

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 4632 TO 4644 NORTH WESTERN AVENUE, CHICAGO, ILLINOIS

ZONING: B3-5 COMMUNITY SHOPPING DISTRICT TYPE 1.

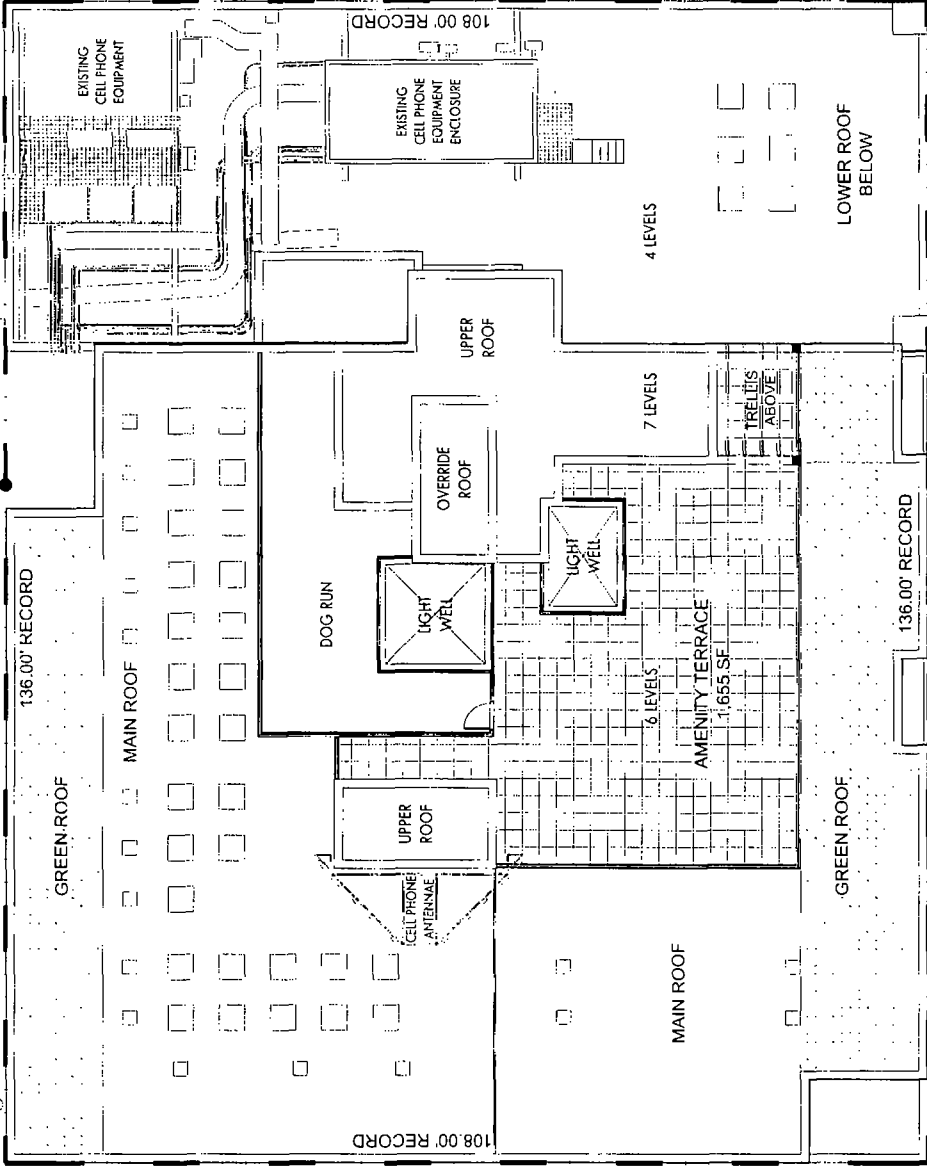
LOT AREA: 14,688 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A FOUR-STORY, VACANT BUILDING, A ONE-STORY, VACANT BUILDING, AND A TWO-STORY, VACANT BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP A 79'0" TALL, MIXED-USE, TRANSIT ORIENTED DEVELOPMENT WITH 74 DWELLING UNITS (INCLUDING THREE BUSINESS LIVE WORK UNITS ON THE GROUND FLOOR WHICH REQUIRES A SPECIAL USE PURSUANT TO 17-3-0207-TT AND 17-13-0900 OF THE CHICAGO ZONING ORDINANCE), APPROXIMATELY 3,900 SQUARE FEET OF GROUND FLOOR COMMERCIAL/RETAIL SPACE AND TEN OFF-STREET PARKING SPACES.

- (A) FLOOR AREA RATIO: 5.00. TOTAL FLOOR AREA IS 73,440 SQUARE FEET
- (B) MINIMUM LOT AREA: 66 DWELLING UNITS WILL BE AT 200 SQUARE FEET AND 8 DWELLING UNITS WILL BE AT 135 SQUARE FEET. $66 * 200 = 13,200 + 8 * 135 = 1,080$; $13,200 + 1,080 = 14,280$ SQUARE FEET
- (C) THE AMOUNT OF OFF-STREET PARKING: 10. APPLICANT IS SEEKING A PARKING REDUCTION BASED ON ITS STANDING AS A TRANSIT SERVED LOCATION. APPLICANT WILL COMPLY WITH THE NEW EQUITABLE TRANSIT-SERVED LOCATION AS PER SECTION 17-3-0308-(1-5) SPECIFIC CRITERIA FOR TRANSIT-SERVED LOCATIONS AND SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE.
- (D) SETBACKS:
 - 1. FRONT SETBACK: 0 FEET, 0 INCHES
 - 2. REAR SETBACK: 0 FEET, 0 INCHES. VARIATION REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE SECTION 17-13-1101
 - 3. SIDE SETBACKS: 0 FEET, 0 INCHES (SOUTH) AND 0 FEET, 0 INCHES (NORTH)
- (E) BUILDING HEIGHT: 79 FEET, 0 INCHES
- (F) THE NUMBER OF OFF-STREET LOADING BERTHS: 0. VARIATION REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE SECTION 17-13-1101

16'-0" PUBLIC ALLEY

PROPERTY LINE (TYPICAL)



WEST EASTWOOD AVENUE

NORTH WESTERN AVENUE

CTA BROWNLIN TRACKS AND WESTERN STATION (RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILWAY)

EXISTING 1-STORY COMMERCIAL BUILDING BELOW CTA TRACKS



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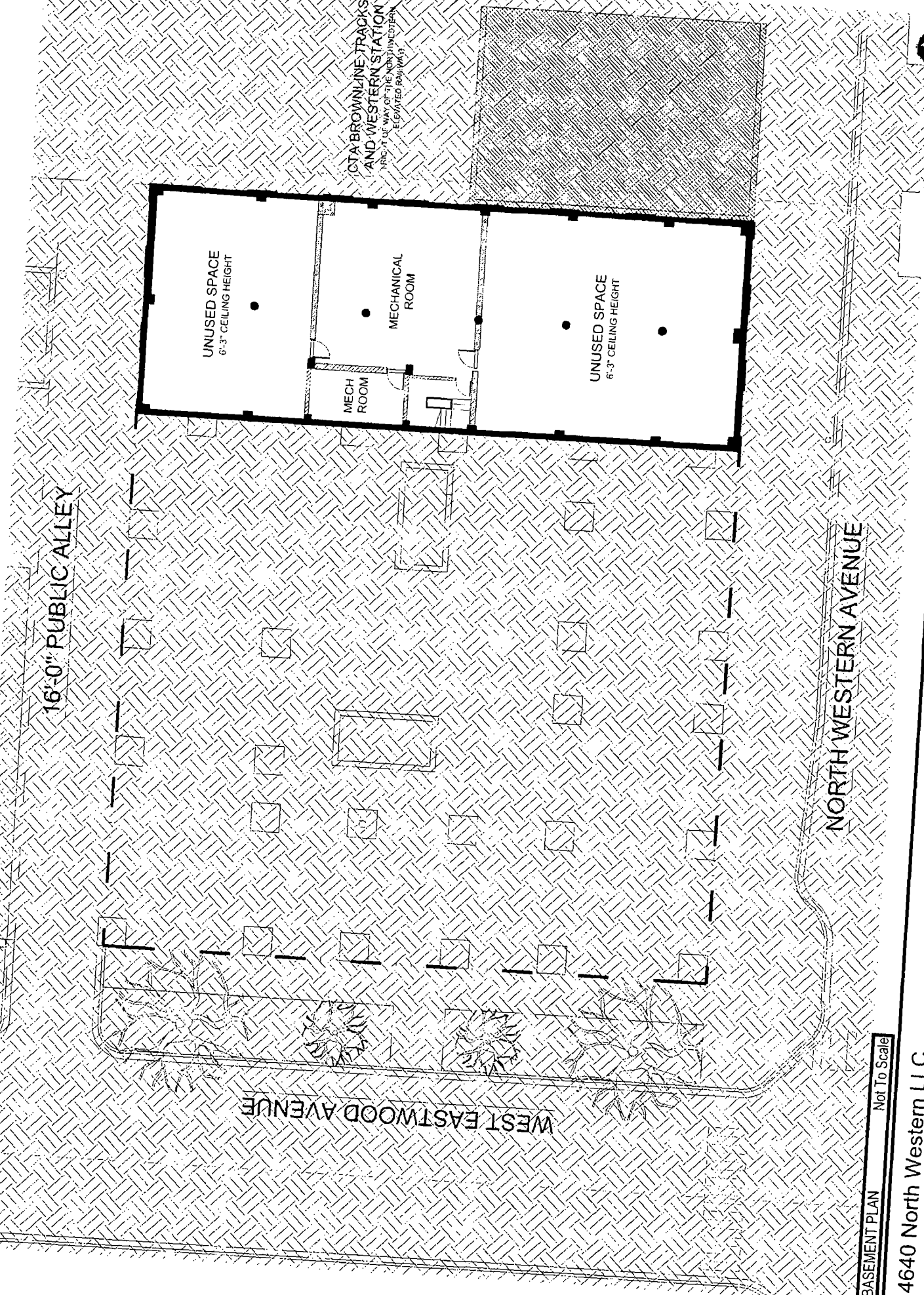
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SITE PLAN Not To Scale

1

175V 011 1001 K0040-2



CTA BROWNLINE TRACKS
AND WESTERN STATION
1/4" = 1' OF WAY OF THE NORTHWESTERN
ELEVATED RAILWAY

16'-0" PUBLIC ALLEY

NORTH WESTERN AVENUE

WEST EASTWOOD AVENUE

BASEMENT PLAN
Not To Scale

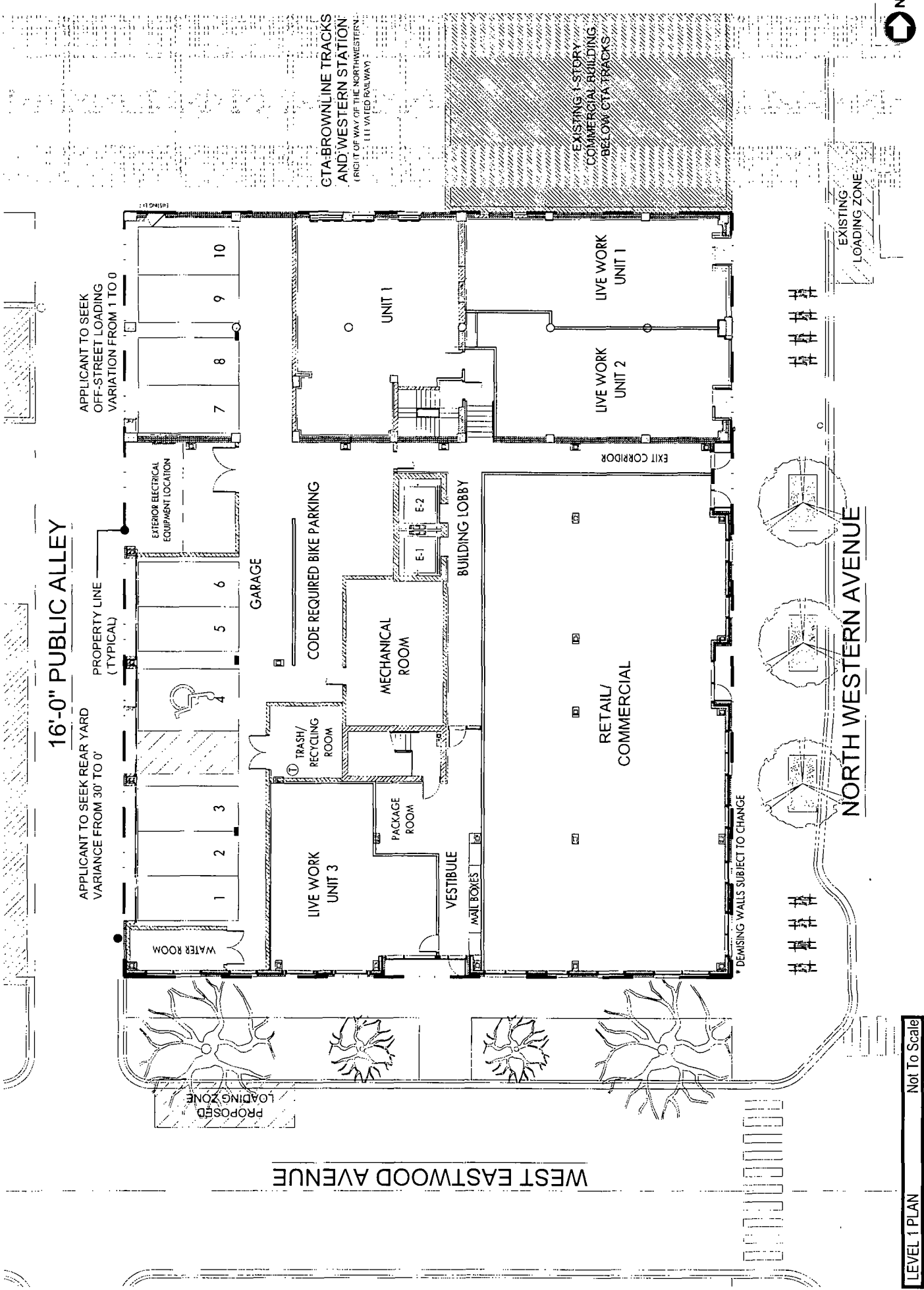
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16'-0" PUBLIC ALLEY

APPLICANT TO SEEK REAR YARD VARIANCE FROM 30' TO 0'

APPLICANT TO SEEK OFF-STREET LOADING VARIATION FROM 1 TO 0

PROPERTY LINE (TYPICAL)

WATER ROOM

EXTERIOR ELECTRICAL EQUIPMENT LOCATION

PROPOSED LOADING ZONE

10

9

8

7

6

5

4

3

2

1

GARAGE

WEST EASTWOOD AVENUE

LIVE WORK UNIT 3

TRASH/RECYCLING ROOM

CODE REQUIRED BIKE PARKING

PACKAGE ROOM

MECHANICAL ROOM

UNIT 1

VESTIBULE

MAIL BOXES

BUILDING LOBBY

E-1

E-2

RETAIL/COMMERCIAL

LIVE WORK UNIT 2

LIVE WORK UNIT 1

EXISTING 1-STORY COMMERCIAL BUILDING BELOW CTA TRACKS

CTA-BROWLINE TRACKS AND WESTERN STATION (RIGHT OF WAY OF THE NORTHWESTERN 111 VATED RAILWAY)

DENSIFY WALLS SUBJECT TO CHANGE

NORTH WESTERN AVENUE

EXISTING LOADING ZONE



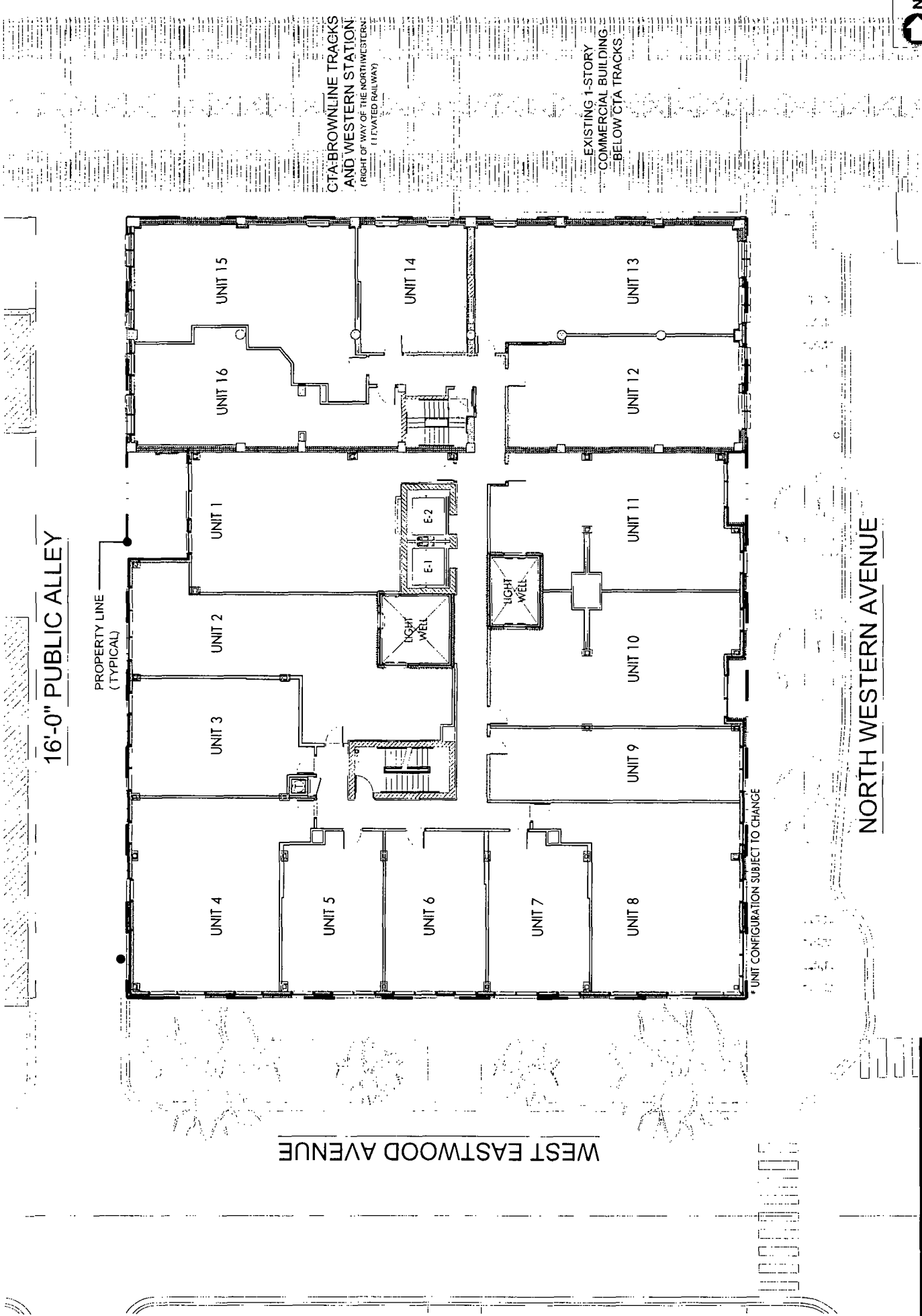
LEVEL 1 PLAN Not To Scale

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LEVELS 2-4 PLAN Not To Scale

* UNIT CONFIGURATION SUBJECT TO CHANGE

16'-0" PUBLIC ALLEY

PROPERTY LINE
(TYPICAL)

WEST EASTWOOD AVENUE

NORTH WESTERN AVENUE

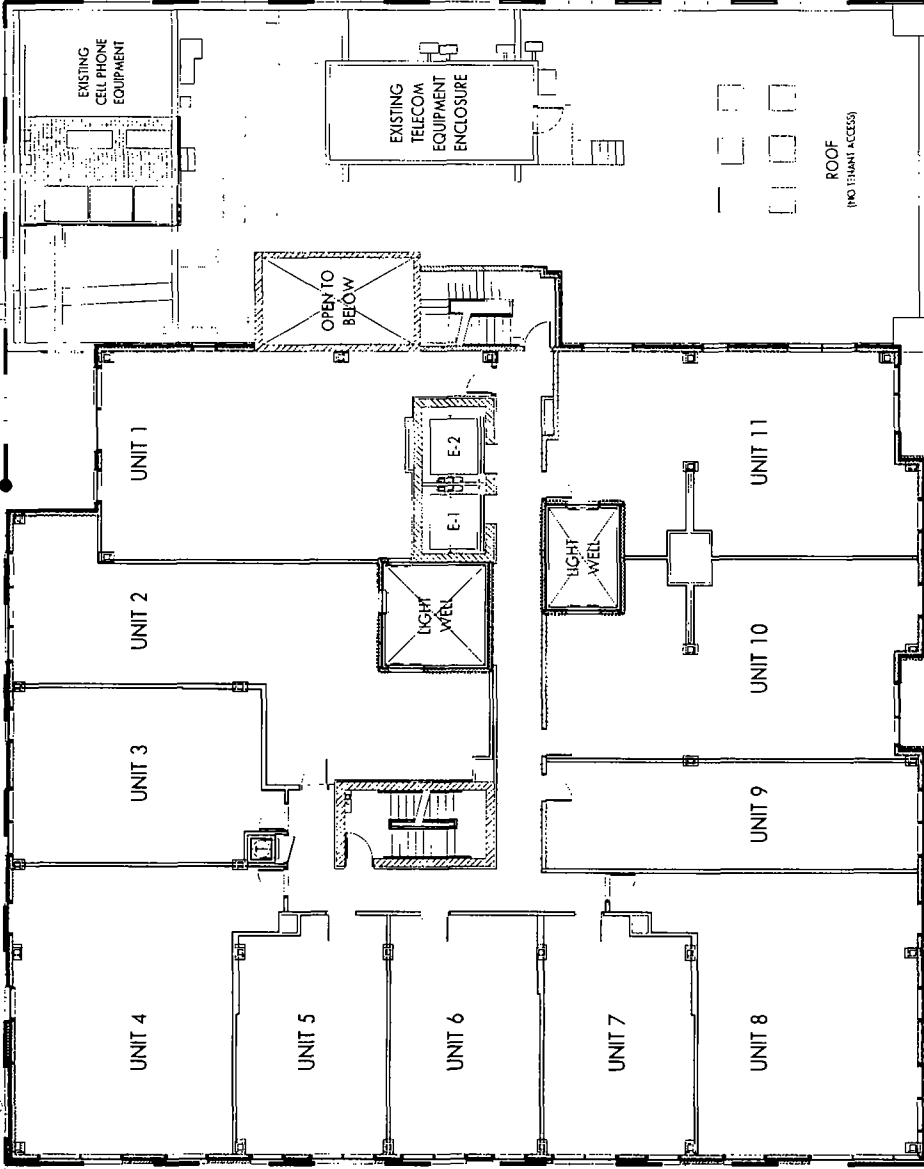
CTA BROWLINE TRACKS
AND WESTERN STATION
(RIGHT OF WAY OF THE NORTHWESTERN
ELEVATED RAILWAY)

EXISTING 1-STORY
COMMERCIAL BUILDING
BELOW CTA TRACKS

15.2.2013 DWG - 034-0

16'-0" PUBLIC ALLEY

PROPERTY LINE
(TYPICAL)



* UNIT CONFIGURATION SUBJECT TO CHANGE

WEST EASTWOOD AVENUE

CTA BROWNLINE TRACKS
AND WESTERN STATION
(RIGHT OF WAY OF THE NORTHWESTERN
ELEVATED RAILWAY)

EXISTING 1-STORY
COMMERCIAL BUILDING
BELOW CTA TRACKS



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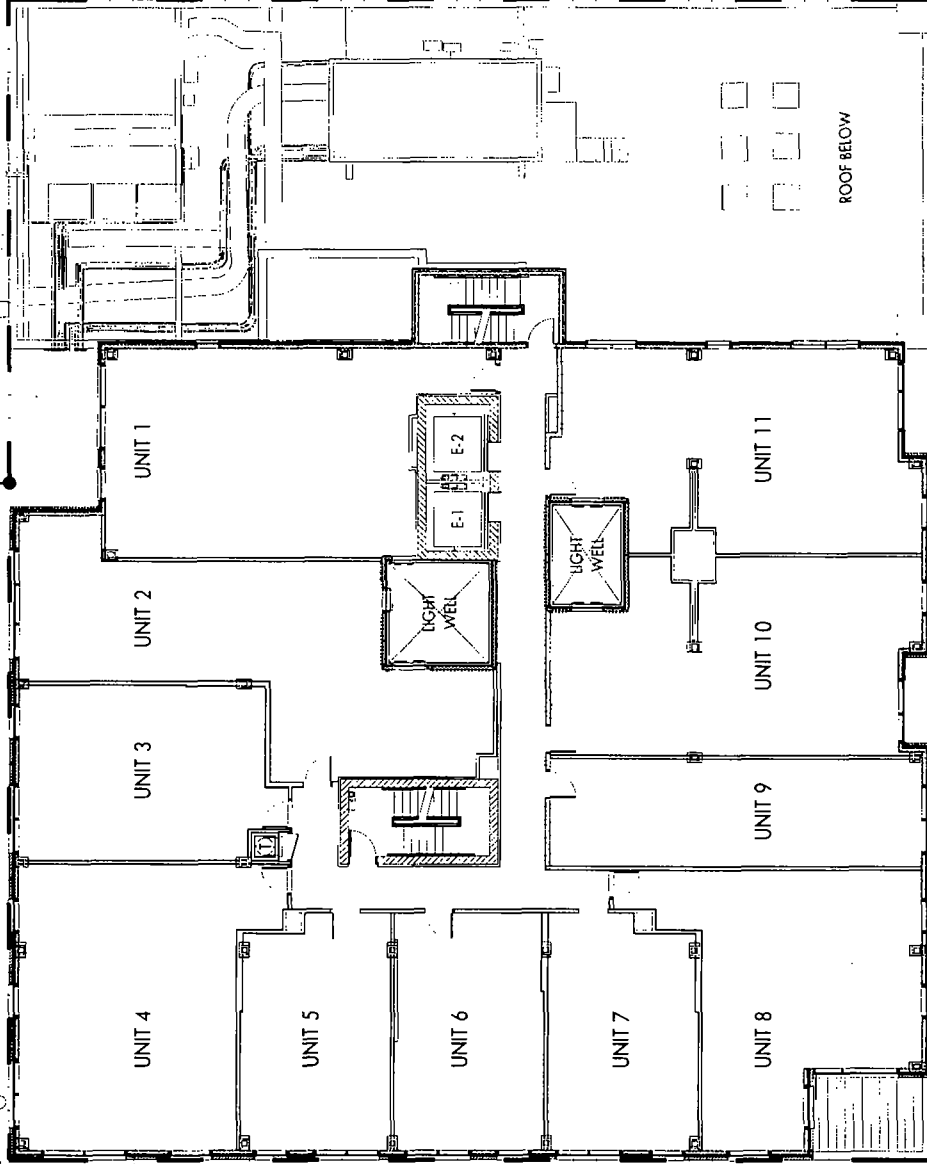
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LEVEL 5 PLAN Not To Scale

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16'-0" PUBLIC ALLEY

PROPERTY LINE
(TYPICAL)



WEST EASTWOOD AVENUE

NORTH WESTERN AVENUE

CTA BROWNLIN TRACKS
AND WESTERN STATION
(RIGHT OF WAY OF THE NORTHWESTERN
ELEVATED RAILWAY)

EXISTING 1-STORY
COMMERCIAL BUILDING
BELOW CTA TRACKS



LEVEL 6 PLAN Not To Scale

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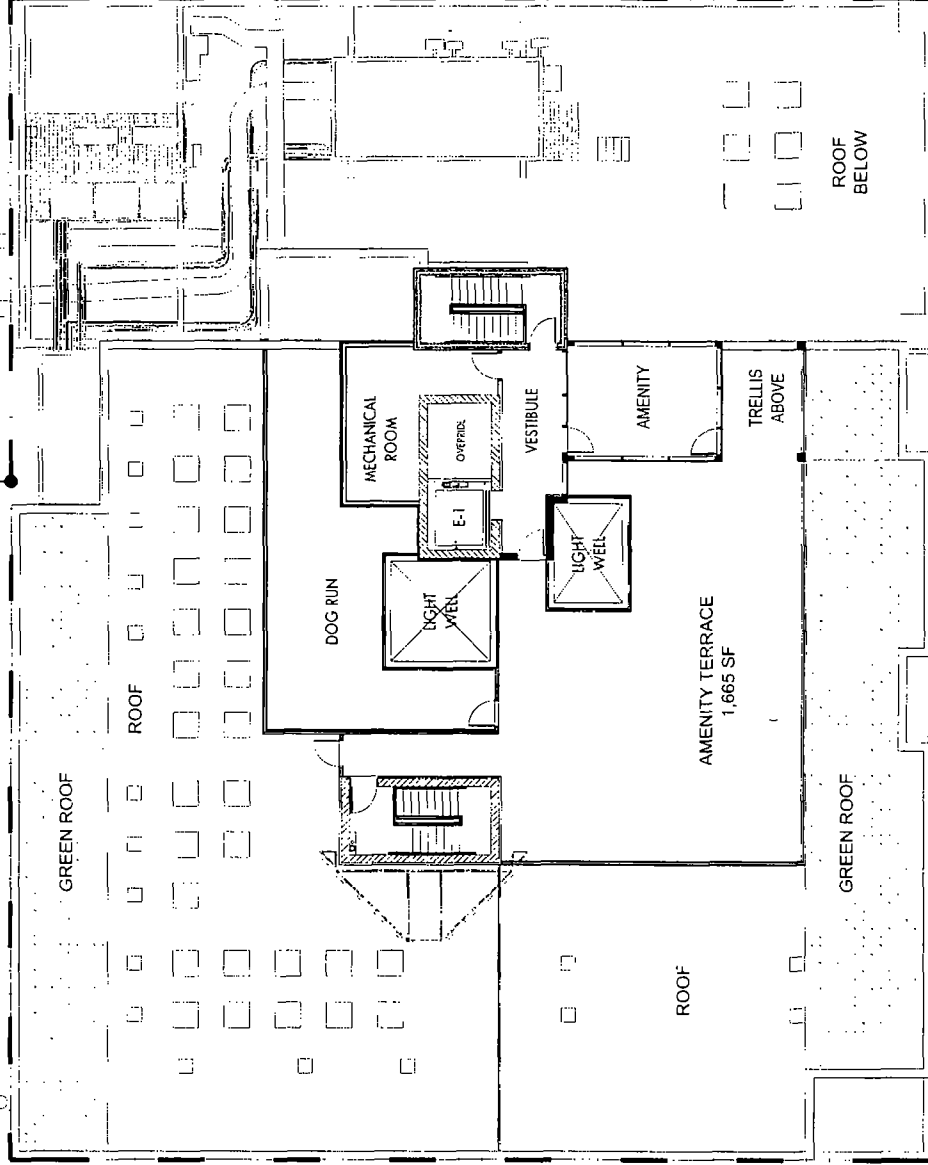
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1:10:11 DWG-H-01-04

16'-0" PUBLIC ALLEY

PROPERTY LINE
(TYPICAL)



* ROOF CONFIGURATION SUBJECT TO CHANGE

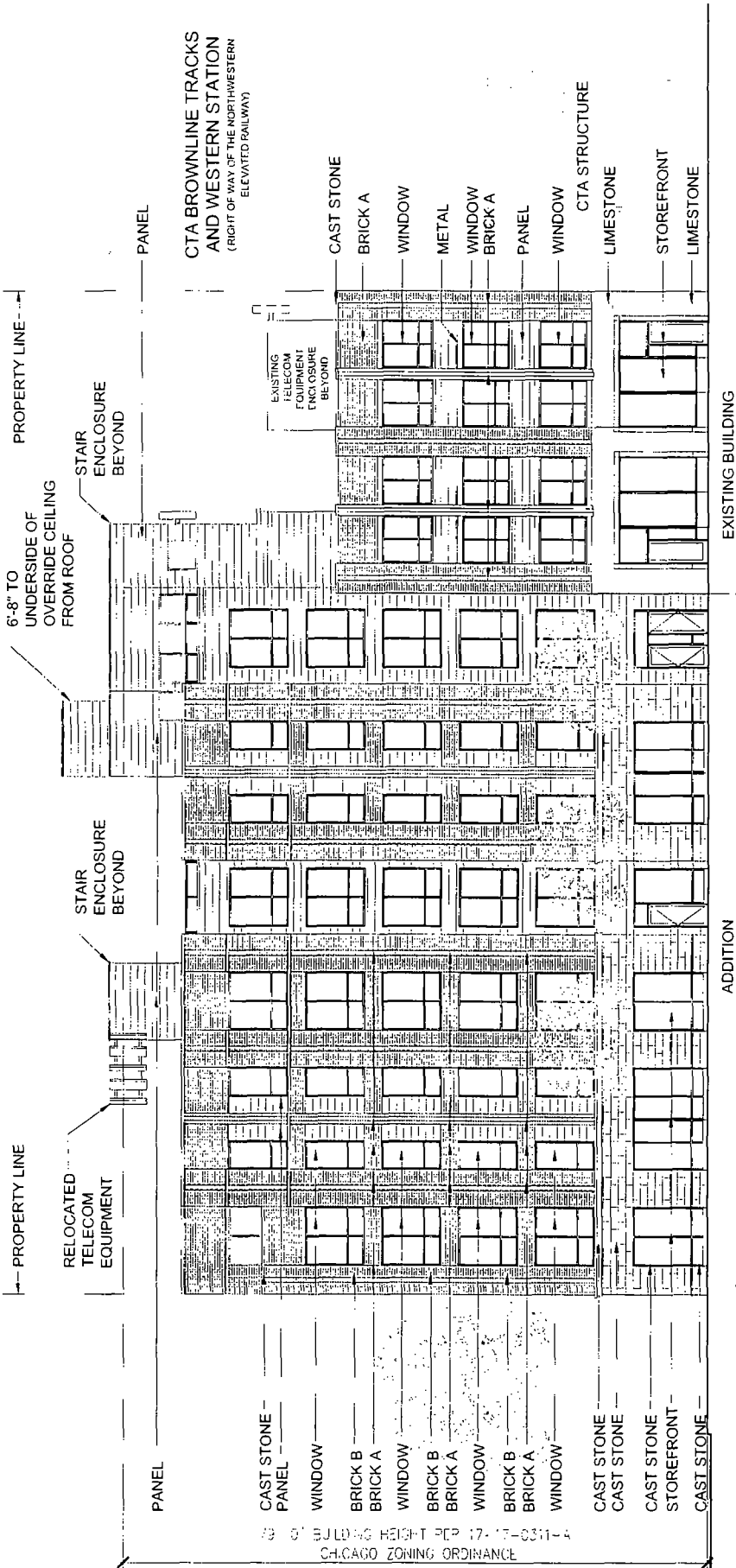
WEST EASTWOOD AVENUE

NORTH WESTERN AVENUE

CTA BROWNLINER TRACKS
AND WESTERN STATION
(RIGHT OF WAY OF THE NORTHWESTERN
ELECTRIC RAILROAD)

EXISTING 1-STORY
COMMERCIAL BUILDING
BELOW CTA TRACKS





CTA BROWNLINE TRACKS
AND WESTERN STATION
(RIGHT OF WAY OF THE NORTH-WESTERN
ELEVATED RAILWAY)

PANEL
CAST STONE
BRICK A
WINDOW
METAL
WINDOW
BRICK A
PANEL
WINDOW
LIMESTONE
STOREFRONT
LIMESTONE

PANEL
CAST STONE
PANEL
WINDOW
BRICK B
BRICK A
WINDOW
BRICK B
BRICK A
WINDOW
BRICK B
BRICK A
WINDOW
CAST STONE
CAST STONE
CAST STONE
STOREFRONT
CAST STONE

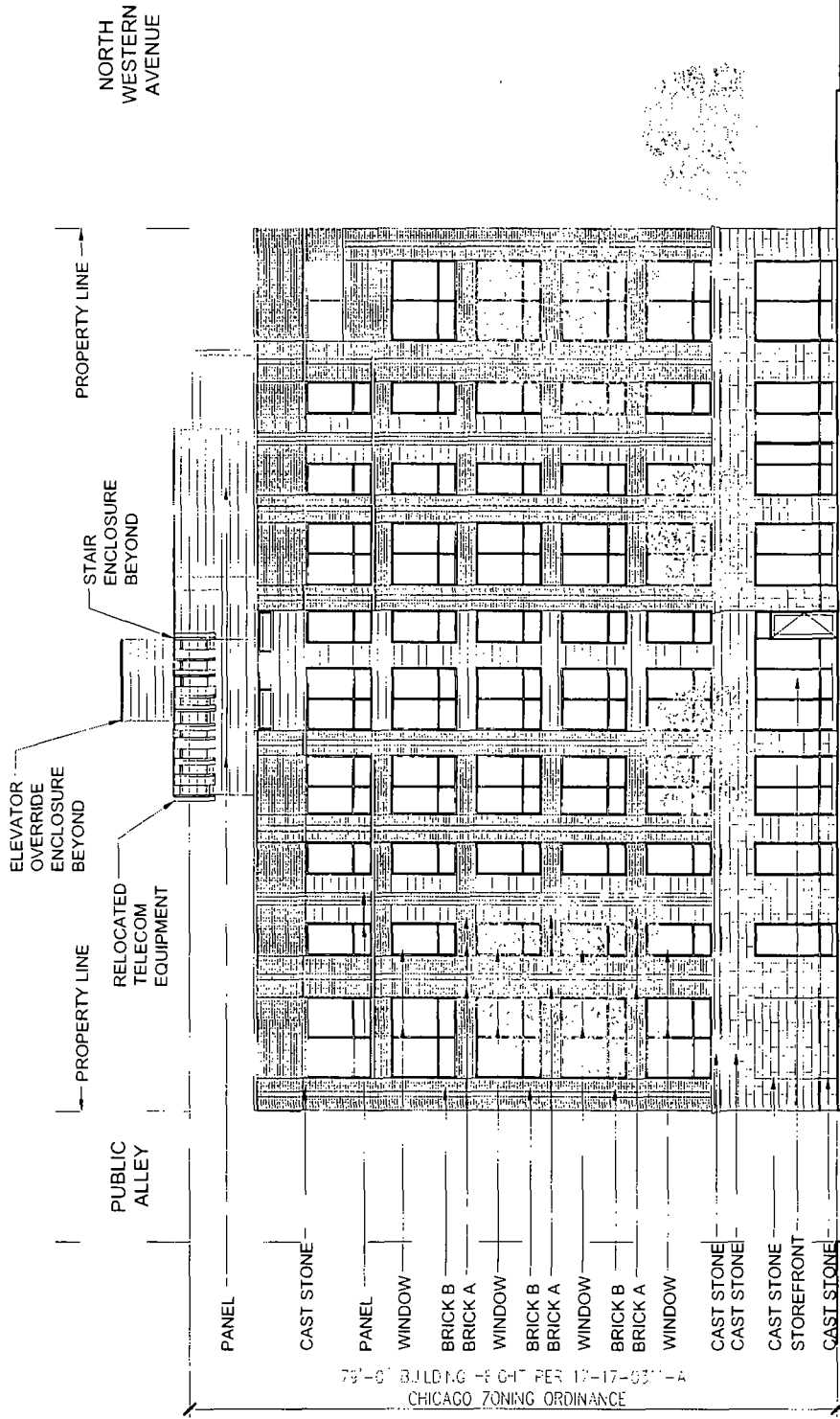
FIG. 01 BUILDING HEIGHT PER 17-11-0311.4
CHICAGO ZONING ORDINANCE

EAST ELEVATION Not To Scale

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SOUTH ELEVATION — Not To Scale

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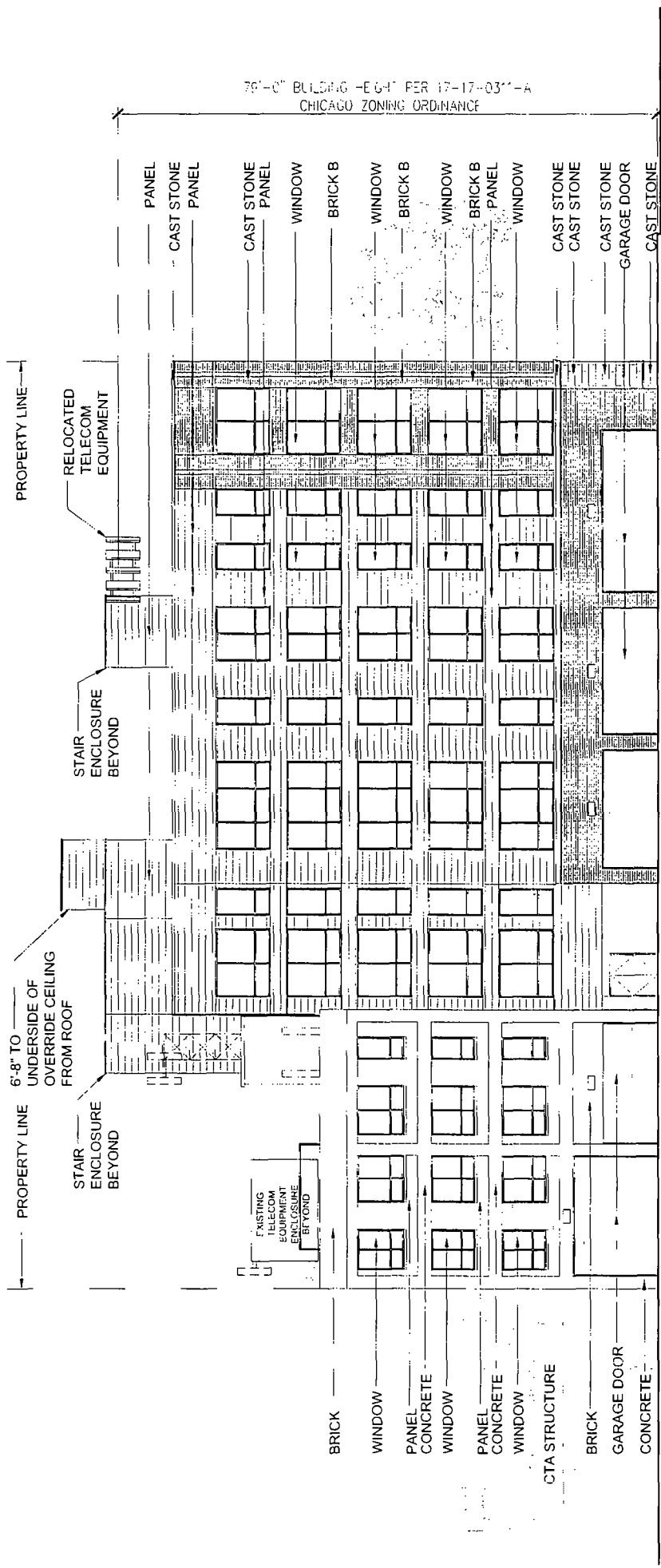
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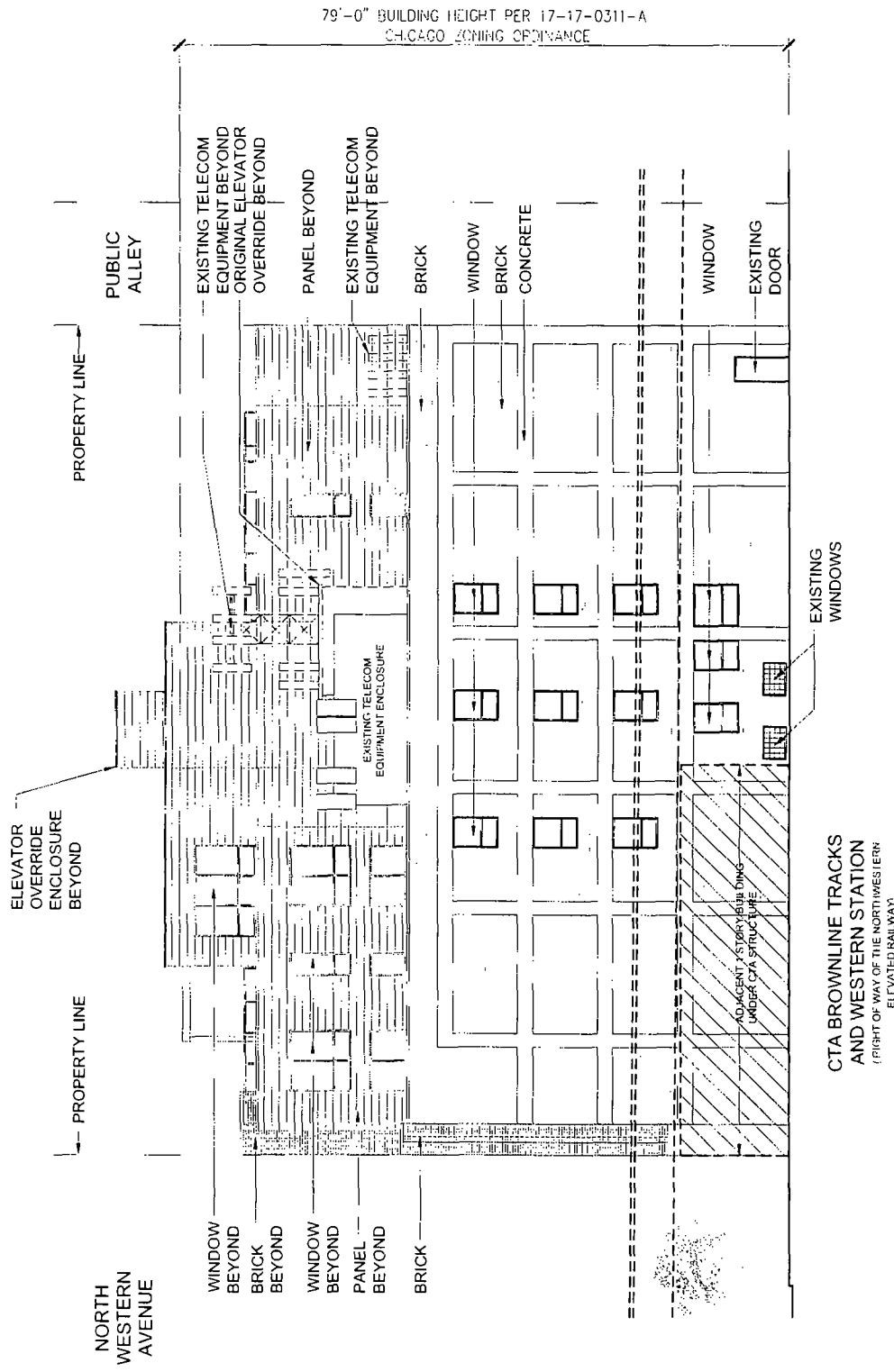
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WEST ELEVATION Not To Scale
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NORTH ELEVATION Not To Scale

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