

**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR  
1701-09 WEST GRAND AVE., CHICAGO**

The subject property is currently a vacant lot. The Applicant is proposing to redevelop the subject property with a new 4 story mixed use building with a commercial unit on the ground floor (approximately 1,650 SF of commercial space) and 9 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area per unit and the maximum floor area ratio requirements of the Ordinance.

Project Description:	Zoning Change from a C2-1 District to a B2-3
Use:	Mixed-Use Building with 9 dwelling units
Lot Area:	8,160 SF (recorded measurements)
Floor Area Ratio:	3.0
Floor Area:	24,400 SF
Density:	906.66 Square Feet per DU Unit
Off- Street parking:	Parking spaces: 9
Setbacks:	Front: 2' Side Setbacks: East: 12" and West: 3'-7" Rear: 12" *
Building Height:	45 Feet 10 Inches

\* will file for variation if required

\* The applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable and with Section 17-3-0308 Specific Criteria for Transit-Served Locations.

17-3-0307 Exceptions.

1. Any application seeking a zoning map amendment, pursuant to Section 17-13-0300, in order to establish a residential, day care, hospital, parks and recreation, school, eating and drinking establishment with an outdoor patio or outdoor assembly use that is proposed to be established within 660' of any (a) windrow composting facility, (b) intensive manufacturing, production and industrial service use, (c) Class III, Class IVA, Class IVB and Class V recycling facility, (d) warehousing, wholesaling, and freight movement use, (e) container storage, (f) freight terminal, (g) outdoor storage of raw material as a principal use, (h) waste-related use, or (i) manganese-bearing material operation use may be allowed only if farther reviewed and approved in accordance with the special use procedures of Section 17-13-0900, unless it otherwise meets a planned development threshold of Section 17-8-0500.

17-3-0308 Specific Criteria for Transit-Served Locations. In B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance or exit must satisfy all of the following specific criteria:

1. The project complies with the applicable standards of Section 17-10-0102-B Transit-Served Locations:

*The subject property is a Transit Served Location as it is located less than 1,320 feet from the Ashland Avenue Bus Corridor and less than 2,640 feet from Lake Street CTA Station.*

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if 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 if the project is not located along a pedestrian street or a pedestrian retail street.

*The subject property is not located along Pedestrian Street or Pedestrian Retail Street.*

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.

*This Criteria is not applicable to this project.*

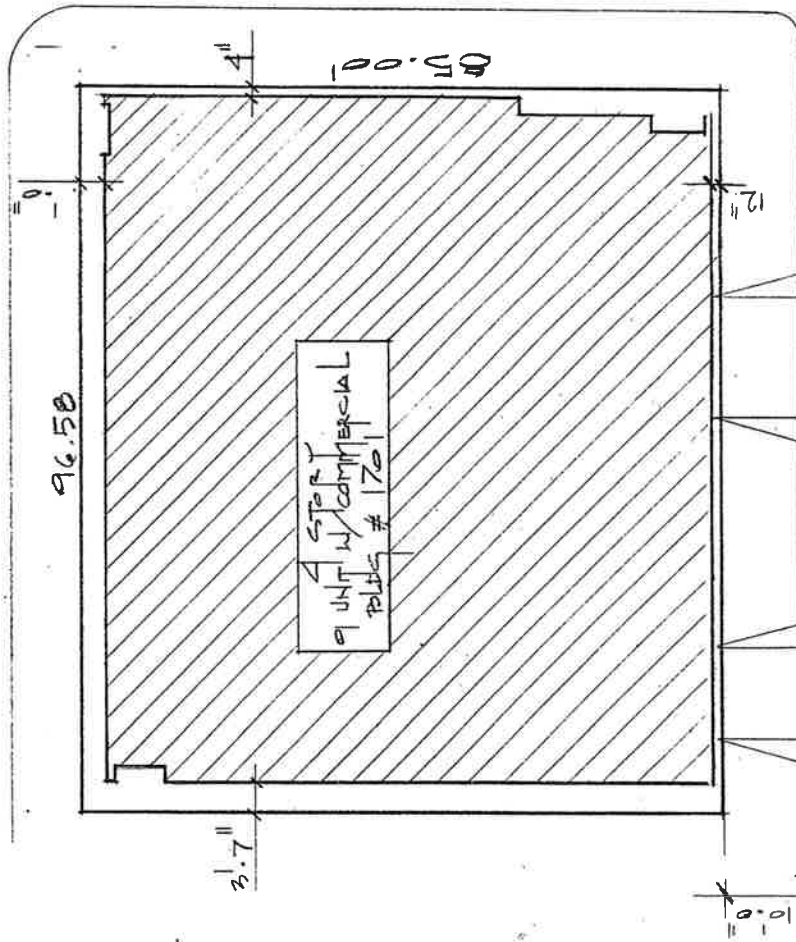
4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-EE:

*The Applicant will apply for an administrative adjustment under the provisions of Section 17-13-1003-EE.*

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

*This Criteria is not applicable to this project.*

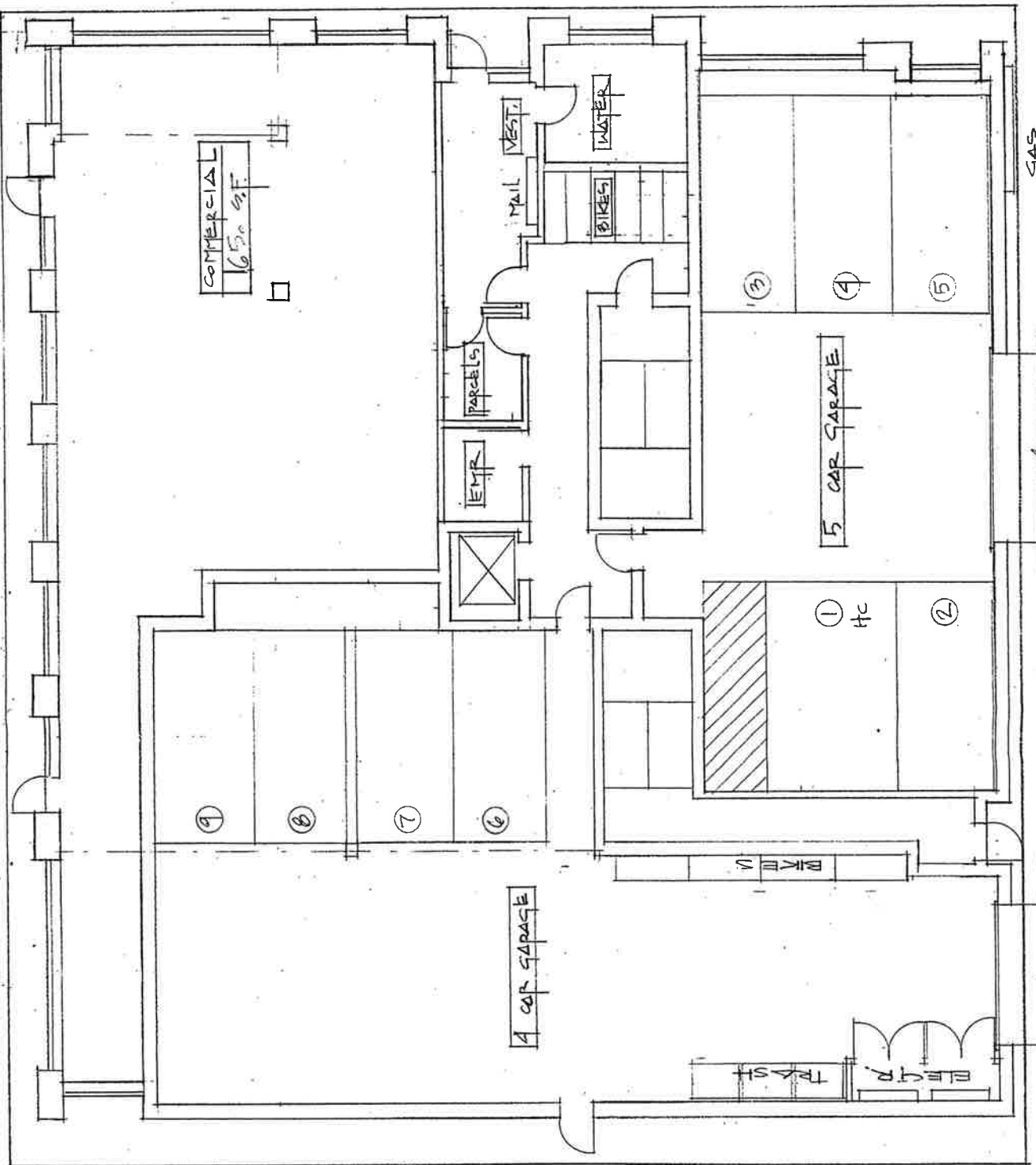
W. GRAND AVE.



⊕ SITE PLAN  
1/16" = 1'-0"

ZONING INFORMATION

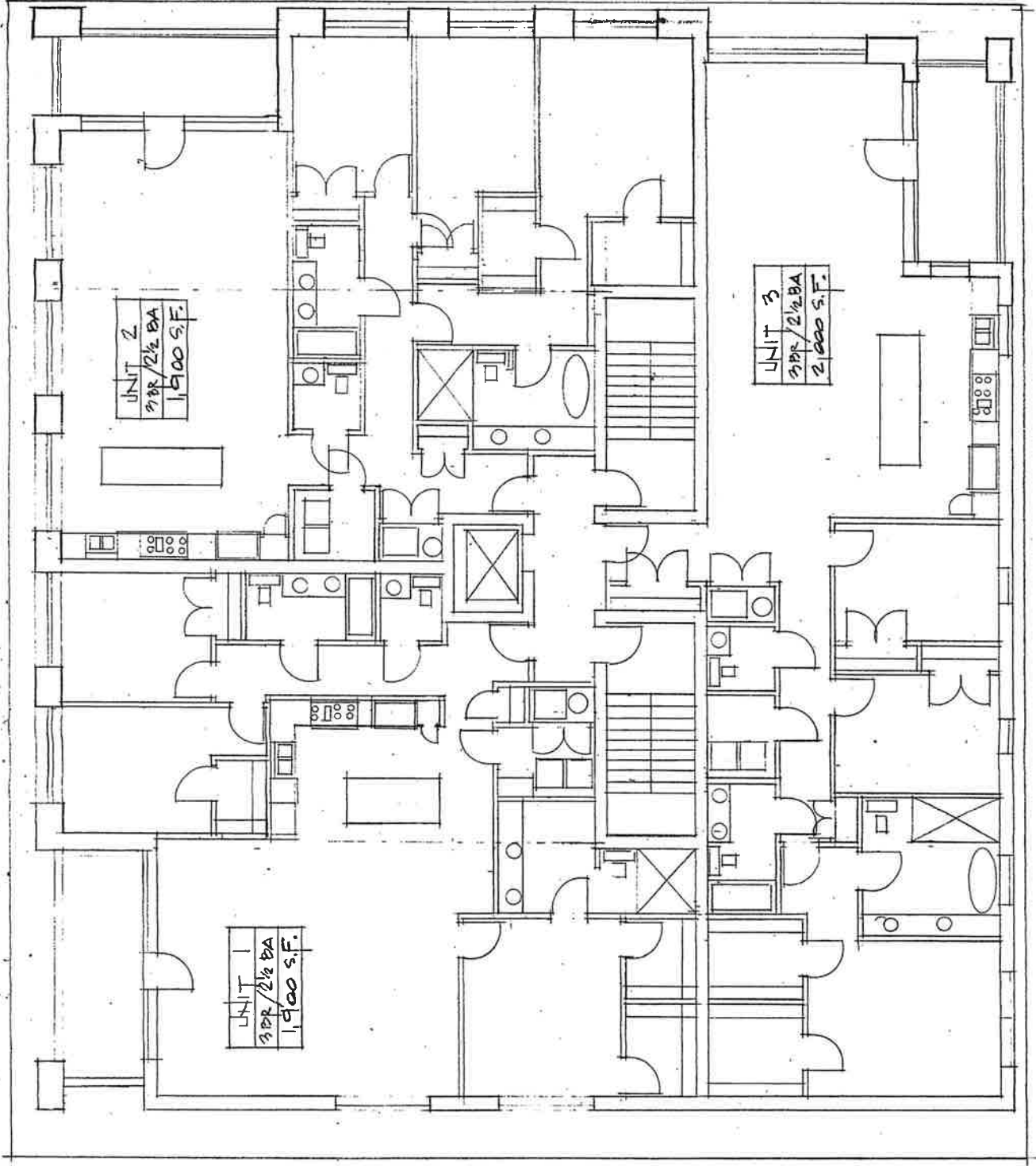
LOT AREA	95.56 x 85.0' = 8124.3 SF
F.D.R. (B2-3)	3.0
MAX. BUILDABLE	24,627.9 SF
1ST FLOOR	3,400 S.F.
2ND FLOOR	7,000 S.F.
3RD FLOOR	7,000 S.F.
4TH FLOOR	7,000 S.F.
TOTAL	24,400 S.F.



1<sup>ST</sup> FLOOR PLAN  
 1/8" = 1'-0"  
 3,400 S.F.



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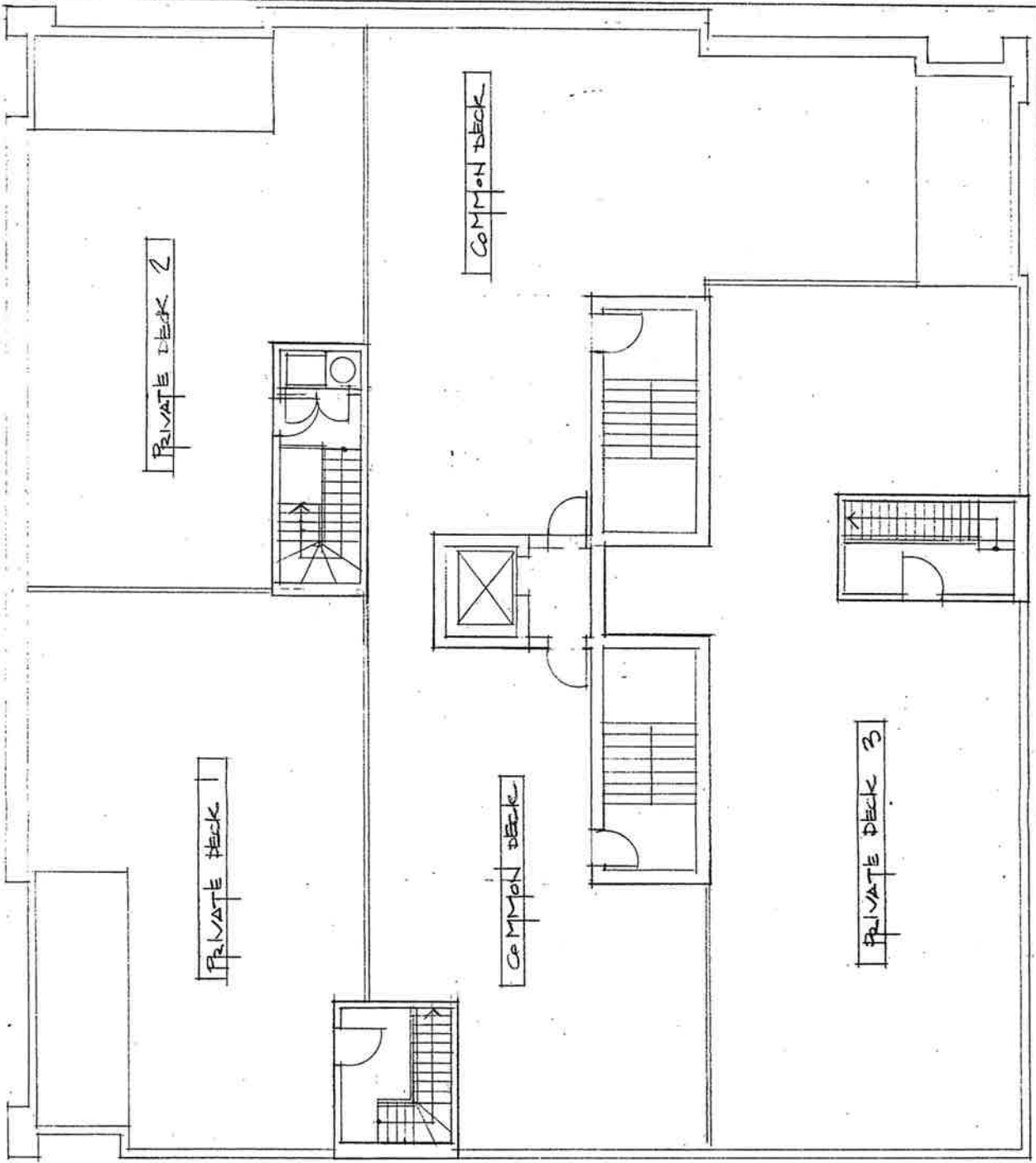


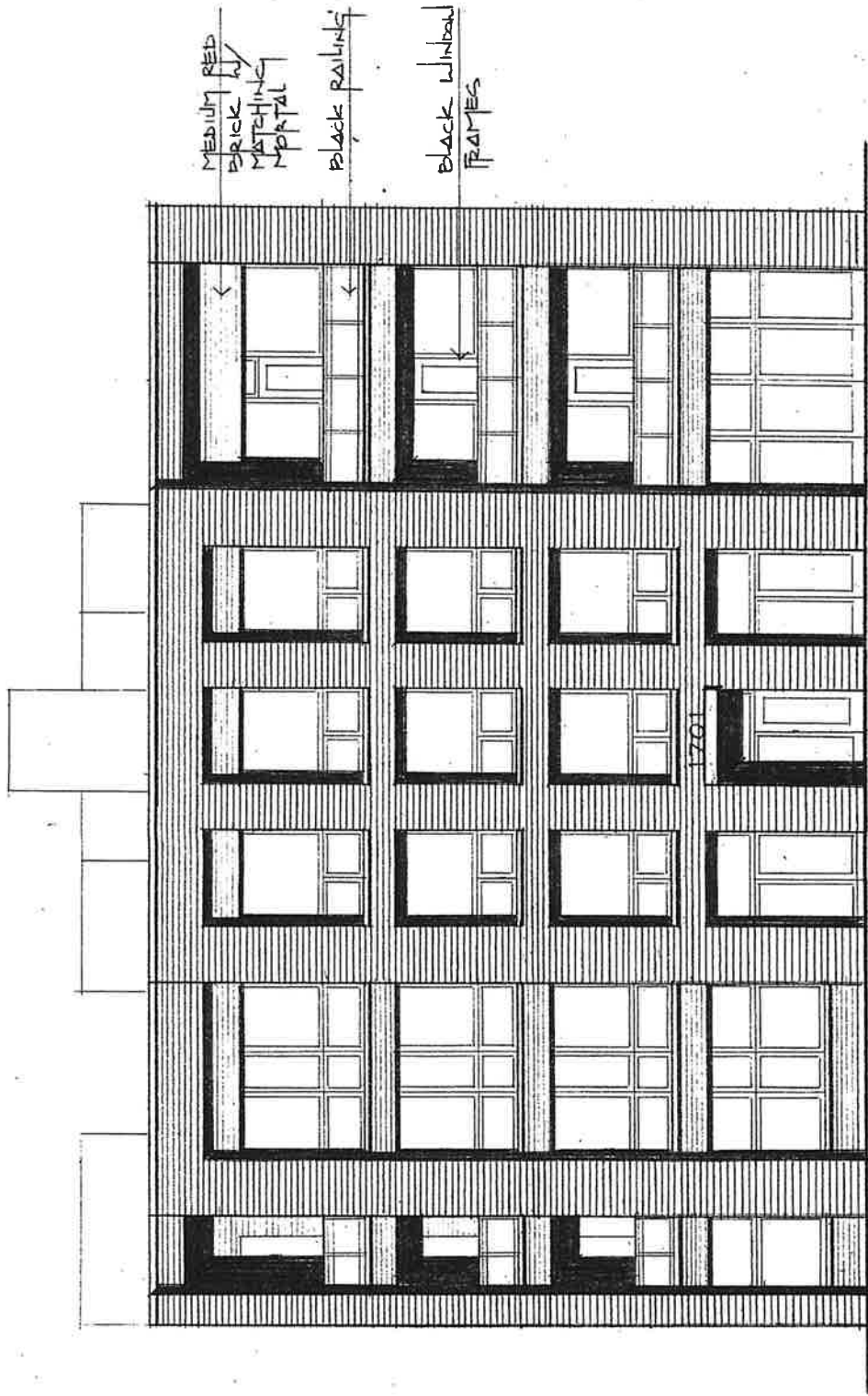
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No 3<sup>rd</sup> Floor Plan  
 18" = 1'-0"  
 4<sup>th</sup> Floor Plan -  
 SIMILAR  
 (SEE ROOF PLAN)  
 7,000 S.F.

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Roof Plan  
1/8" = 1'-0"



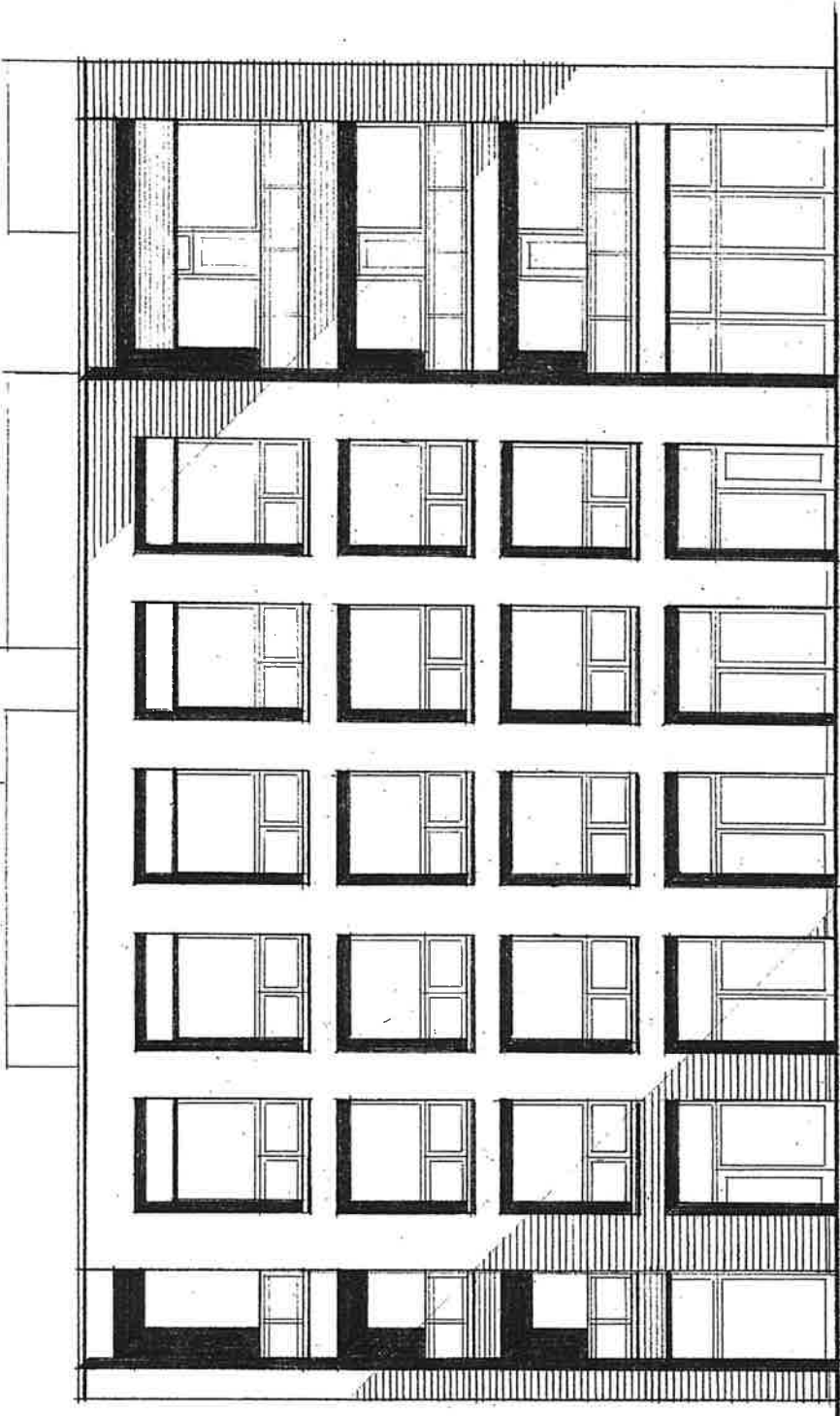


○ PAULINA ST. ELEVATION  
1/8" = 1'-0"

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GRAND AVE. ELEVATION  
1/8" = 1'-0"



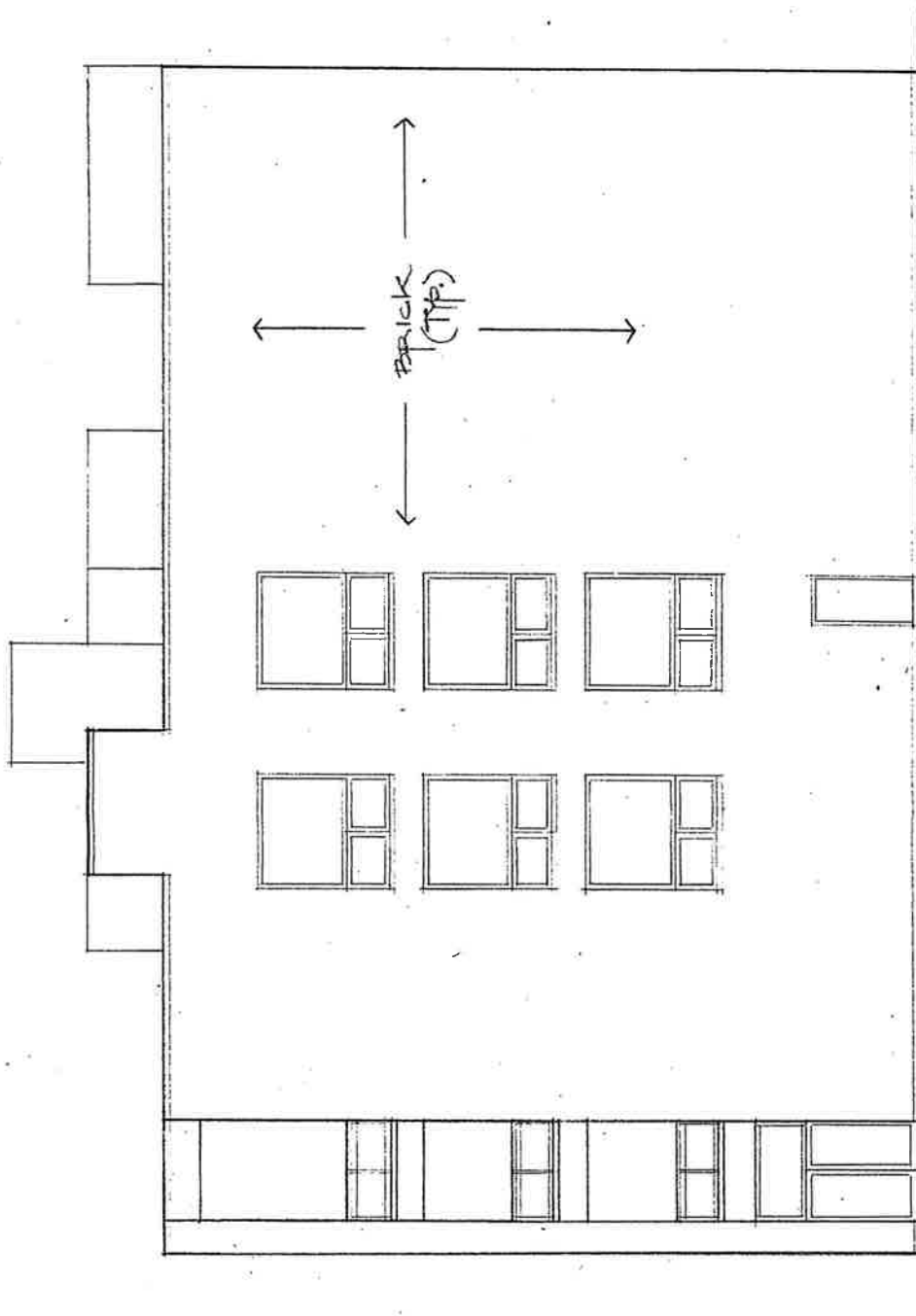
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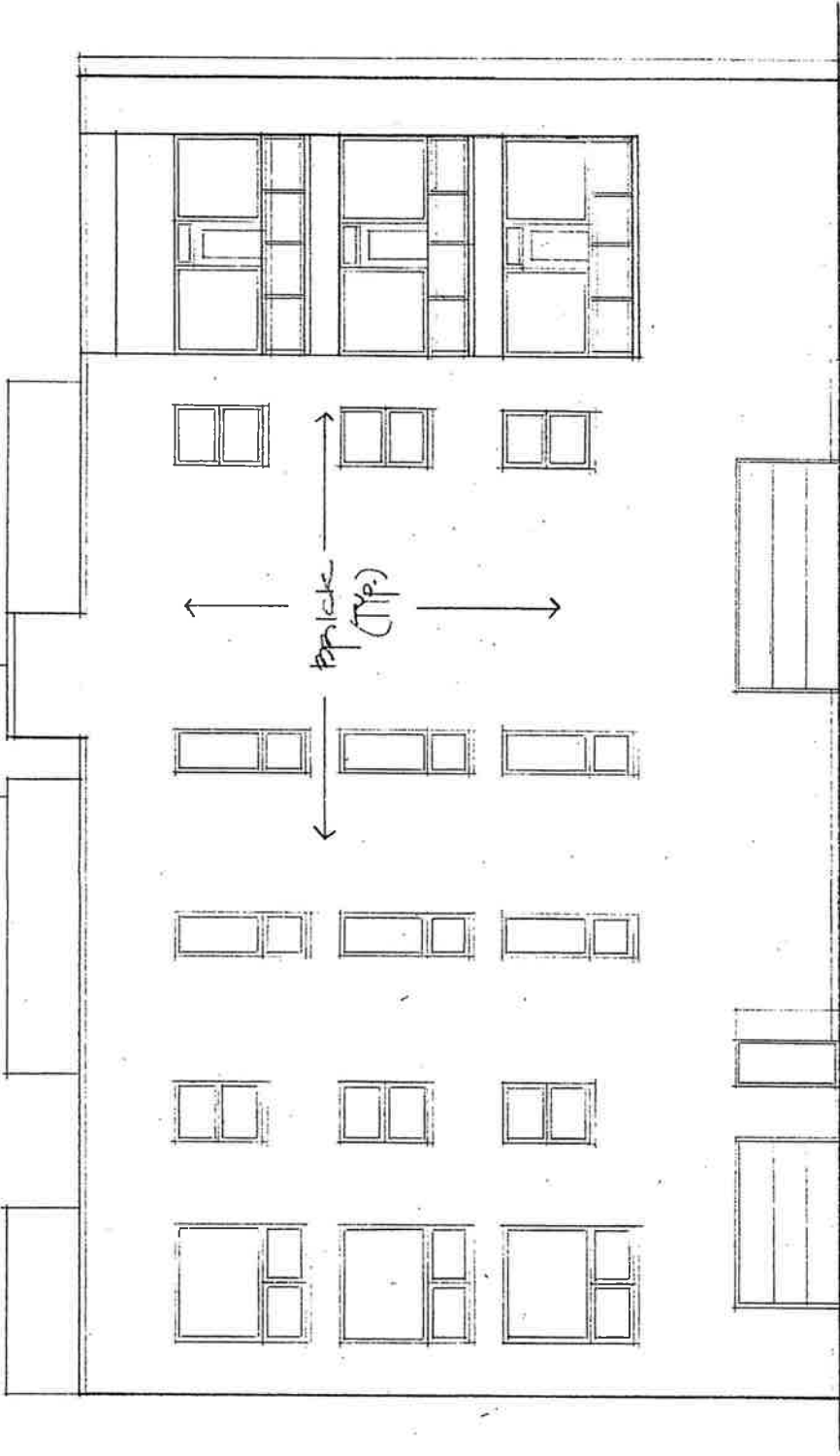
WEST ELEVATION  
1/8" = 1'-0"

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BERNARD STREET ELEVATION  
1/11/0