



**Substitute Narrative and Plans Type 1 Rezoning Attachment 1215  
-1219 W.Devon Ave., Chicago, IL**

**The Project**

Astrit Mehmeti, the owner of the subject site (the "Applicant"), is proposing to change the 2<sup>nd</sup> floor existing office space to accommodate 5 dwelling units with 4 accessory parking spots and 5 bicycle spaces at covered area in a transit-served location, specifically the subject property's frontage is 1,317.83 feet from the CTA Red Line "L" train stop at Loyola University as listed in Table 17-10-0102-B.I of the Zoning Ordinance.

To construct the proposed project, the Applicant seeks a change of zoning classification for the subject property from B3-1 to B3-3 (Type 1). This change of zoning classification is being sought through the Type 1 rezoning process of Section 17-13-0302-A of the Zoning Ordinance in order to qualify for reduction of standards for Minimum Lot Area per Dwelling Unit under Section 17-3-0402-B, and Parking under Section 17-10-0102-B.I of the Zoning Ordinance.

To qualify for reduction of these standards, the project must comply with Parking Reductions for Transit Served Locations under section 17.13-0905-F of the Zoning Ordinance, the project:

- a. Must be located in a transit-served location, which it is, as set forth above. See attached Type-1 plan to include the TSL map showing the measured distance in feet from the subject property line to the center line of the CTA Red Line "L" train stop at Loyola University.
- b. Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets; as shown on the accompanying Type I plan set.
- c. Must comply 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; the Transit Friendly Development Guide defines 'transit friendly development' on page 2 as "Development which is oriented  
n towards and integrated with adjacent transit. The development incorporates accessibility and connectivity and is a multiuse mix of dense development that generates significant levels of transit riders to the Loyola University Red Line 'V' stop, in an already dense multiuse neighborhood.
- d. Must actively promote public transit and alternatives to automobile ownership; the building includes a covered area with 5 bicycle spaces which will strongly support bicycle ownership as an alternative to automobile ownership.
- e. Must include enhancements to the pedestrian environment that are not otherwise required; the existing property includes two (2) plants in 2' containers at front of property as indicated on the site plan included in the Type 1 plan set.

**The Site**

The 4,995 sqft site (per record, 90' x 55.5') is rectangular shaped parcel on the south side of Devon Avenue, west of Sheridan Rd. It is bounded by an alley on the east. The subject is presently improved with a two story building. The first floor commercial space is 3,785 sqft and is to remain unchanged. The proposed rezoning consists of altering the second floor existing office space to accommodate 5 dwelling units and 4 parking spaces. The building height is 25 feet.

The following are relevant bulk calculations for the proposed development:

F.A.R.: 1.45

LOT AREA: 4,995 SF 1st FLOOR AREA:

3,785.0 SF 2<sup>nd</sup> FLOOR AREA: 3,498.0 SF

TOTAL FLOOR AREA: 7,283.00 SF

b. DENSITY (MINIMUM LOT AREA PER DWELLING UNIT): MLA (5) DU's= 999 sq.ft.

c. OFF-STREET PARKING: proposed 4 parking spaces, 5 bicycle spaces

Required 5 parking spaces

d. SETBACKS:

EXISTING FRONT: 0

EXISTING SIDE: 0

EXISTING REAR: 0

e. EXISTING BUILDING HEIGHT: 25'

This application includes relief under Section 17-10-0102-B of the Zoning Ordinance, reducing minimum off-street automobile parking ratios for residential uses at transit-served locations by up to 100 percent.