

# Final for Publication

## **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' x 145' for 21,025 sq. ft. per lot in order to develop it with two (2) new four-story mixed-use buildings. Each building will contain retail space (3,250 sq. ft. and 1,700 sq. ft., respectively) at grade and forty-one (41) residential units above. The proposed building will be masonry in construction and measure 50 ft.-6 inches in height. 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 and reduce the rear setback for floors containing residential uses in each building from 30 ft. to 5 feet.

- (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:

# Final for Publication

## 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  
Building B (6760 N. Northwest Hwy.): 50 feet 6 inches

(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.

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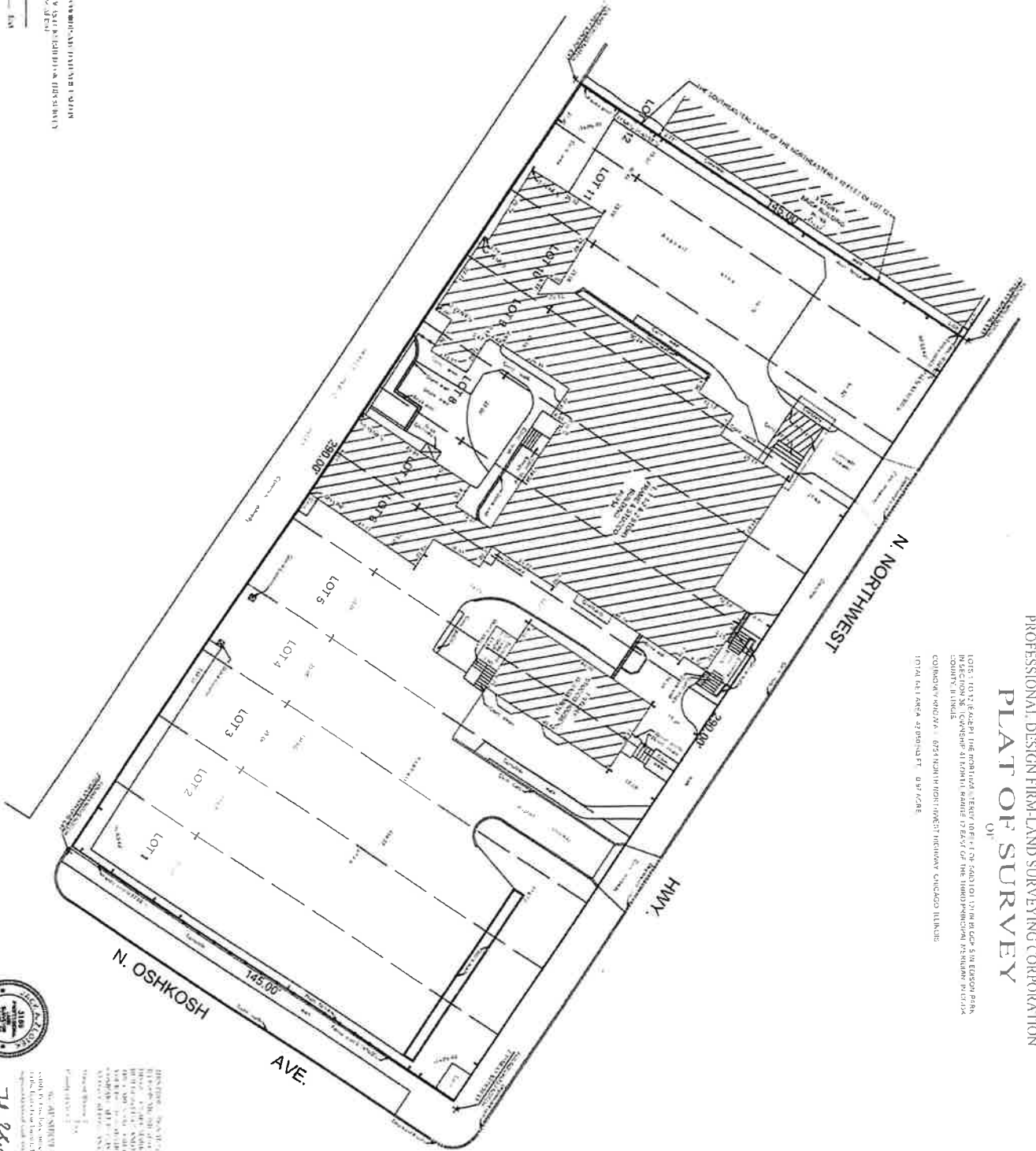
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The two (2) proposed mixed-use buildings incorporate accessibility and connectivity to the Edison Park Metra Station, which is located south 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.



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 TOTAL AREA: 278,800 SQ. FT.

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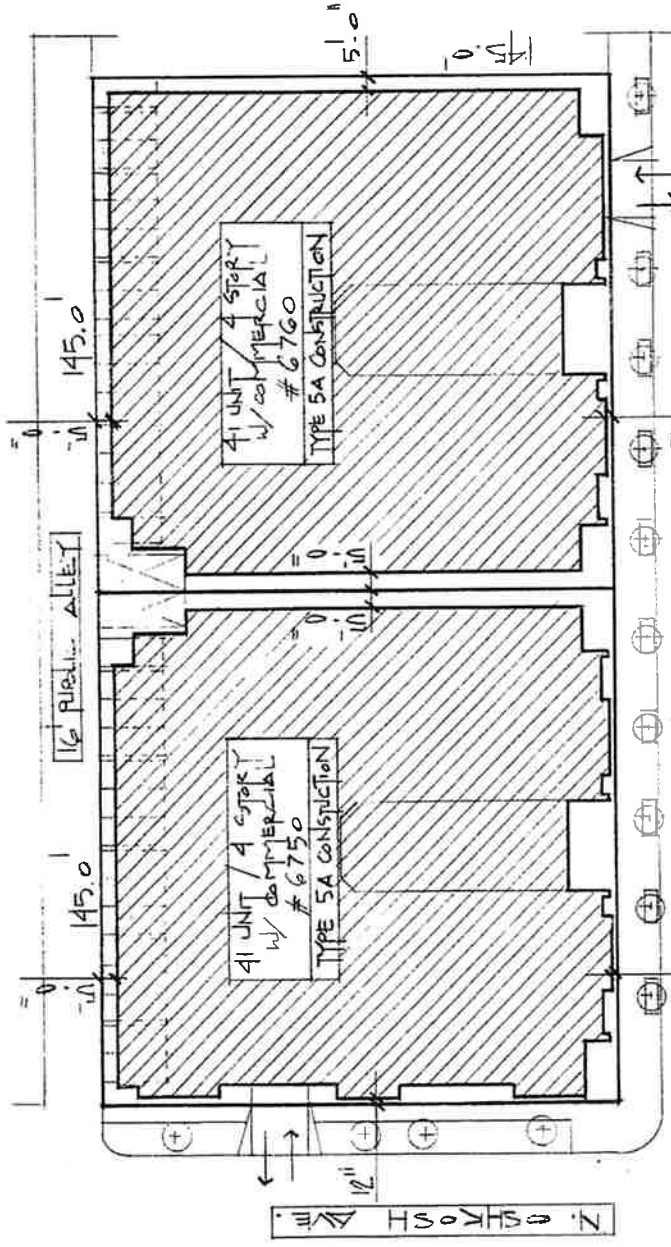


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**BUILDING SETBACKS:**  
 FRONT YARD: 12" (REQ'D - 0'-0")  
 SIDE YARD (CASH AVE): 12" (REQ'D - 0'-0")  
 SIDE YARDS: 5'-0" (REQ'D - 0'-0")  
 REAR YARD: 5'-0" (REQ'D - 30'-0")  
 PARKING (PER BUILDING):  
 41 CARS PROVIDED (21 CARS REQ'D)  
 41 BIKES PROVIDED (41 BIKES REQ'D)  
 BUILDING HEIGHT: 61'-0" (80'-0" MAX.)

⊗ SITE PLAN  
 1/4" = 1'-0"

ZONING	= FULL SITE
LOT AREA	= 290 X 145 = 42,050
F.A.R.	83.5
MAX. BLDG. H.	210,250
6750 NORTHWEST HWY	57,200
6750 NORTHWEST HWY	57,200
TOTAL	= 114,400

114,400 X 210,250  
 - OK -

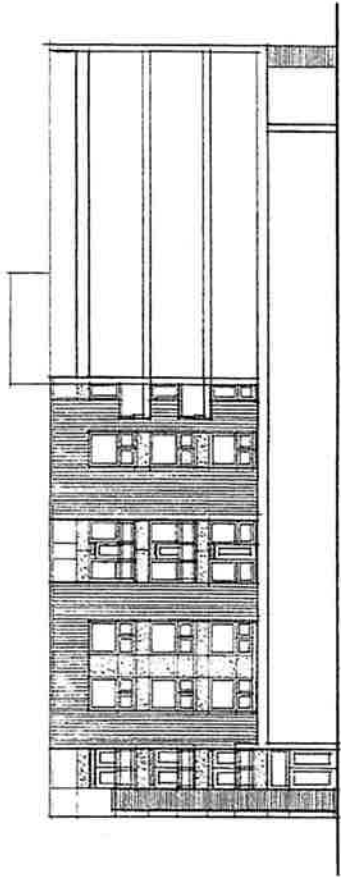
ZONING INFORMATION (PER ONE BUILDING)	
LOT AREA	145 X 145 = 21,025 S.F.
F.A.R.	83.5
MAX. BUILDING	105,125 S.F.
1st Floor	8,500 S.F.
2nd Floor	16,000 S.F.
3rd Floor	16,000 S.F.
4th Floor	16,000 S.F.
ROOF	700 S.F.
TOTAL	57,200 S.F.

6/14/2024

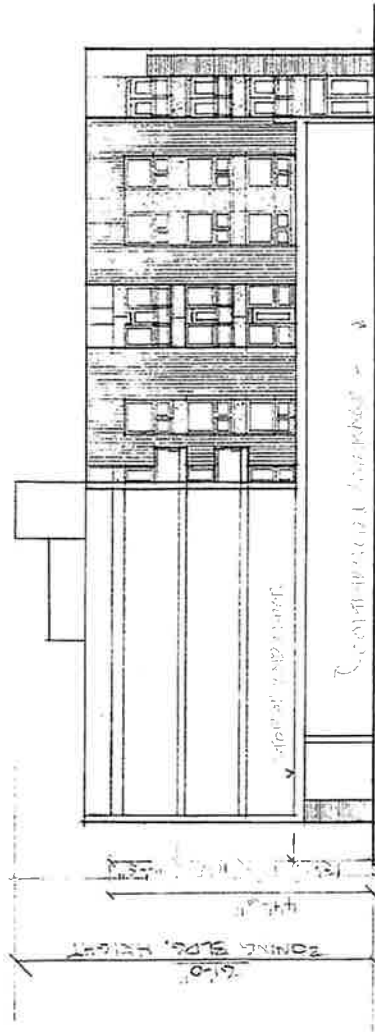
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**HANNA**  
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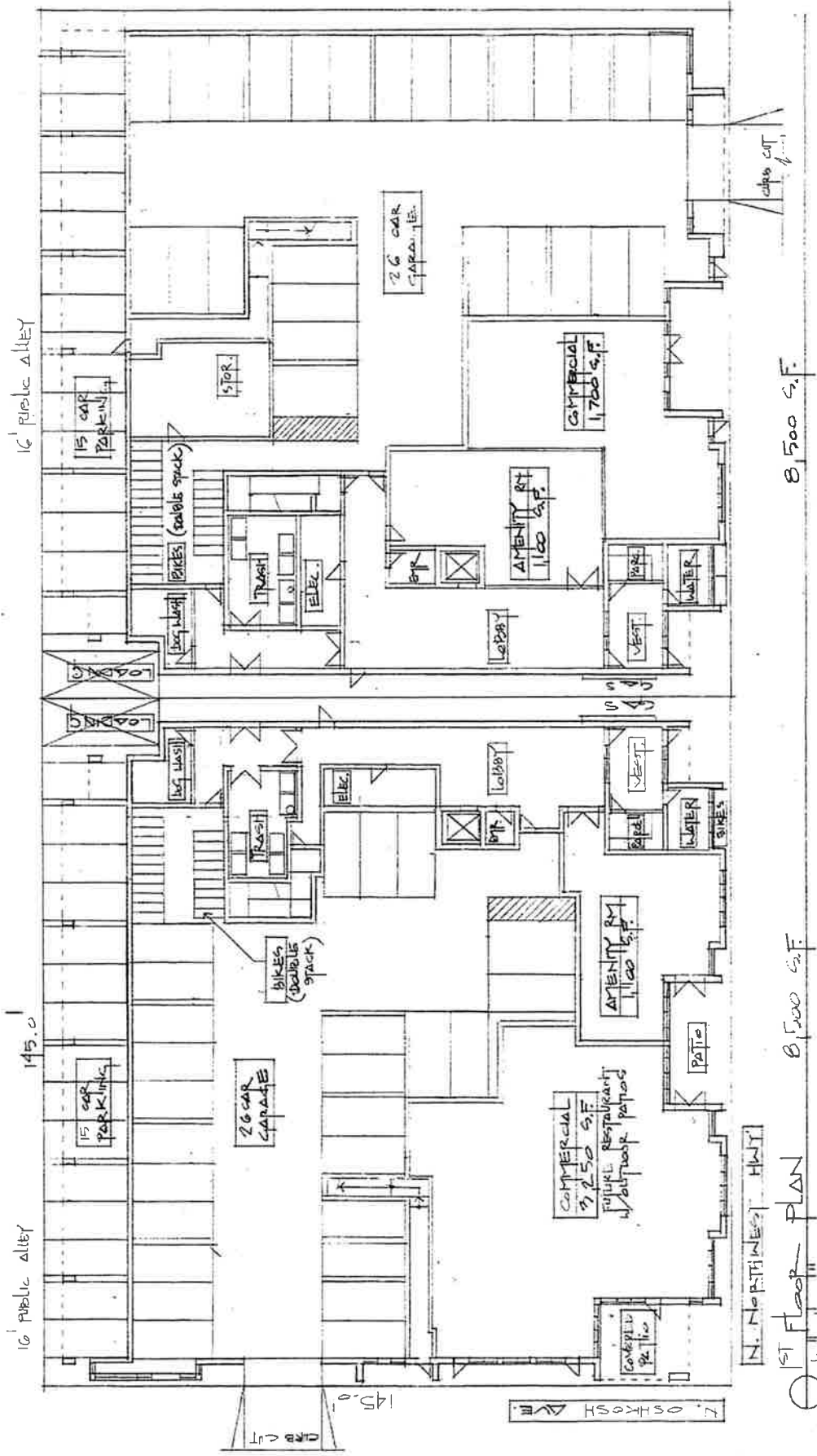
○ NORTH-WEST COURTYARD ELEVATIONS  
1/8" = 1'-0"



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

04/20/21





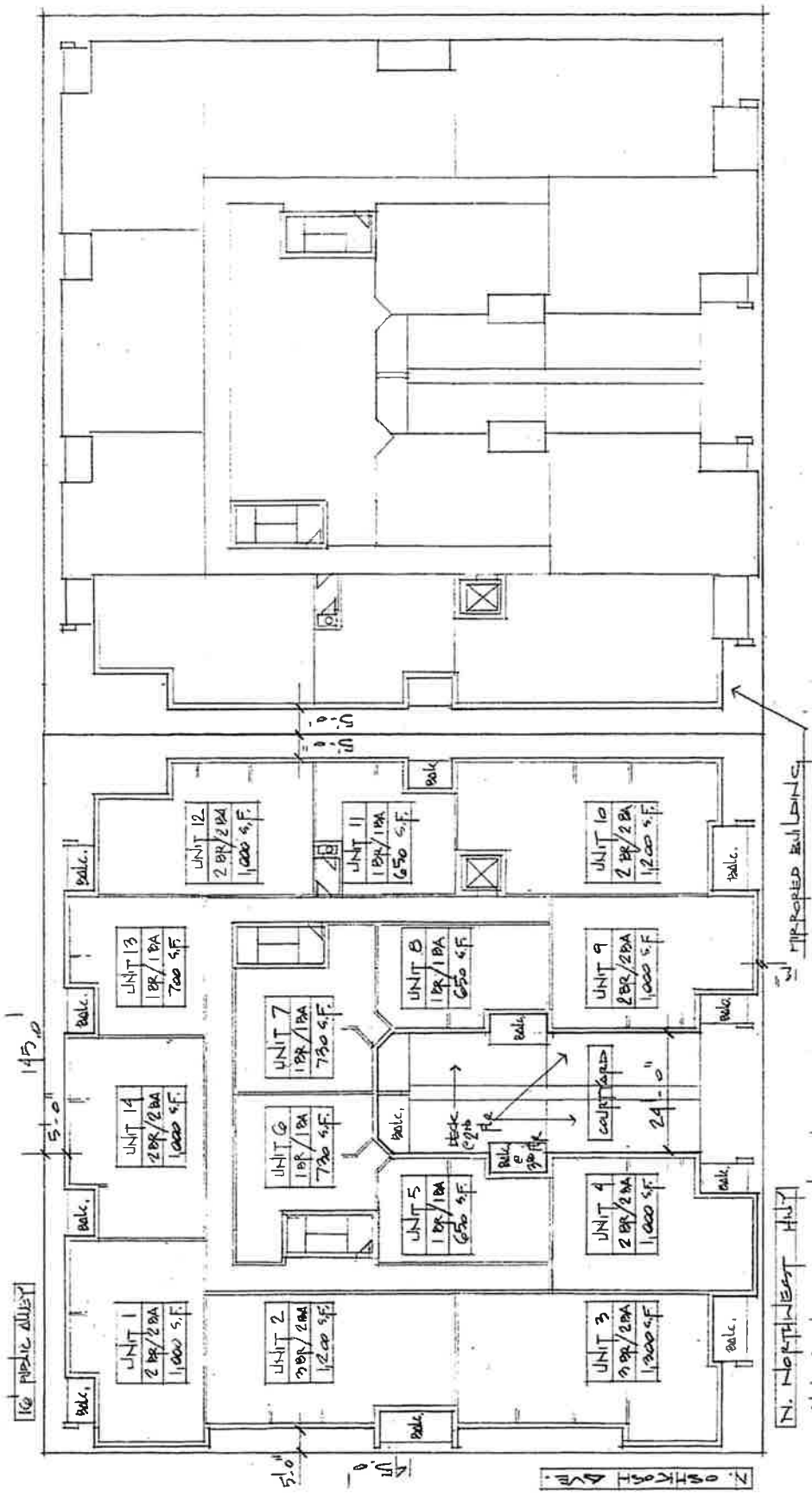
N. NORTHNESS HWY

1st Floor PLAN  
 1/16" = 1'-0"

8,500 S.F.

8,500 S.F.





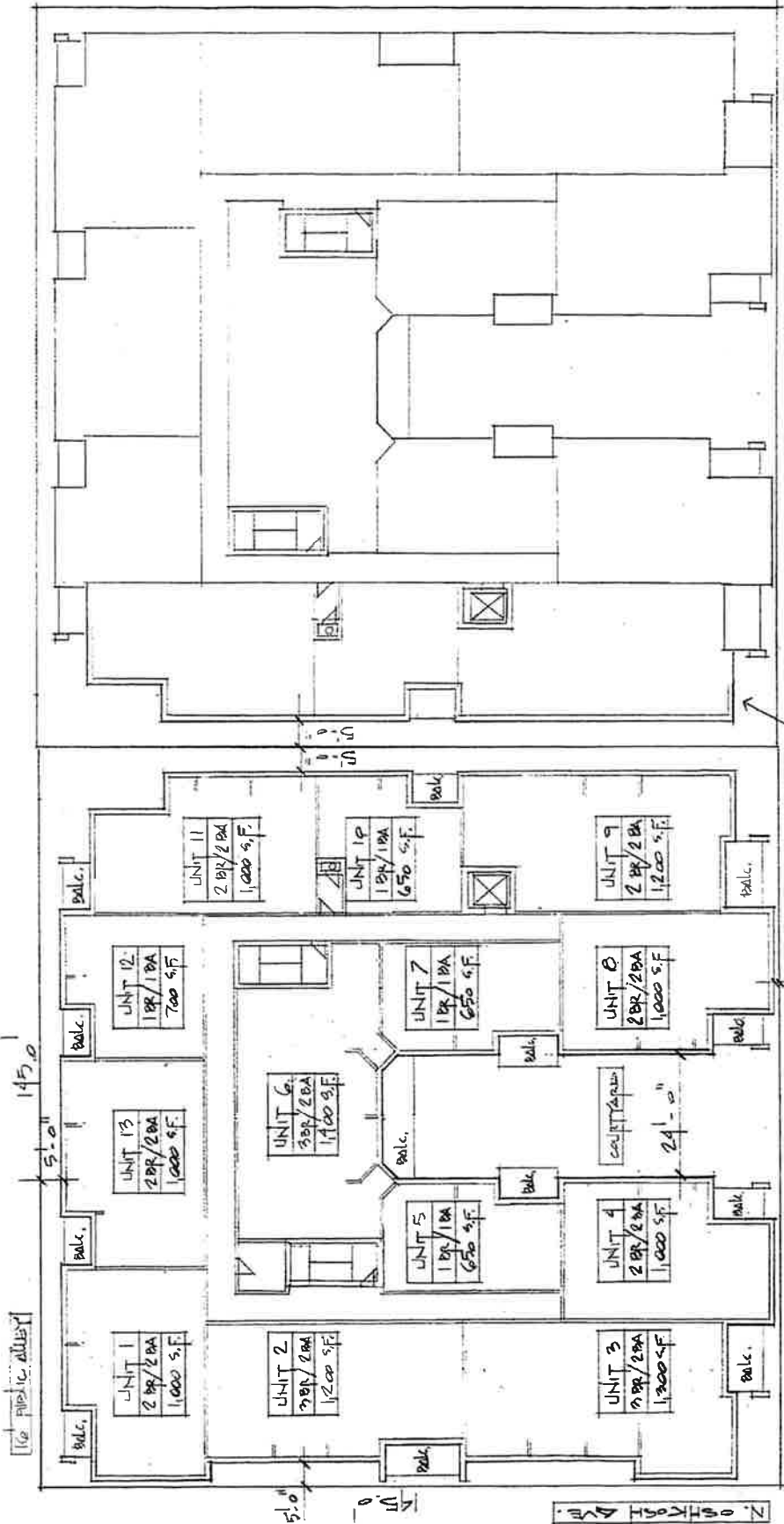
N. NORTHWEST HWY

3rd Floor PLAN 16,000 S.F.

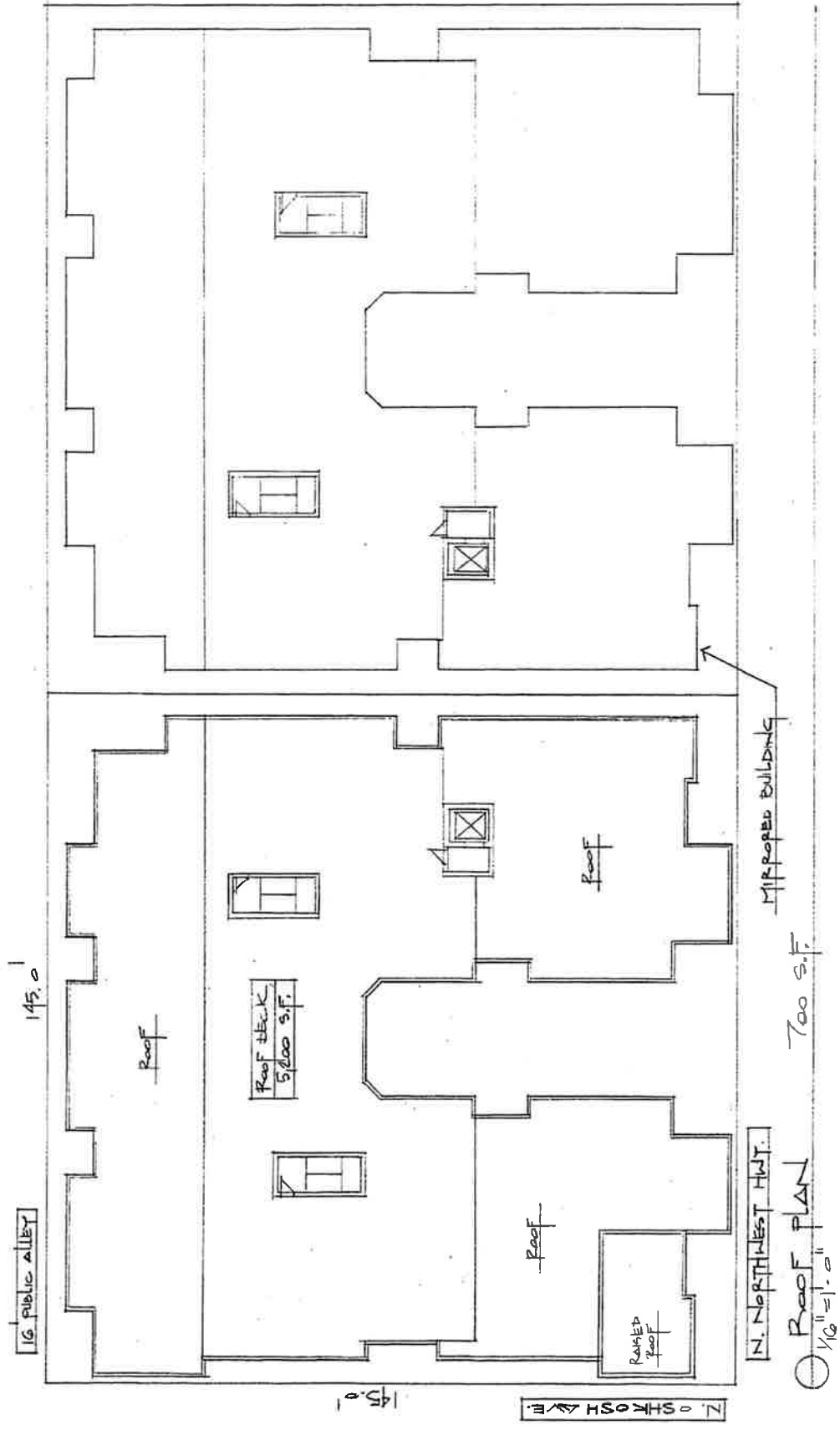
Scale: 1/8" = 1'-0"

MIRRORED BALCONIES

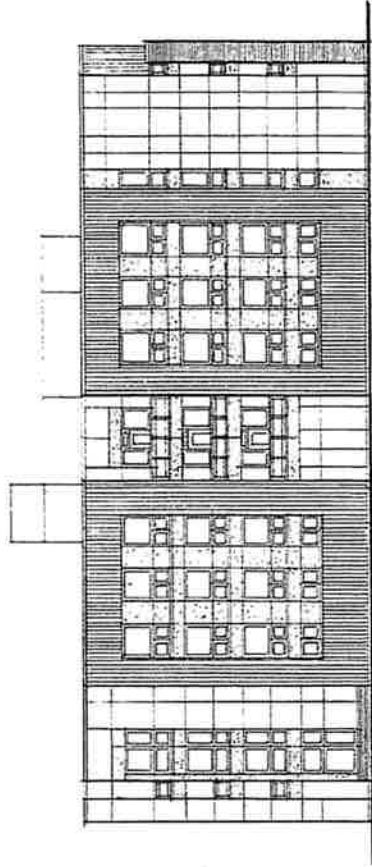
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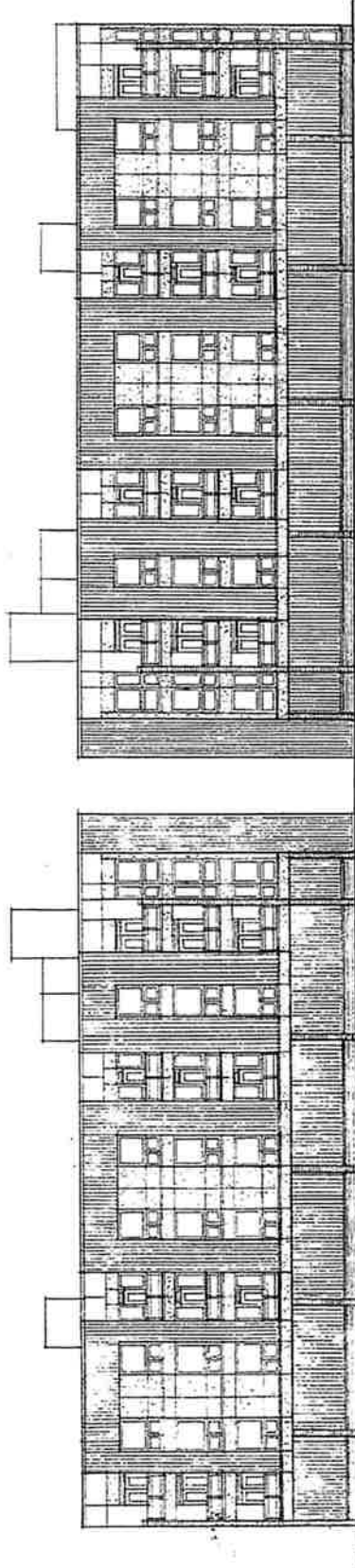
4th Floor Plan 16,000 S.F.  
 1/10/10



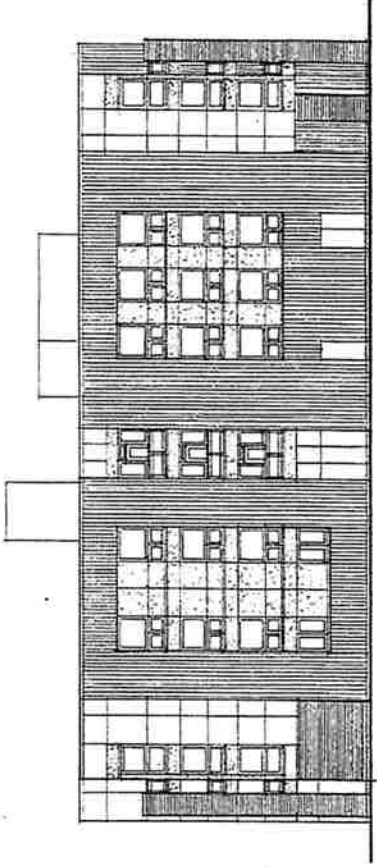
Roof Plan  
 $\frac{1}{16}'' = 1'-0''$



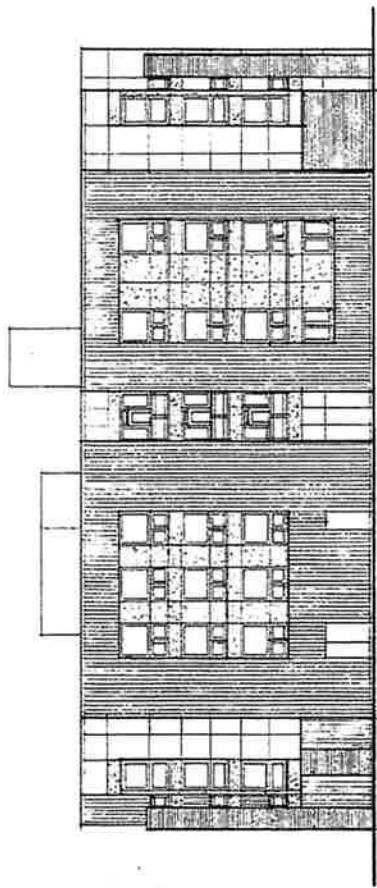
North-West Elevation  
 1/8" = 1'-0"



Alley Elevation  
 1/8" = 1'-0"



○ NORTH-WEST ELEVATION (BETWEEN BUILDINGS)  
 1/8" = 1'-0"



○ SOUTH-EAST ELEVATION (BETWEEN BUILDINGS)  
 1/8" = 1'-0"