

# Final for Publication

## 17-13-0303-C(1) SUBSTITUTE NARRATIVE 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 AND ONE GROUND FLOOR DWELLING UNIT WHICH REQUIRE A SPECIAL USE PURSUANT TO 17-3-0207-TT AND 13-7-0207-A.4C, RESPECTIVELY, 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.

APPLICANT'S RESPONSE FOR SECTION 17-3-0308-(1-5) COMPLIANCE:

17-3-0308 SPECIFIC CRITERIA FOR TRANSIT-SERVED LOCATIONS. IN B AND C DISTRICTS, ANY NEW CONSTRUCTION WITHIN 2,640 FEET OF A CTA OR METRA RAIL STATION ENTRANCE OR EXIT MUST SATISFY ALL OF THE FOLLOWING SPECIFIC CRITERIA:

1. THE PROJECT COMPLIES WITH THE APPLICABLE STANDARDS OF SECTION 17-10-0102-B;

THE PROJECT COMPLIES WITH THE APPLICABLE STANDARDS OF SECTION 17-10-0102-B. THE PROJECT IS A RESIDENTIAL BUILDING LOCATED WITHIN 2,640 FEET OF A CTA RAIL STATION AND THE PROJECT CALLS FOR A REDUCTION IN THE MINIMUM OFF-STREET PARKING RATIO FROM 74 PARKING SPACES TO 10 PARKING SPACES (86% REDUCTION).

THE PROJECT WILL ALSO ADHERE TO SECTION 17-10-0102-B.2 BY PROVIDING AT LEAST ONE BICYCLE PARKING SPACE FOR EACH AUTOMOBILE PARKING SPACE THAT WOULD OTHERWISE BE REQUIRED UNDER THE APPLICABLE STANDARDS.

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2. THE PROJECT COMPLIES WITH THE STANDARDS AND REGULATIONS OF SECTION 17-3-0504, EXCEPT PARAGRAPH H IF THE PROJECT IS NOT LOCATED ALONG A *PEDESTRIAN STREET* AND EXCEPT PARAGRAPH C IF THE LAND USE IS DESIGNATED IN A NON-COMMERCIAL USE GROUP, PERTAINING TO *PEDESTRIAN STREETS* AND *PEDESTRIAN RETAIL STREETS*, EVEN IF THE PROJECT IS NOT LOCATED ALONG A *PEDESTRIAN STREET* OR A *PEDESTRIAN RETAIL STREET*;

THE PROJECT WILL COMPLY WITH ALL APPLICABLE STANDARDS AND REGULATIONS OF SECTION 17-3-0504, INCLUDING, BUT NOT LIMITED TO THE LOCATION OF ENTRYWAYS, WINDOW TRANSPARENCY, VEHICLE ACCESS, AND PARKING LOCATION.

3. THE PROJECT COMPLIES 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 PROJECT WILL COMPLY WITH THE GENERAL GOALS SET FORTH IN THE TRANSIT FRIENDLY DEVELOPMENT GUIDE AND WILL PROVIDE RETAIL OPPORTUNITIES ADJACENT TO THE WESTERN AVENUE CTA BROWN LINE STATION AND WILL PROVIDE A HIGH DENSITY MIXED-USE BUILDING WHICH WILL ADD TO THE OVERALL INTEREST AND VALUE OF THE SURROUNDING PROPERTIES AND AREA.

4. *RESIDENTIAL BUILDING* PROJECTS SHALL NOT HAVE A NUMBER OF PARKING SPACES IN EXCESS OF 50% OF THE MINIMUM AUTOMOBILE PARKING RATIO FOR THE APPLICABLE DISTRICT LISTED IN SECTION 17-10-0207 WITH ANY FRACTIONAL RESULT ROUNDED UP TO THE NEXT HIGHER WHOLE NUMBER, UNLESS ADDITIONAL PARKING SPACES ARE APPROVED AS AN *ADMINISTRATIVE ADJUSTMENT* UNDER THE PROVISIONS OF SECTION 17-13-1003-EE;

THE PROJECT IS A RESIDENTIAL BUILDING AND THE MINIMUM AUTOMOBILE PARKING RATIO FOR THE APPLICABLE DISTRICT IS 74 PARKING SPACES. THE PROJECT WILL OFFER 10 PARKING SPACES ON SITE, SO THERE WILL NOT BE PARKING SPACES IN EXCESS OF 50% OF THE MINIMUM PARKING RATIO.

5. THE PROJECT COMPLIES WITH THE TRAVEL DEMAND STUDY AND MANAGEMENT PLAN RULES OF THE CHICAGO DEPARTMENT OF TRANSPORTATION.

DEVELOPER'S APPLICATION WAS FILED PRIOR TO THE POSTING OF THE TRAVEL DEMAND STUDY AND MANAGEMENT PLAN GUIDELINES ON JUNE 16, 2023. ACCORDINGLY, THE PROJECT IS NOT SUBJECT TO THESE GUIDELINES.

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(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)

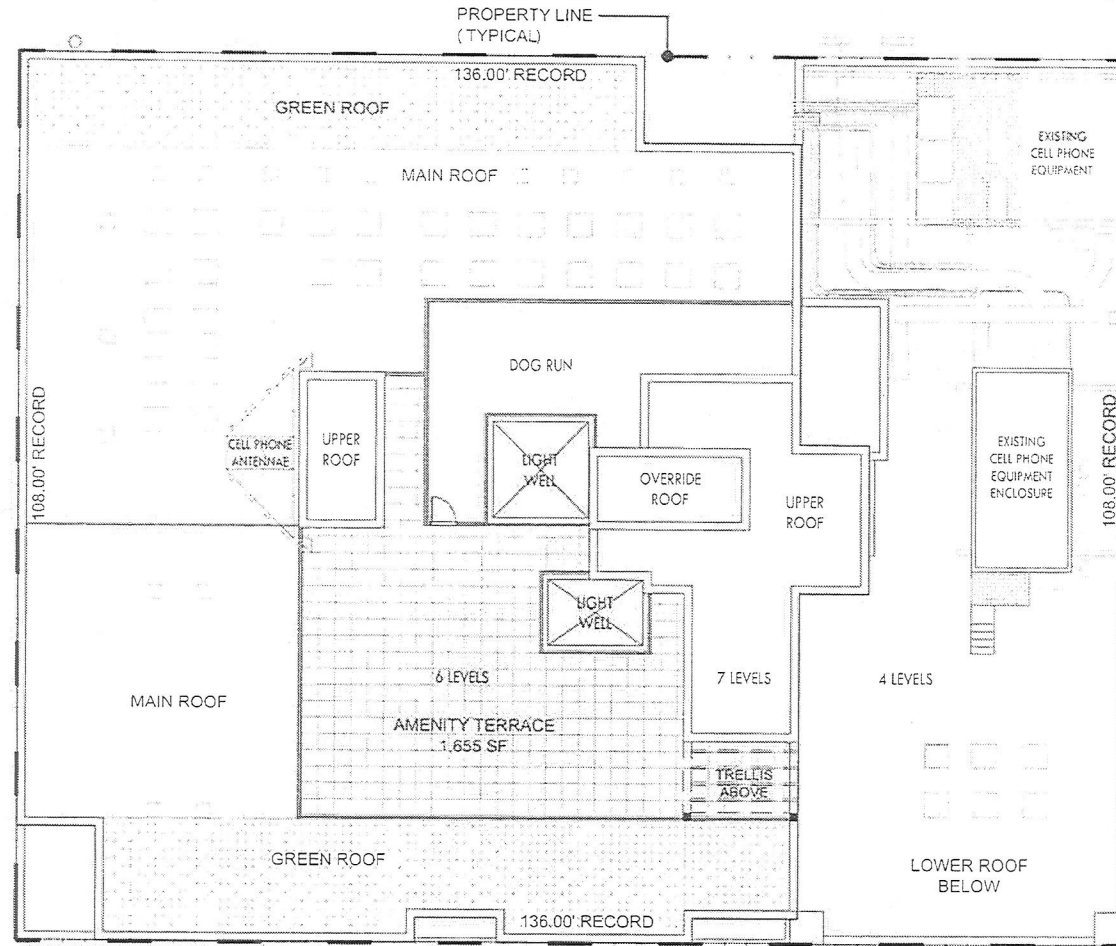
(E) BUILDING HEIGHT: 79 FEET, 0 INCHES

(F) THE NUMBER OF OFF-STREET LOADING BERTHS: 0. VARIATION REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE SECTION 17-13-1101

16'-0" PUBLIC ALLEY

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WEST EASTWOOD AVENUE



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

EXISTING 1-STORY COMMERCIAL BUILDING BELOW CTA TRACKS

\* ROOF CONFIGURATION SUBJECT TO CHANGE

NORTH WESTERN AVENUE

SITE PLAN Not To Scale

4640 North Western LLC  
Hirsch MPG LLC

Eastwood and Western  
Chicago, Illinois

26 May, 2023  
22038



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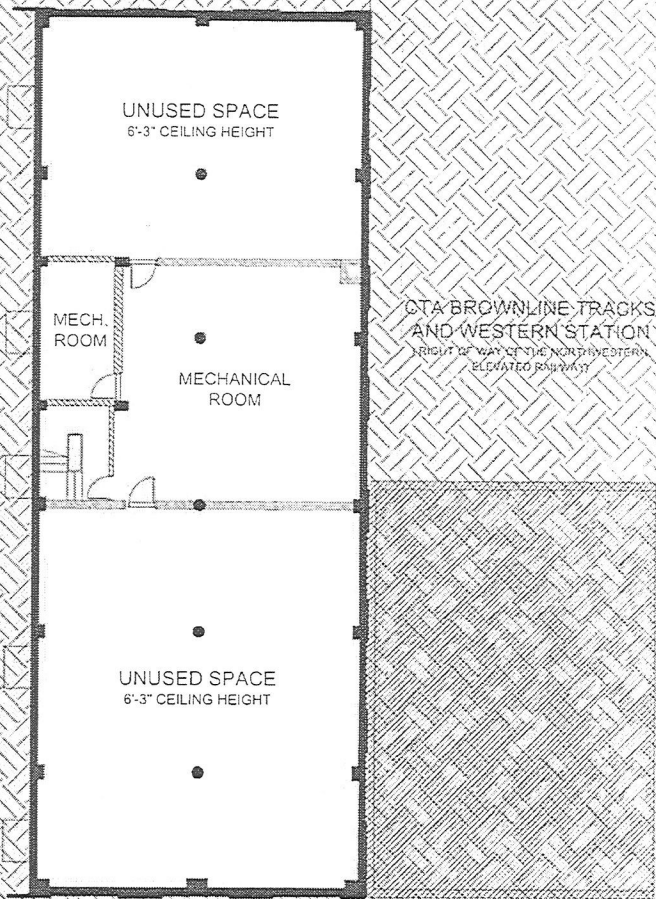
Scale: 1/8" = 1'-0"



16'-0" PUBLIC ALLEY

WEST EASTWOOD AVENUE

NORTH WESTERN AVENUE



BASEMENT PLAN Not To Scale

4640 North Western LLC  
Hirsch MPG LLC

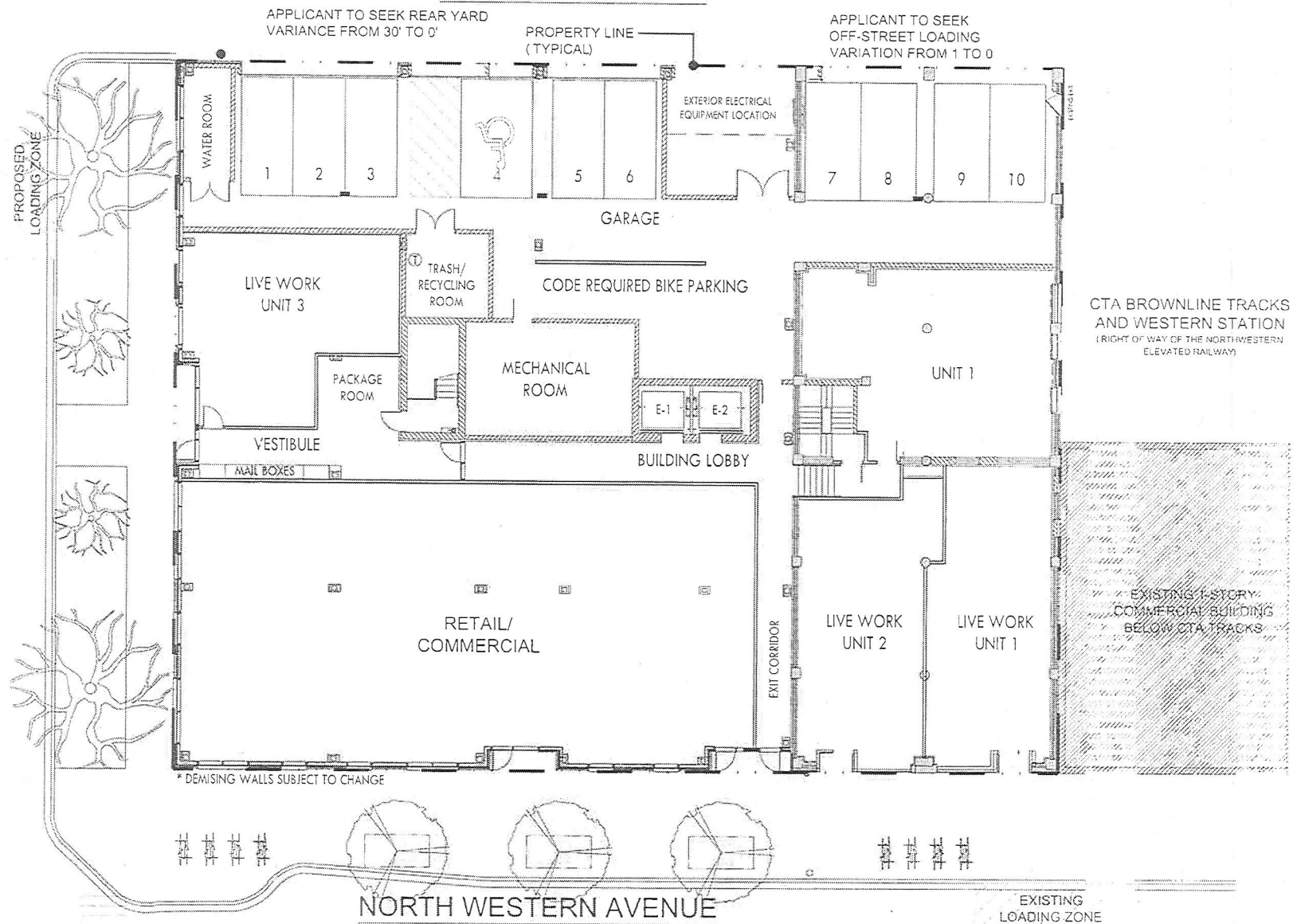
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WEST EASTWOOD AVENUE

16'-0" PUBLIC ALLEY



LEVEL 1 PLAN Not To Scale

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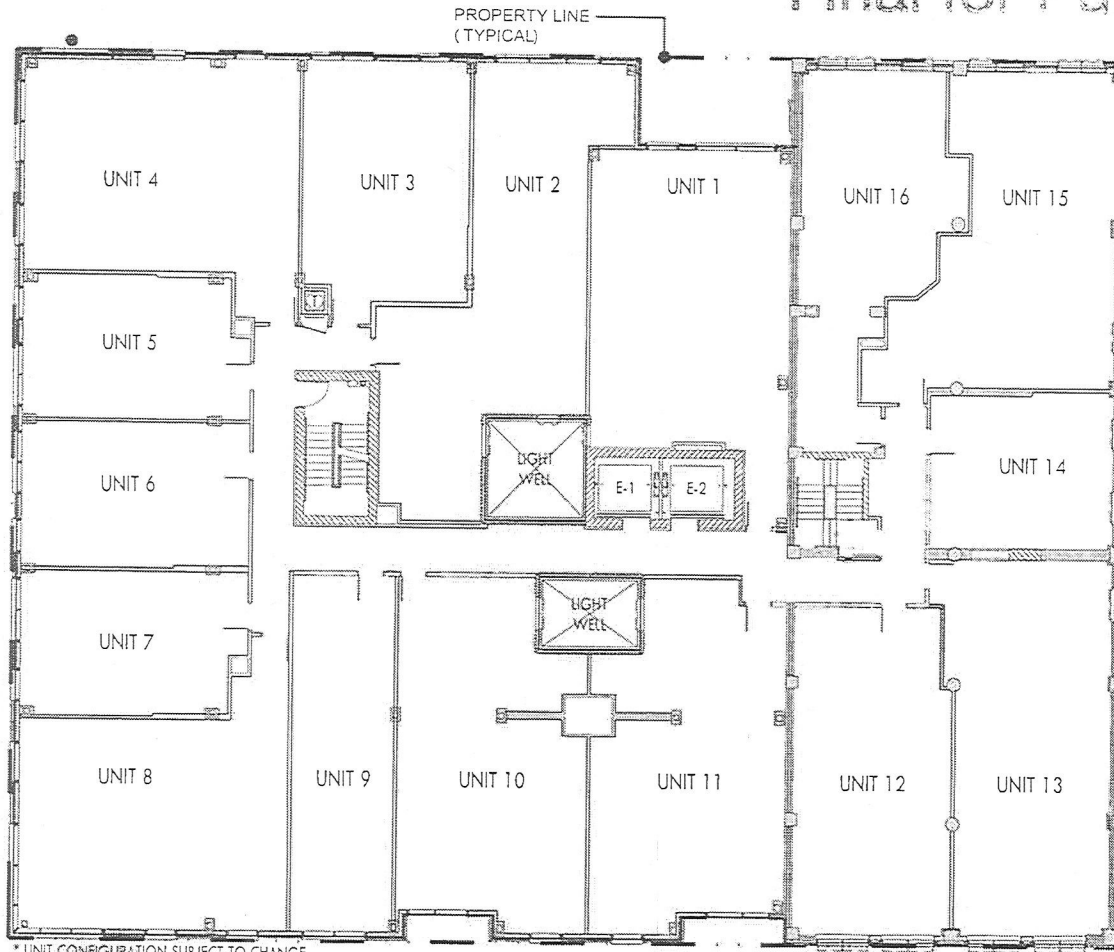
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16'-0" PUBLIC ALLEY

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WEST EASTWOOD AVENUE



CTA BROWNLINE TRACKS AND WESTERN STATION  
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EXISTING 1-STORY COMMERCIAL BUILDING BELOW CTA TRACKS

\* UNIT CONFIGURATION SUBJECT TO CHANGE

NORTH WESTERN AVENUE

LEVELS 2-4 PLAN Not To Scale

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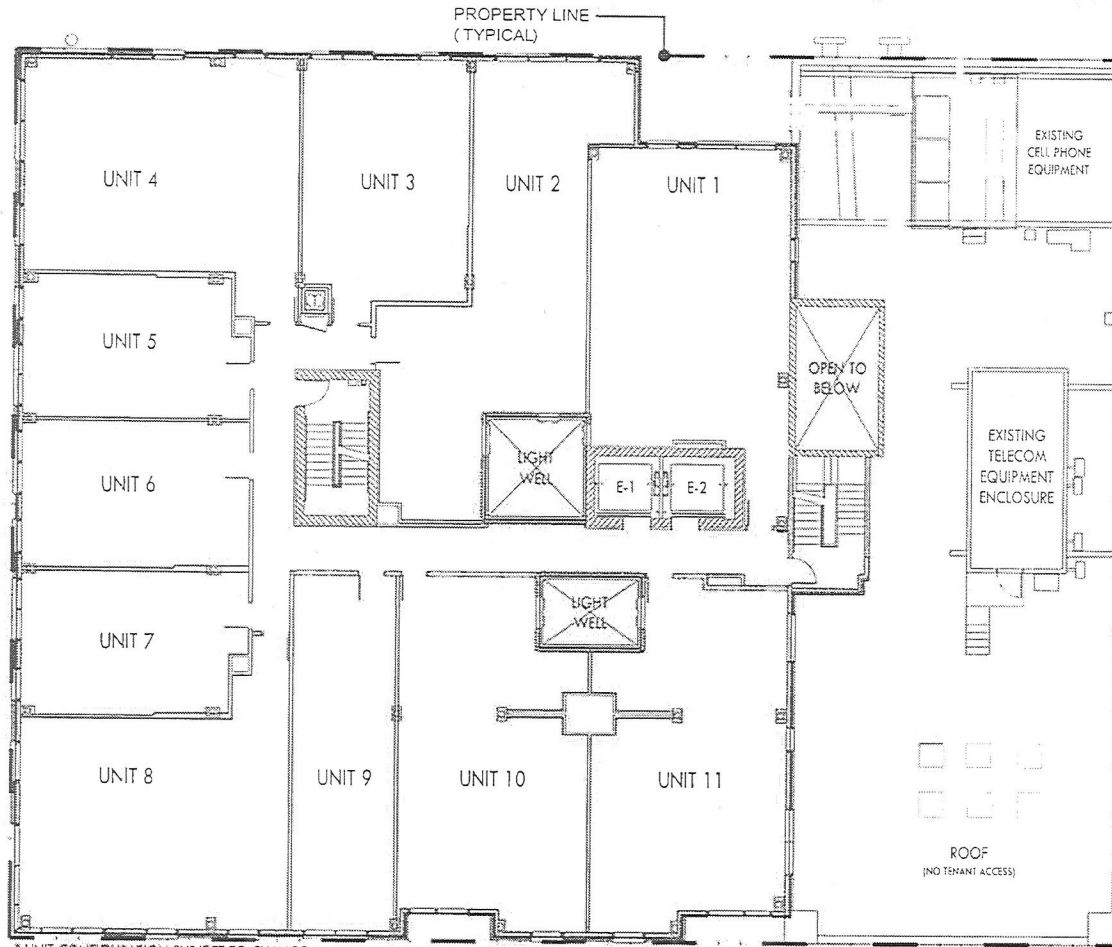


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16'-0" PUBLIC ALLEY

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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

NORTH WESTERN AVENUE

LEVEL 5 PLAN Not To Scale

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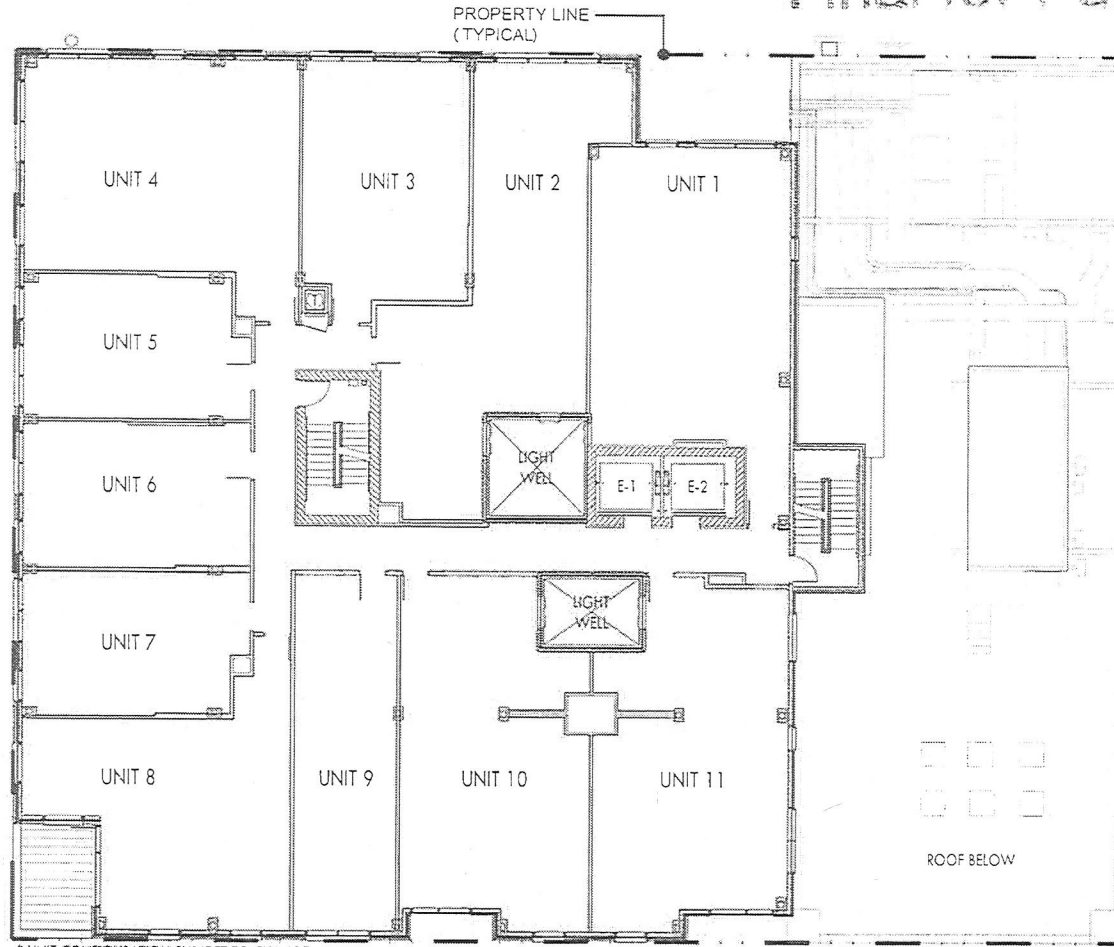


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16'-0" PUBLIC ALLEY

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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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NORTH WESTERN AVENUE

LEVEL 6 PLAN Not To Scale

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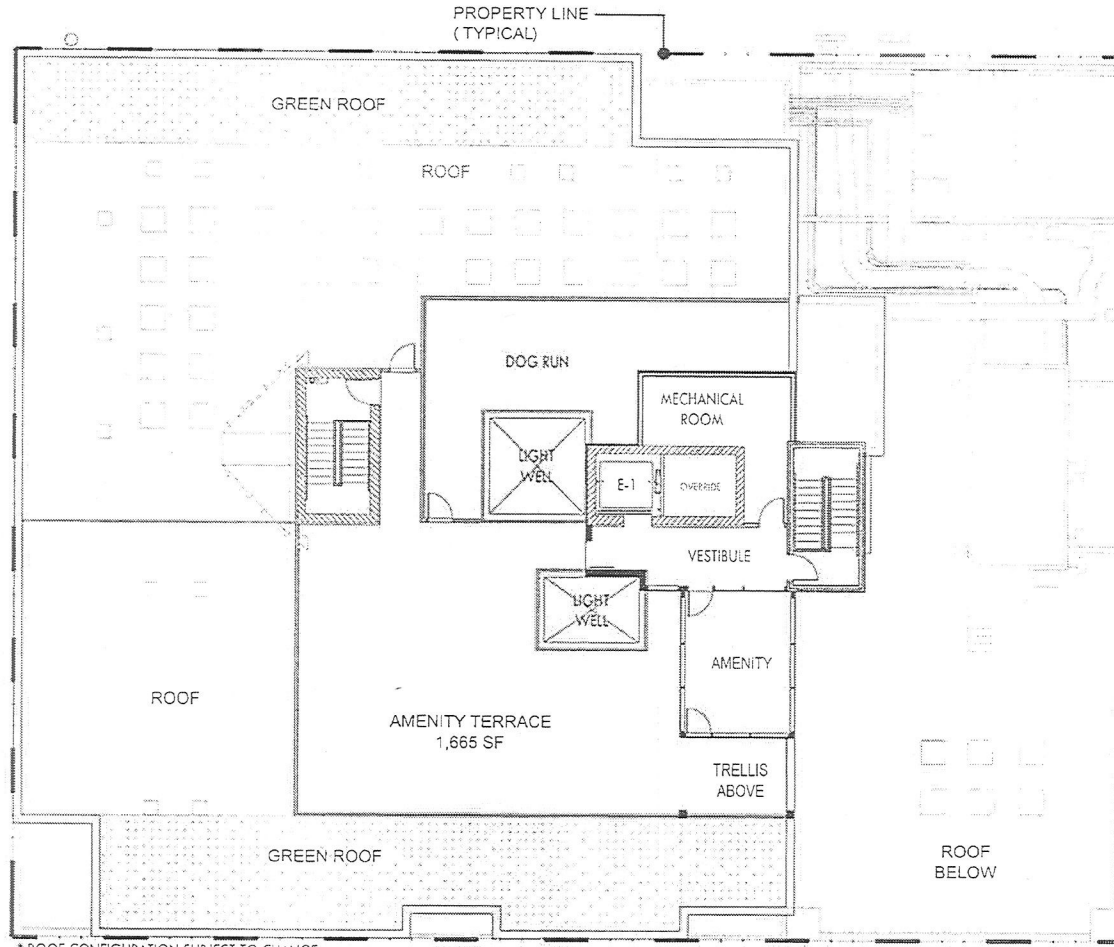
6



16'-0" PUBLIC ALLEY

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WEST EASTWOOD AVENUE



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

EXISTING 1-STORY COMMERCIAL BUILDING BELOW CTA TRACKS

\* ROOF CONFIGURATION SUBJECT TO CHANGE

NORTH WESTERN AVENUE

ROOF LEVEL PLAN Not To Scale

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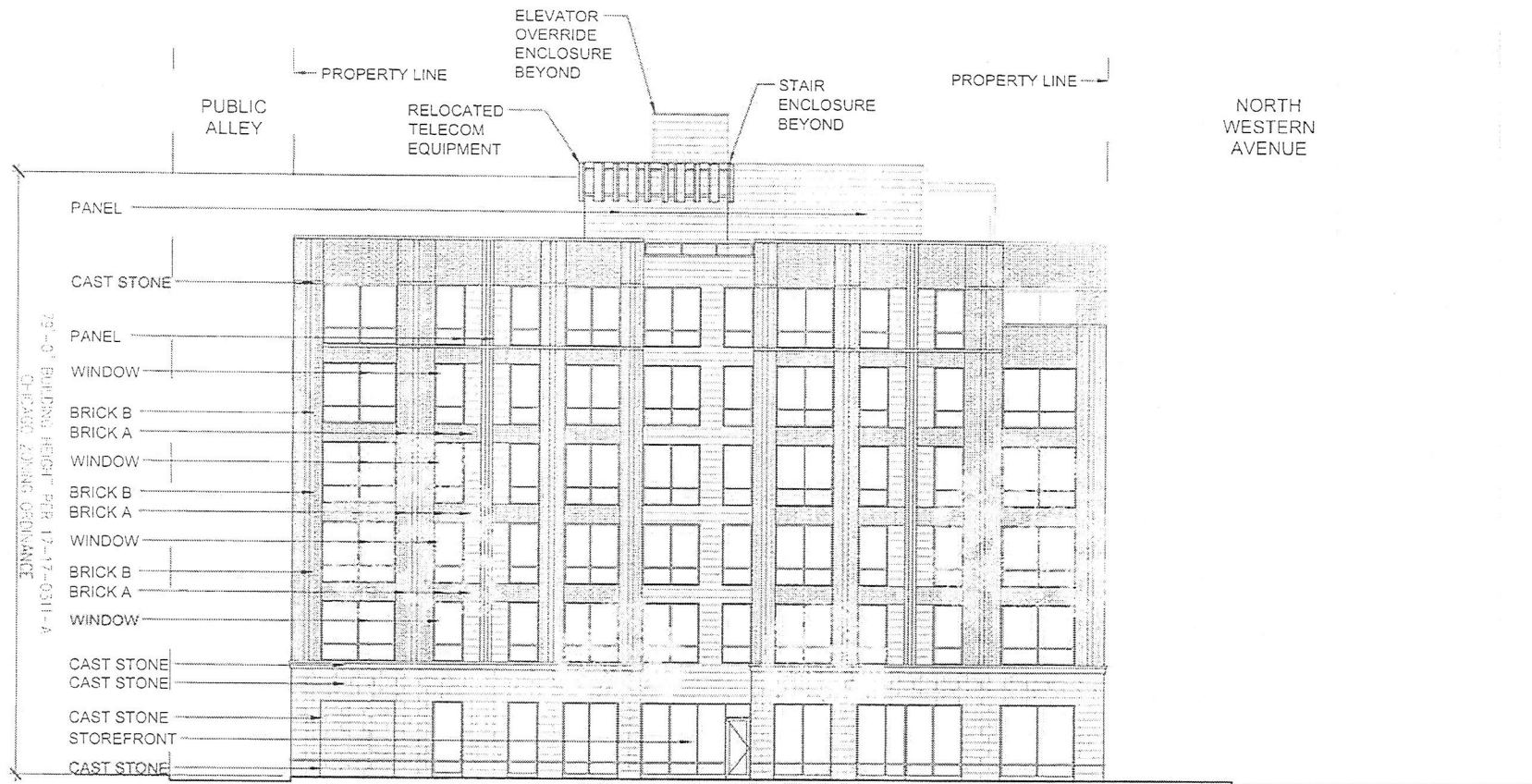
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EAST ELEVATION Not To Scale

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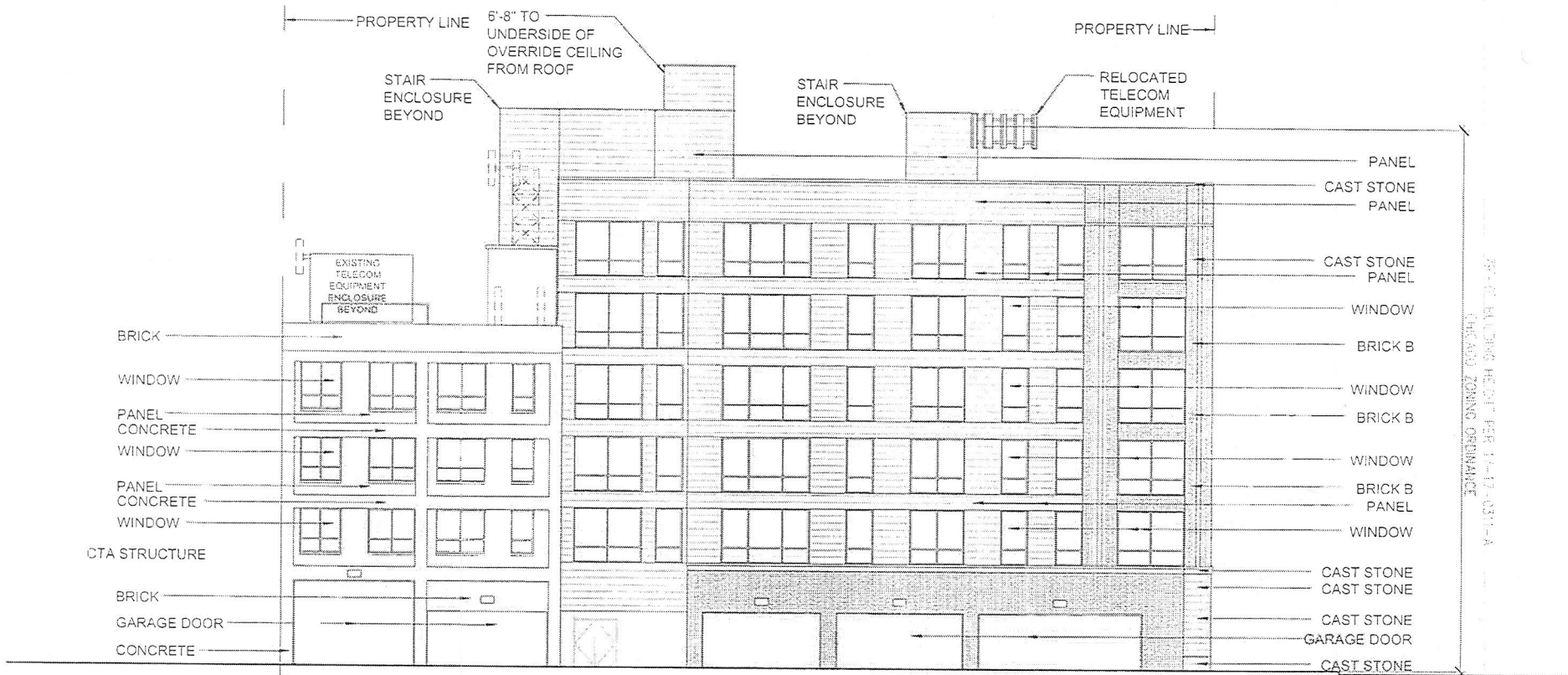
SOUTH ELEVATION Not To Scale

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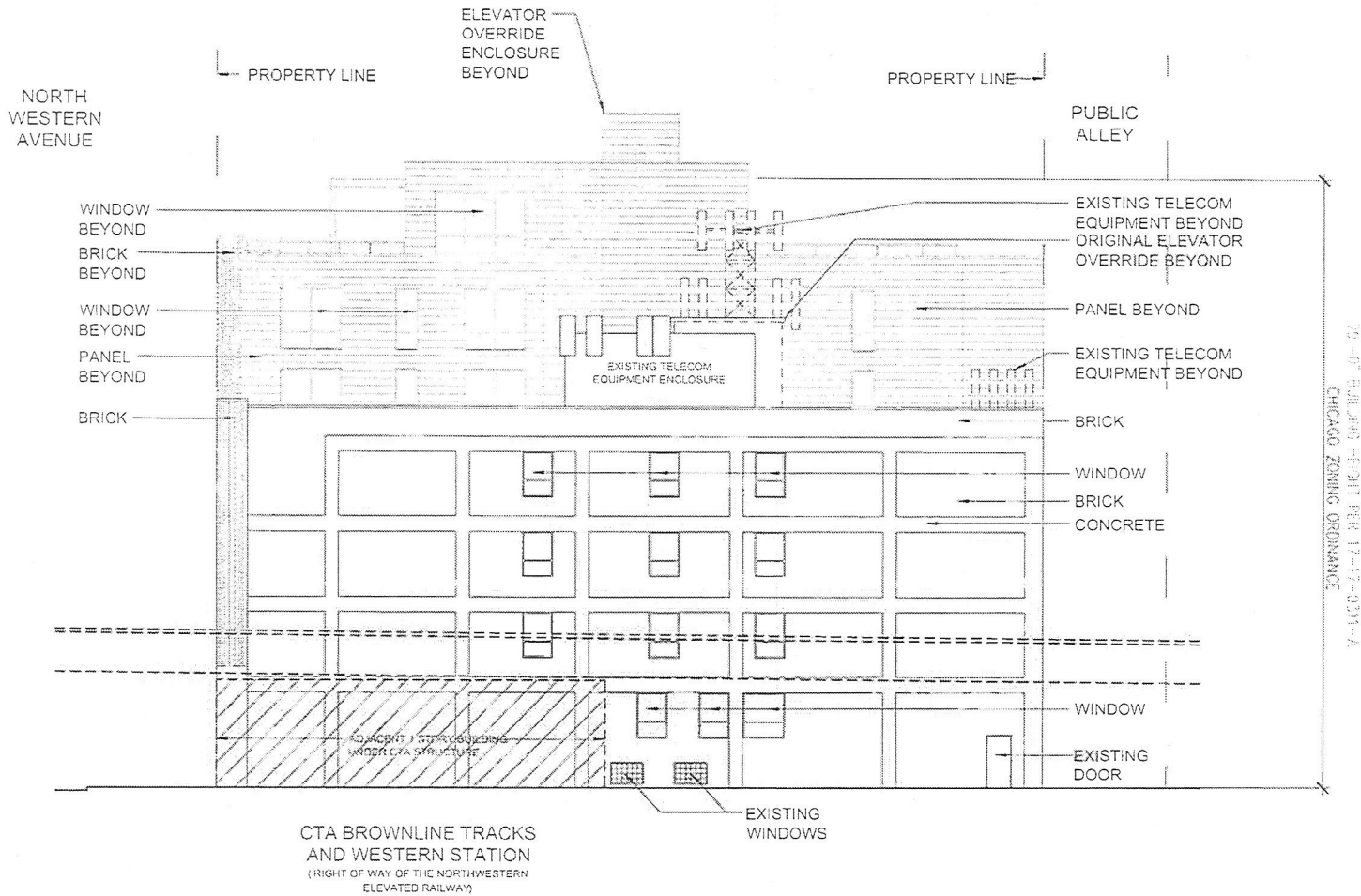


WEST ELEVATION Not To Scale

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NORTH ELEVATION Not To Scale

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