

CHICAGO/#2760143.[

**17-13-0303-C.I Narrative Zoning and Development Analysis
Proposed Type 1 Map Amendment to Classify or Reclassify 3527-3533 West North Avenue to the B3-5 Community Shopping District**

Narrative ^

The subject property is located in the Humboldt Park neighborhood and is comprised of 4 lots on the South side of North Avenue, between St. Louis and Central Park.

The westernmost lot (3533 West North Avenue) is currently improved with a two-story building owned by La Casa Norte and from which La Casa Norte provides counseling and social services to homeless and other at-risk youth and families. The eastern three lots (3527-3531 West North Avenue) are improved with a vacant and dilapidated 2-story structure. La Casa Norte was able to acquire the eastern three lots in 2010 with assistance from one of its benefactors.

Provided the City of Chicago grants the necessary zoning and permitting approvals¹, La Casa Norte intends to demolish the two existing structures and create a new mixed-use development to be known as "Pierce House," with extensive green building features, 25 dwelling units targeted for occupancy by chronically homeless youth and families and a multi-purpose community center² that would include a community meeting space and art gallery, community computer lab, health, dental and nutrition services, food & clothing pantries, a drop-in center for homeless youth with anti-violence programming, counseling, social services, offices for La Casa Norte, and similar uses. La Casa Norte believes Pierce House will provide essential and desperately-needed affordable housing and services for its community and could also serve as a vibrant catalyst for additional revitalization in the area.

Please refer to the attached plans prepared by Landon Bone Baker Architects.

| | |
|---|--|
| <i>Development Analysis for Project as'</i> | 'roposed |
| F.A.R | 4.1 (47,690 s.f. of Gross Floor Area/11,530 s.f. of Lot Area) ³ |
| Lot Area per Dwelling Unit | 461 square feet per dwelling unit (11,530 s.f. Lot Area/25 d.u.) |

| | |
|----------------------------------|-----------------------|
| Off-Street Parking | 9 spaces ⁴ |
| Bicycle Parking | Minimum 10 spaces |
| Front Yard Set Back | 0' |
| Side Yard Setbacks | 0' |
| Rear Yard Setback (First Floor) | Minimum 23' |
| Rear Yard Setback (Upper Floors) | 0' ⁵ |
| Proposed Building Height | 65' (5 story) |

mi FOR PUBLICATION

- ¹ The site was rezoned from B3-1 to B3-5 in 2011 pursuant to a Type I rezoning application by La Casa Norte for this same project. La Casa Norte is seeking this rezoning because the 2011 Type I rezoning has lapsed.
- ² The Zoning Board of Appeals (ZBA) approved this Special Use in 2012, and La Casa Norte is applying again.
- ³ Basement floor area is not counted, given that the basement will be more than 50% below grade.
- ⁴ A copy of the Zoning Administrator's prior Parking Determination is attached. Applicant is seeking an updated letter.
- ⁵ The ZBA approved the Variation to permit this setback reduction in 2012, and La Casa Norte is applying again.

CHICAGO/#2758850.1

3527-33 WEST NORTH AVENUE

TOTAL GROSS BUILDING AREA - 47,690 SF

(EXCLUDES LOWER LEVEL / BASEMENT GROSS AREA)

LOWER LEVEL / BASEMENT GROSS AREA - 9,312 SF FIRST FLOOR GROSS AREA - 8,989 SF SECOND FLOOR GROSS AREA - 10,693 SF THIRD FLOOR GROSS AREA - 10,315 SF FOURTH FLOOR GROSS AREA - 9,713 SF FIFTH FLOOR GROSS AREA - 7,980 SF

25

TOTAL NUMBER OF RESIDENTIAL UNITS

(7) STUDIO (9) 1 BEDROOM (9) 2 BEDROOM

La Casa j

2015 INorteJ

LANDON BONE BAKER ARCHITECTS

r

ftp

/

1

H

p

c

P IE

tf r

U IE

isisiii

- 1 LOBBY
- 2 CLOTHING CLOSET/ EMERGENCY SHOWERS
- 3 FUTURE EXPANSION
- 4 STORAGE

INM FOR PUBLICATION

LOWER LEVEL FLOOR PLAN

3/32" = 1'-0"

La Casa I Tsjortej

2015

LONDON BONE BAKER ARCHITECTS

NORTH AVENUE

ui o

16'ALLEY

La Casa i

2015 NorteJ

LONDON BONE BAKER ARCHITECTS

- 1 LOBBY/ RECEPTION
- 2 TEEN CENTER
- 3 FOOD PANTRY/ GROCERY
- 4 NUTRITION CENTER/ TEACHING KITCHEN
- 5 HEALTH/WELLNESS CENTER
- 7 MECHANICAL/ELECTRICAL

^ fQR PUBLICATION

FIRST FLOOR PLAN / SITE PLAN

3/32" = 1'-0"

r

OFFICE

0>

□
41

tl

If

—

.-

FOR PUBLICATION

SECOND FLOOR PLAN

3/32" = 1'-0"

La Casa

2015 TMQrteJ

LONDON BONE BAKER ARCHITECTS

- 1 LOBBY
- 2 BOARD/ CONFERENCE ROOMS
- 3 STUDIO (2)
- 4 ONE BEDROOM UNIT (2)

- 6 OPEN COURT GREEN ROOF
- 7 LAUNDRY

THIRD FLOOR PLAN

3/32" = 1'-0"

La Casa i

2015 TMOртеJ

LONDON BONE BAKER ARCHITECTS

r

FINN. FOR PUBLICATION

2015 Tsjoftej

LANDON BONE BAKER ARCHITECTS

La Casa i

FOR PUBLICATION

FIFTH FLOOR PLAN

3/32" = 1'-0"

2015 MQIteJ

LANDON BONE BAKER ARCHITECTS

J

La Casa |