

NARRATIVE AND PLANS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: Range 455 Owner LLC
Property Location: 455 North Carpenter
Proposed Zoning: B3-5 Community Shopping District
Lot Area: 17,794.4 square feet

Range 455 Owner LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 455 North Carpenter from the M2-2 Light Industry District to the B3-5 Community Shopping District. The Applicant requests a rezoning of the property to allow for the construction of a new five-story building on the subject property containing up to 72 dwelling units above 3,605 square feet of ground floor commercial and 30 parking spaces. A Transit-served Location Parking Reduction is proposed. The subject property is less than 2,640 feet from the Grand CTA station entrance. The overall FAR will be 5.0.

The site is located at the southeast corner of Grand and Carpenter. To the north is property zoned M1-2 and to the east, west and south are properties zoned M2-2.

The subject property consists of approximately 17,794.4 square feet and is currently occupied by a vacant industrial building.

NARRATIVE ZONING ANALYSIS

- (a) Floor Area and Floor Area Ratio:
 - i. Lot area: 17,794.40 square feet
 - ii. Total proposed building area: 88,972 square feet
 - iii. Proposed FAR: 5.0
- (b) Density (Lot Area Per Dwelling Unit): 247.15 sf/unit
- (c) *Amount of off-street parking: 30
- (d) Setbacks:
 - Front: 0’
 - Side: 0’
 - **Rear: 12’ at residential floors
- (e) Building height: 61’
- (f) Off-street Loading: 1 (10’ x 25’)

As per Section 17-13-0303-D (Optional Administrative Adjustment/Variation)

* Administrative adjustment pursuant to Section 17-13-1003 (Parking)

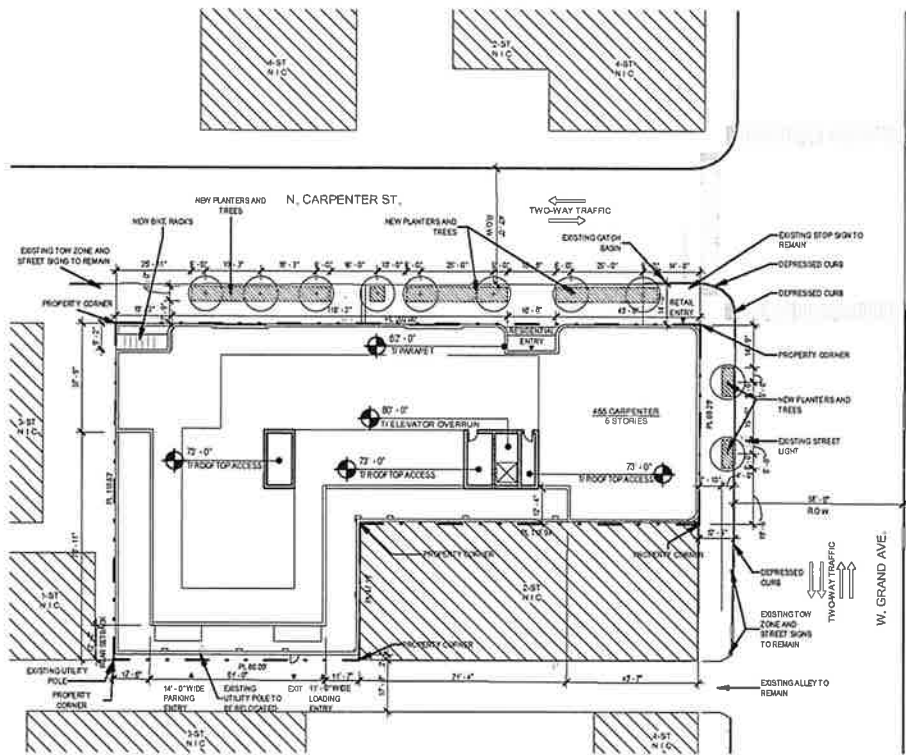
** Variation pursuant to 17-13-1003-I (Setbacks)

(continued on page 2)

The applicant will comply with section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.

The project complies with Section 17-3-0308 Specific Criteria for Transit-Served Locations.

1. The project complies with the applicable standards of Section 17-10-0102-B;
Response: The project complies with the standards of this Section. The subject property is located within 2,640 feet of a CTA rail station and parking has been reduced by approximately 58%.
2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H as the project is not located along a pedestrian street and except paragraph C if the land use is designated in a non-commercial use group, pertaining to pedestrian streets and pedestrian retail streets, even though the project is not located along a pedestrian street or a pedestrian retail street;
Response: The project complies with the design standards of Section 17-3-0504 and is not located on a pedestrian street. The building abuts the sidewalk, meets the transparency requirements, the doors and entrances are facing the street and parking is located off the rear of the principal building.
3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;
Response: N/A; No specific plans have been adopted by the Chicago Plan Commission for this location.
4. The project does not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207; and
Response: Confirmed; The project has less than 50% of the Minimum Automobile Parking Ratio for the B3-5 District.
5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.
Response: Confirmed; The project complies with CDOT Traffic Demand Study and Management Plan rules.



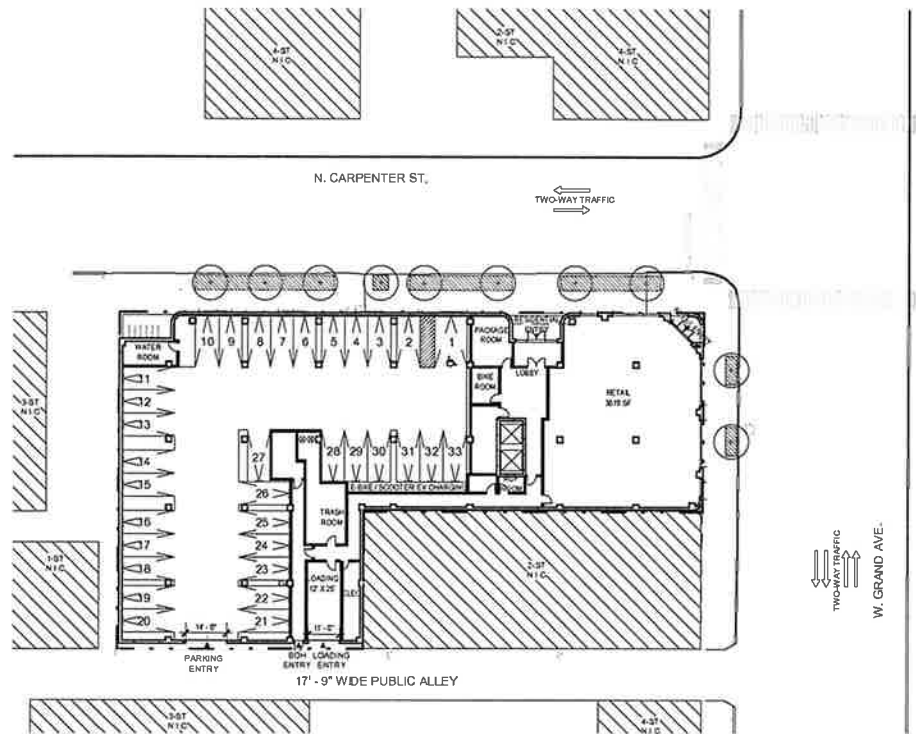
APPLICANT: Range 455 Dwner LLC, an Illinois LLC

ADDRESS OF PROJECT: 455 N CARPENTER ST

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

SITE PLAN





APPLICANT: Range 455 Owner LLC, an Illinois LLC

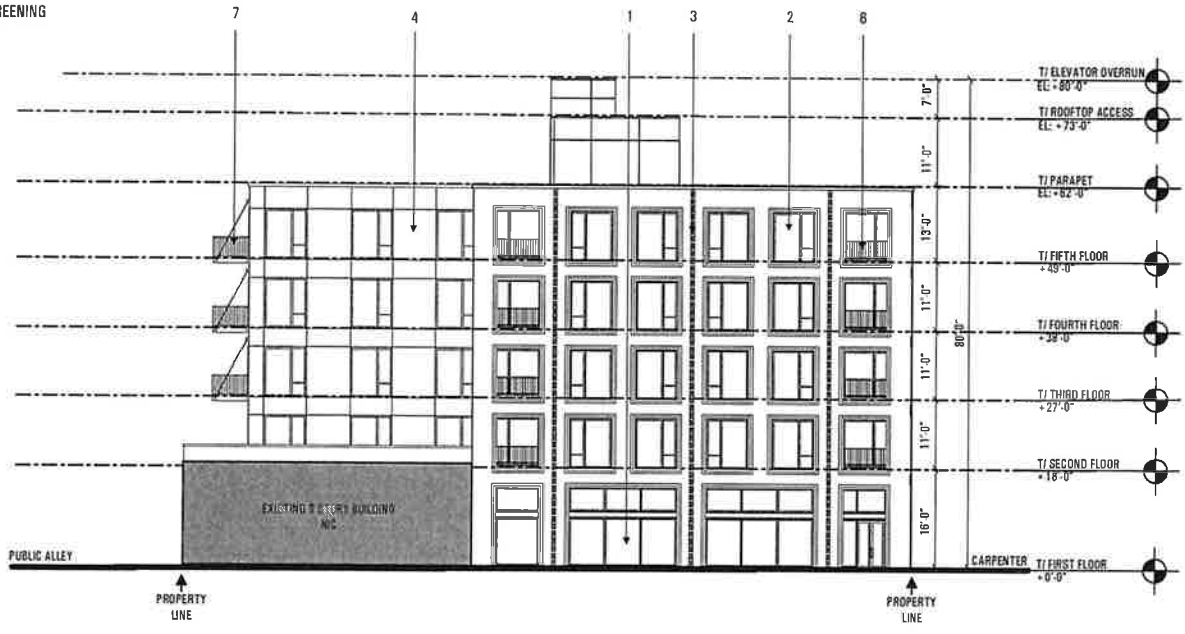
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SITE PLAN - GROUND FLOOR

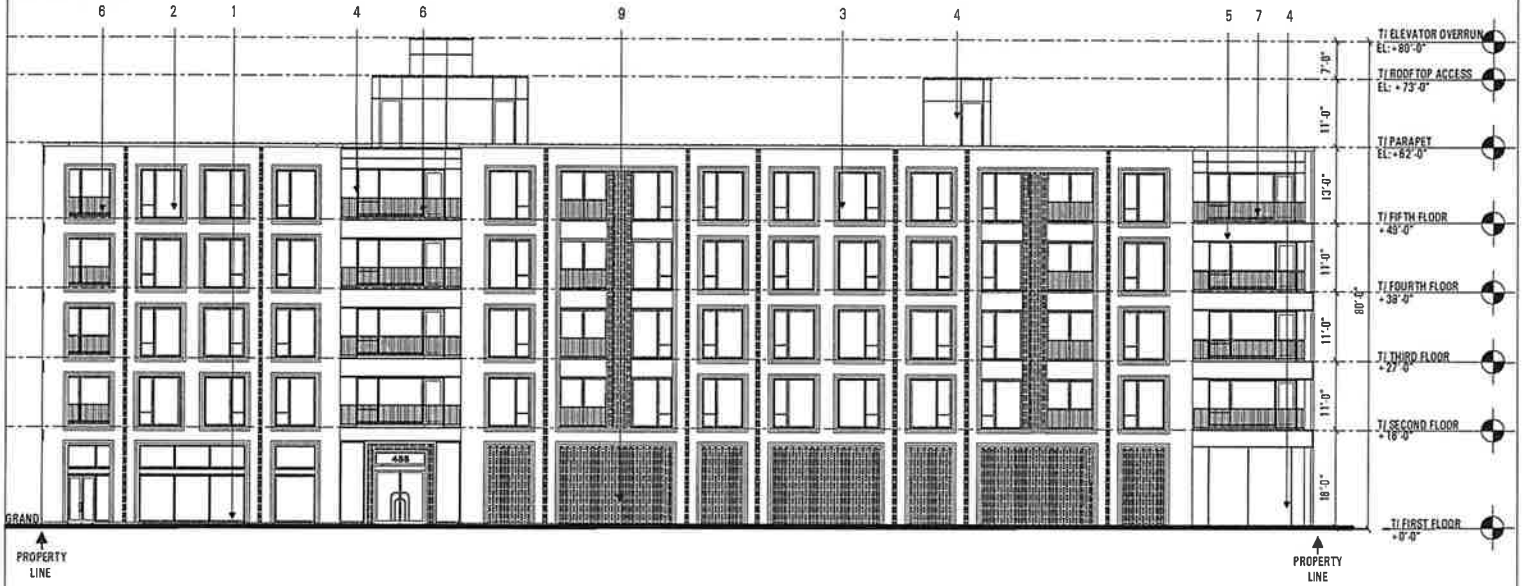


1. STOREFRONT WINDOWS
2. PUNCHED WINDOWS
3. MASONRY
4. CEMENTITIOUS PANEL CLADDING
5. CEMENTITIOUS SLAB EDGE COVER
6. INSET BALCONY WITH METAL GUARDRAIL
7. HANGING BALCONY WITH METAL GUARDRAIL
8. OVERHEAD METAL GARAGE DOOR
9. MASONRY PARKING SCREENING
10. PAINTED CMU



| | | |
|---|--|-----------------|
| APPLICANT: Range 455 Owner LLC, an Illinois LLC | | NORTH ELEVATION |
| ADDRESS OF PROJECT: 455 N CARPENTER ST | | |
| SCALE: 1/16" = 1'-0" | | |

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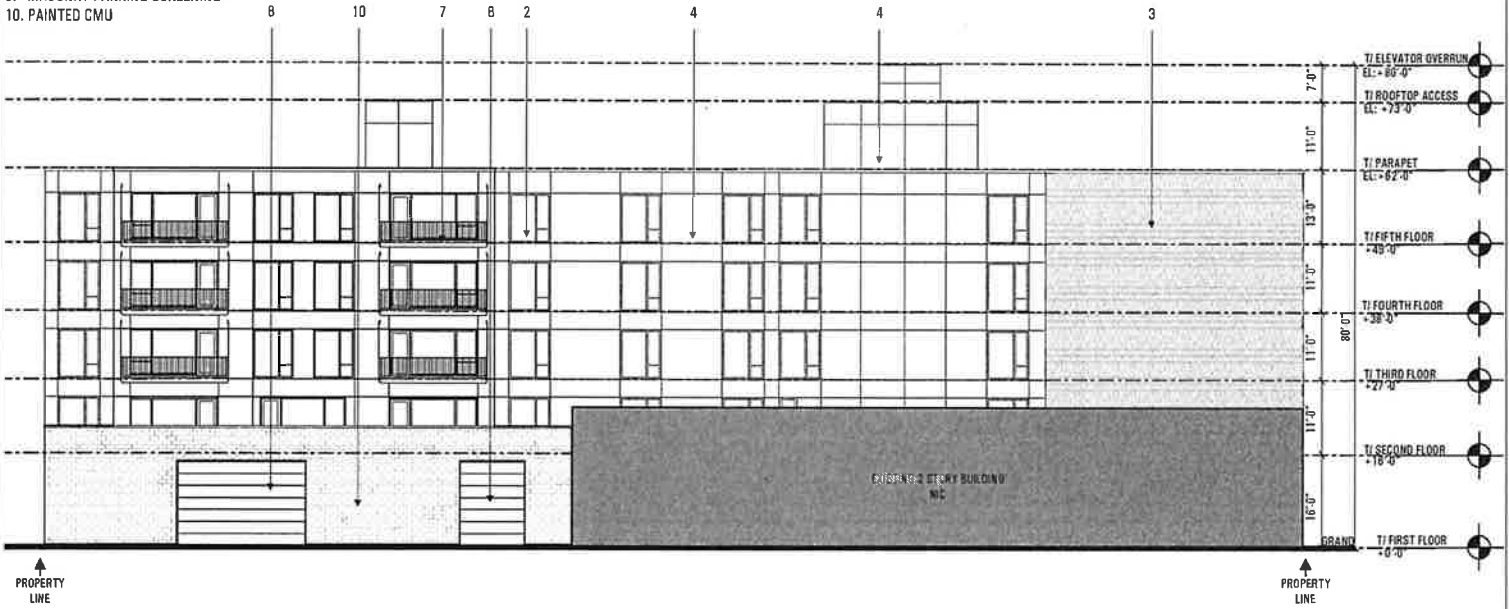
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WEST ELEVATION

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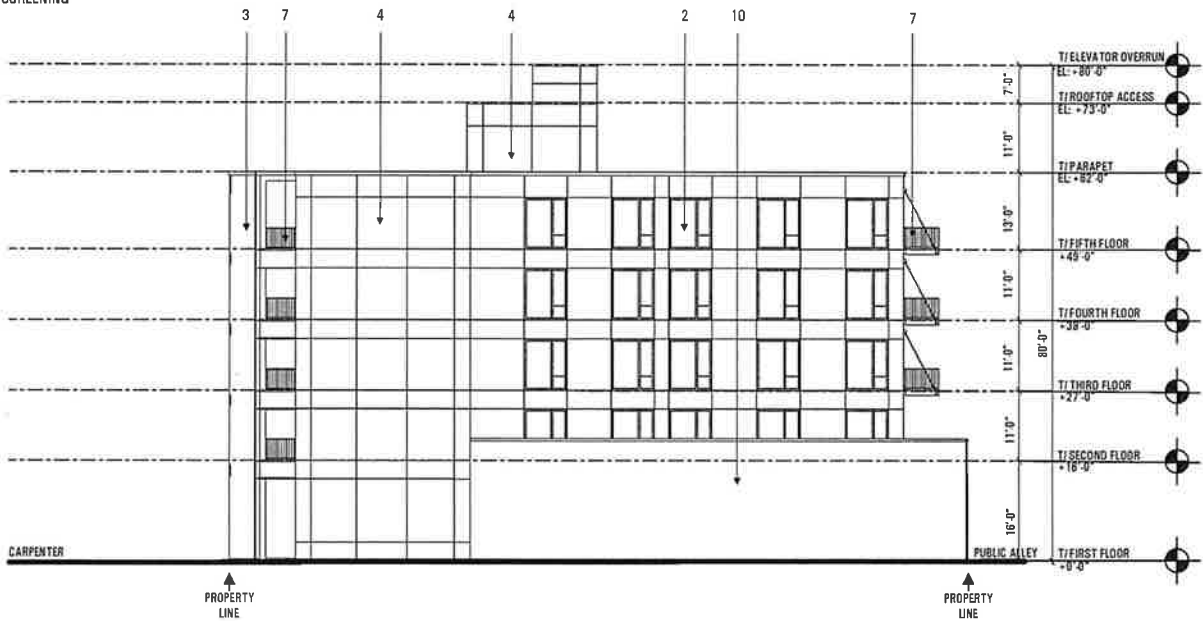
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SOUTH ELEVATION