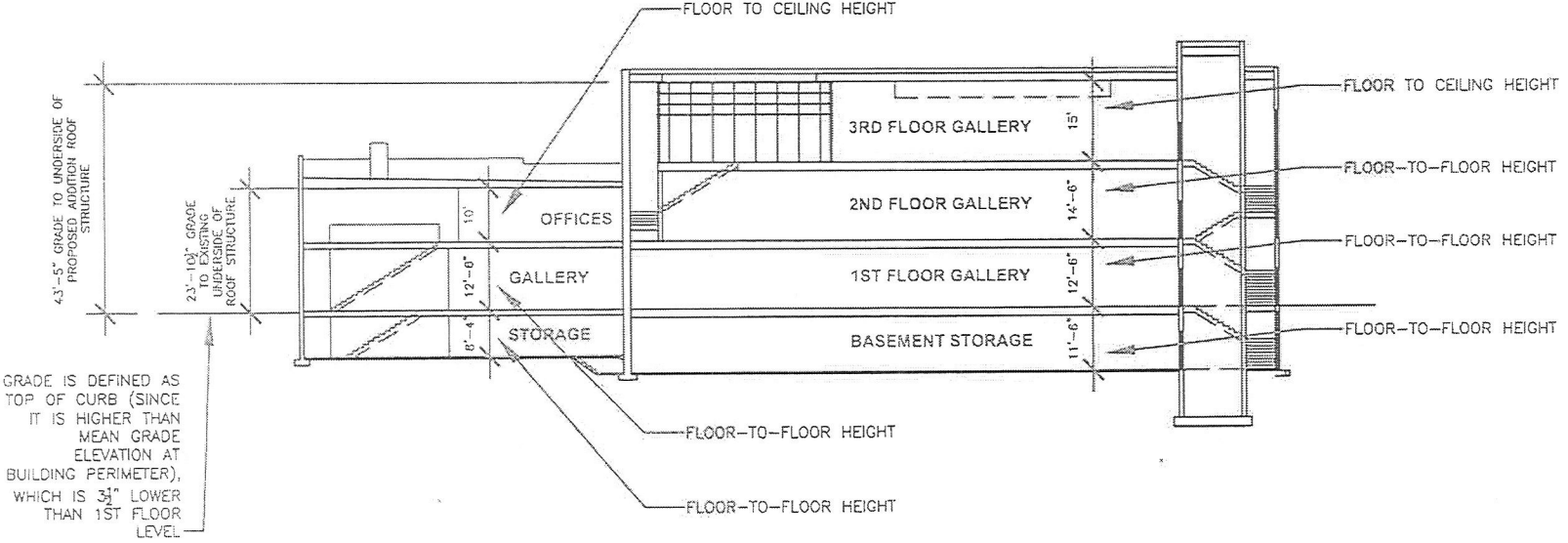
PROPOSED ADDITION / RENOVATION  
 SANDBERG ARCHITECTURE & DESIGN INC.  
 J A N U A R Y 2 5 , 2 0 2 3

NATIONAL VETERANS ART MUSEUM  
 5 4 1 1 W . H I G G I N S A V E N U E  
 C H I C A G O , I L L I N O I S



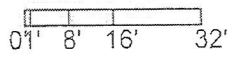
PROPOSED ADDITION / RENOVATION  
 SANDBERG ARCHITECTURE & DESIGN INC.  
 J A N U A R Y 2 5 , 2 0 2 3

NATIONAL VETERANS ART MUSEUM  
 5 4 1 1 W . H I G G I N S A V E N U E  
 C H I C A G O , I L L I N O I S



LONGITUDINAL  
NORTH-SOUTH  
BUILDING SECTION  
LOOKING EAST

SCALE: 1/32" = 1'-0"



<p>PROPOSED ADDITION / RENOVATION SANDBERG ARCHITECTURE &amp; DESIGN INC. J A N U A R Y 2 5 , 2 0 2 3</p>	<p>NATIONAL VETERANS ART MUSEUM 5 4 1 1 W . H I G G I N S A V E N U E C H I C A G O , I L L I N O I S</p>
---	---