



# FINAL FOR PUBLICATION

App. No. 19809-11

17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative and Plans

1700-1714 North Western Avenue, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District (TOD) Lot Area: 17,462

square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use building, at the subject site. The existing structures will be razed. The new proposed building will contain commercial/retail space - at grade level, and a sixty (60) dwelling units -above (2<sup>nd</sup> thru 5<sup>th</sup> Floors). The subject property is located less than 1,320 linear feet from the entrance to the Western CTA Station - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of twenty-nine (29) vehicles, located within the 1<sup>st</sup> Floor of the building, with access off of the Public Alley (west). The new building will be masonry in construction and measure 65 feet-7 inches in height.

- A) The Project's Floor Area Ratio: 77,500 square feet (4.44 FAR)
- B) The Project's Density (Lot Area / Dwelling Unit): 60 dwelling units (291 square feet)
- C) The amount of off-street parking: 29 vehicular parking spaces  
*16 bicycle parking spaces \* 77ze subject site is located within 1,320 linear feet of the entrance to the Western CTA Station, and - therefore, the Applicant is seeking a 52% reduction in the required onsite vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance.*

(D) Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches  
*\*The Applicant will seek any necessary administrative relief in order to reduce the required rear setback for the residential floors.*
- c. Side Setbacks:  
North: 0 feet-0 inches South: 0 feet  
-0 inches

(E) Building Height: 65 feet-7 inches

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