

NARRATIVE AND PLANS ATTACHMENT

TYPE I Rezoning from RM-5 to B2-5

5305-5309 N Winthrop

The Project

The property is improved with a four-story building containing 3 residential units and a vacant 1,655 square foot commercial space on the ground floor and 27 residential units on the upper floors for a total of 30 residential units and no parking. Applicant seeks to rezone the property to allow conversion of the 1,655 square foot commercial space into a grocery store with accessory packaged liquor sales. No other additions or other changes are proposed. The height of the building is and will remain at 44.00 feet.

The property is located on the northeast corner of the intersection of West Berwyn Avenue and North Winthrop Avenue in an area that is comprised of various zoning districts including RT-4, RM-5, B1-1, B1-3, B1-5, and POS-2. The area is improved buildings ranging in height from one to six stories and containing residential and commercial uses. To allow the proposed use in the grocery space, the Applicant seeks a change in zoning classification for the subject property from the property's current RM-5 Residential Multi-Unit District to a B2-5 Neighborhood Mixed-Use District under a Mandatory Type I Map Amendment.

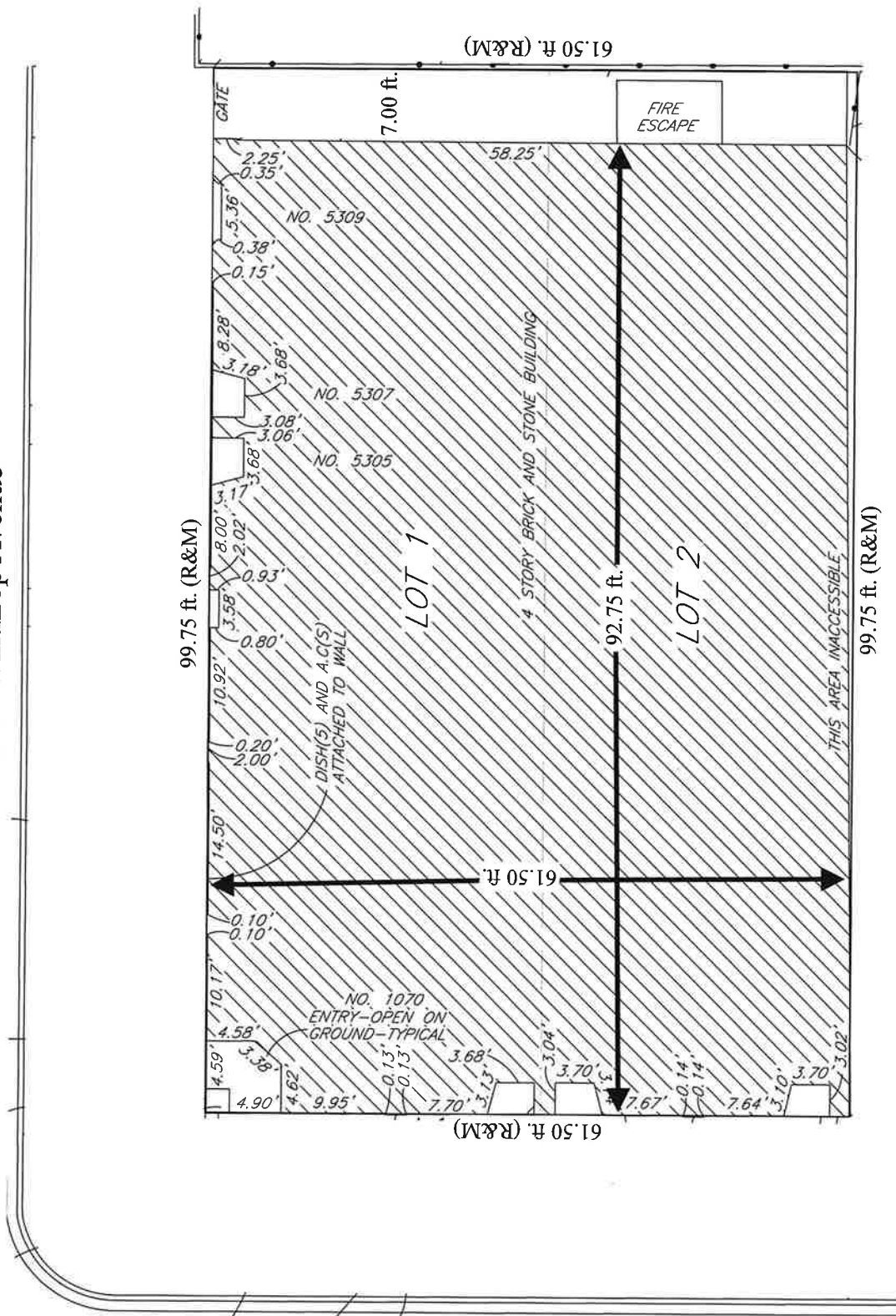
The following are the relevant zoning parameters for the proposed project:

Lot Area:	6,134.62 sq. ft.
Floor Area:	22,816.50 sq. ft. (existing)
Maximum FAR:	3.72
Residential Units:	30
MLA Density:	204.48 sq. ft.
Height:	44 feet (existing)
Bicycle Parking:	0 spaces (existing)
Automobile Parking:	0 spaces (existing)
Setbacks:	Front (Winthrop Ave): None (Existing)
	North Side 7.00 feet (Existing)
	South Side(Berwyn Ave): None (Existing)
	Rear: None (Existing)

* A site plan, a floor plan of the area to be converted, elevations of the changes to the ground floor area that is to contain the grocery store and photos of the buildings existing conditions are attached.

North Winthrop Avenue

West Berwyn Avenue



SITE PLAN



CONSULTANTS

Project Name: _____
Date: _____
Scale: _____
Drawing No: _____
Revision: _____

PROJECT

535 - 09 N Winthrop Ave
Chicago, IL

OWNER

KEYPLAN

BASE CONSTRAINT

NOT FOR CONSTRUCTION

JOB NUMBER: _____
DRAWING NUMBER: _____
DATE: _____
SCALE: _____
SHEET NUMBER: _____

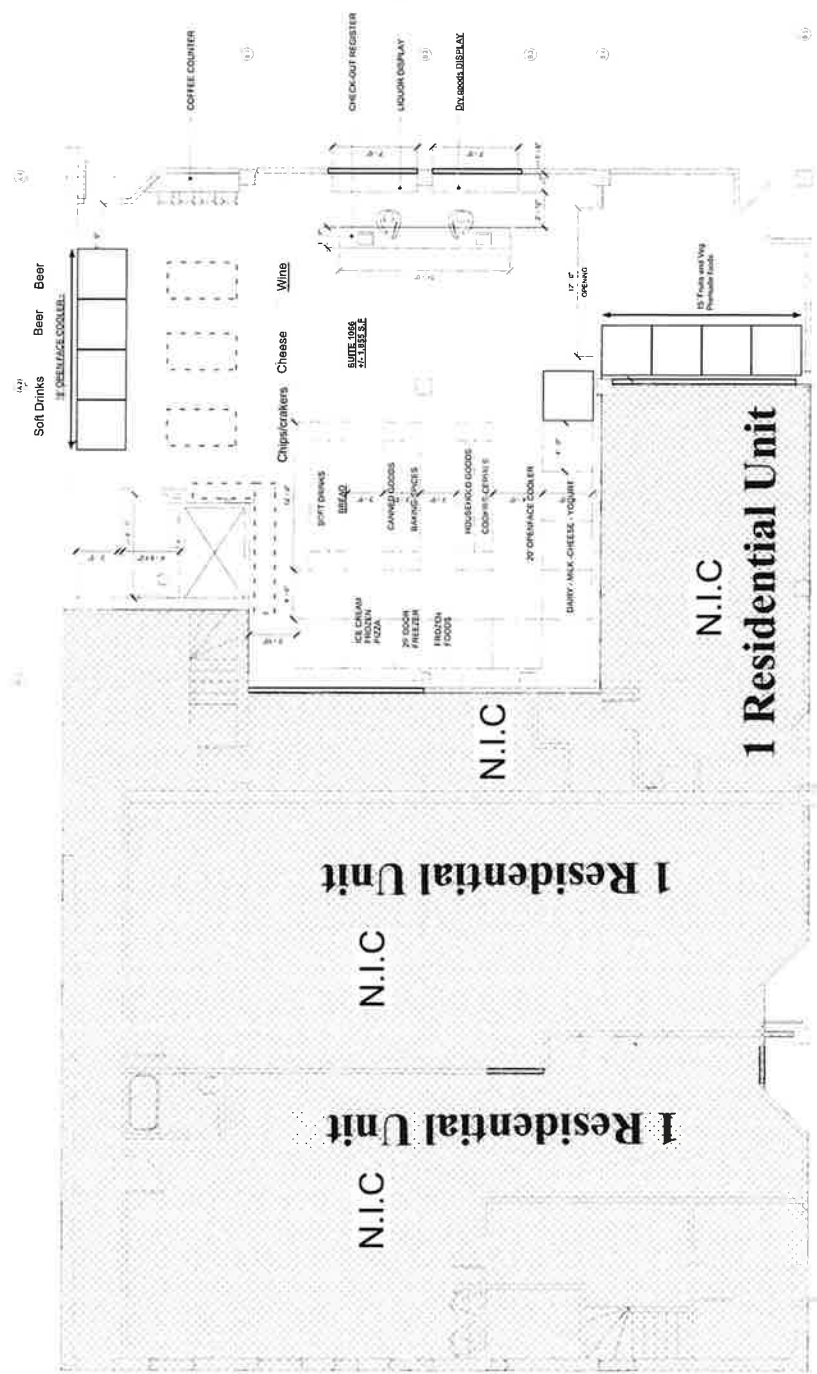
RETAIL SPACE PLAN

SHEET NUMBER

104

Berwyn Avenue

Winthrop Avenue



1" = 16' FIRST LEVEL SERVICE PLAN



CONSULTANTS

ARCHITECT

ENGINEER

INTERIOR DESIGNER

LANDSCAPE ARCHITECT

PLANNING

ENVIRONMENTAL

CONSTRUCTION

PROJECT

5302 - 109 N. Winthrop Ave
Chicago, IL

Project Status Issue Date

OWNER

RETIRED

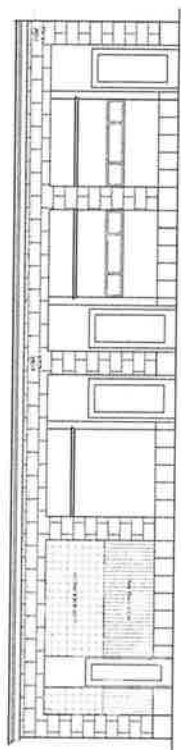
REUSE CHART

Job Number	Project Number
Drawn	Author
Checked	Checker
Released	Release
Date	Date

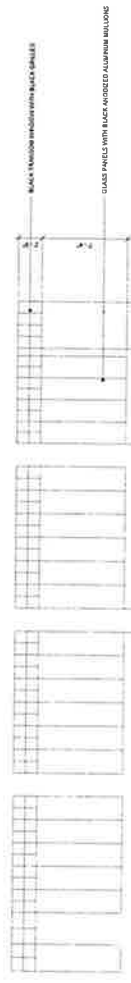
PROPOSED BUILDING ELEVATIONS

SHEET NUMBER

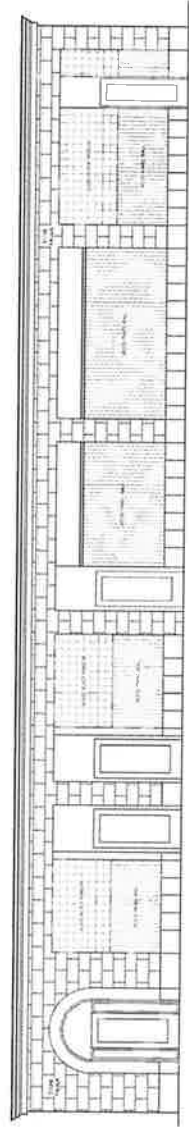
105



1. SOUTH ELEVATION, EXISTING
2" = 1'-0"



2. SOUTH ELEVATION
2" = 1'-0"



3. WEST ELEVATION, EXISTING
2" = 1'-0"



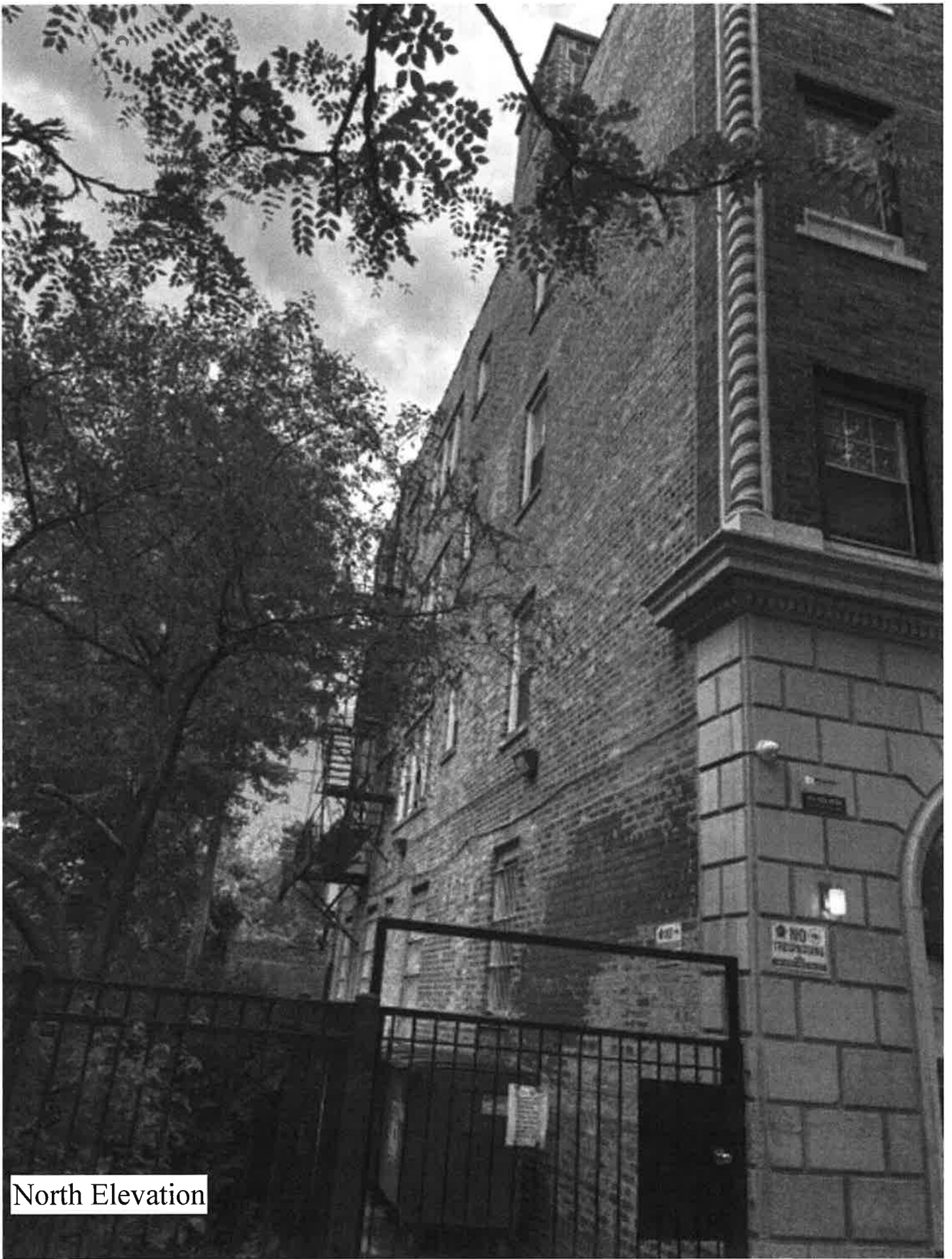
4. WEST ELEVATION
2" = 1'-0"



Berwyn (South) Elevation



Winthrop (West) Elevation



North Elevation