

# TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE 5039 NORTH TROY STREET

The Applicant seeks to rezone 5039 North Troy Street (the “Property”) from an RS-3 Residential Single-Unit District to an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to bring the Property into a zoning district compliant with its existing use and to legalize the existing garden unit. The Property is a transit-served location because it is 528 feet from the Kedzie and Carmen CTA bus line corridor.

The property located at 5039 North Troy Street is currently improved with a nonconforming three-story residential building with four (4) dwelling units and three (3) vehicle parking spaces. The Property sits in an RS-3 zoning district which prohibits the Property’s existing density. No commercial space will be provided, and the existing building’s height is 39 feet, 7.75 inches. No changes are being proposed to the existing residential building. The Property has an existing nonconforming front setback of 5.68 feet and a non-conforming side setback of 3.29 feet. Pursuant to Section 17-13-0303-D the Applicant seeks relief from the minimum lot area per unit requirement under Section 17-13-1003-A to reduce the minimum lot area required from 1,000 square feet to 937.5 square feet. The Property is eligible for the requested relief because the reduction sought does not result in a minimum lot area that is less than 90% of the required minimum lot area.

### Project Bulk and Density

	<b>5039 North Troy Street</b>
Lot Area	3,750 SF
Density MLA (Lot area per unit)	937.5 SF (4 DU)
Commercial SF	0 SF
Off Street Parking	3 spaces
Rear Setback	37.52 feet (existing)
Side Setback (West)	0 feet (existing)
Side Setback (East)	3.29 feet (existing)
Front Setback	5.68 feet (existing)
Building SF	5832 SF (existing)
FAR	1.56 (existing)
Building Height	39 feet 7.75 inches

DATE: 11/11/11

**TURLEY ARCHITECTS**  
CHRISTOPHER TURLEY  
1815 N. LAUREL AVE.  
CHICAGO, ILLINOIS 60622  
TEL: 312.467.1000  
WWW.TURLEYARCHITECTS.COM



**5039 N TROY ST**  
4-UNIT BUILDING  
MARK TENNEY  
5039 N TROY ST  
CHICAGO, ILLINOIS 60623

CONSTRUCTION AND PERMITS

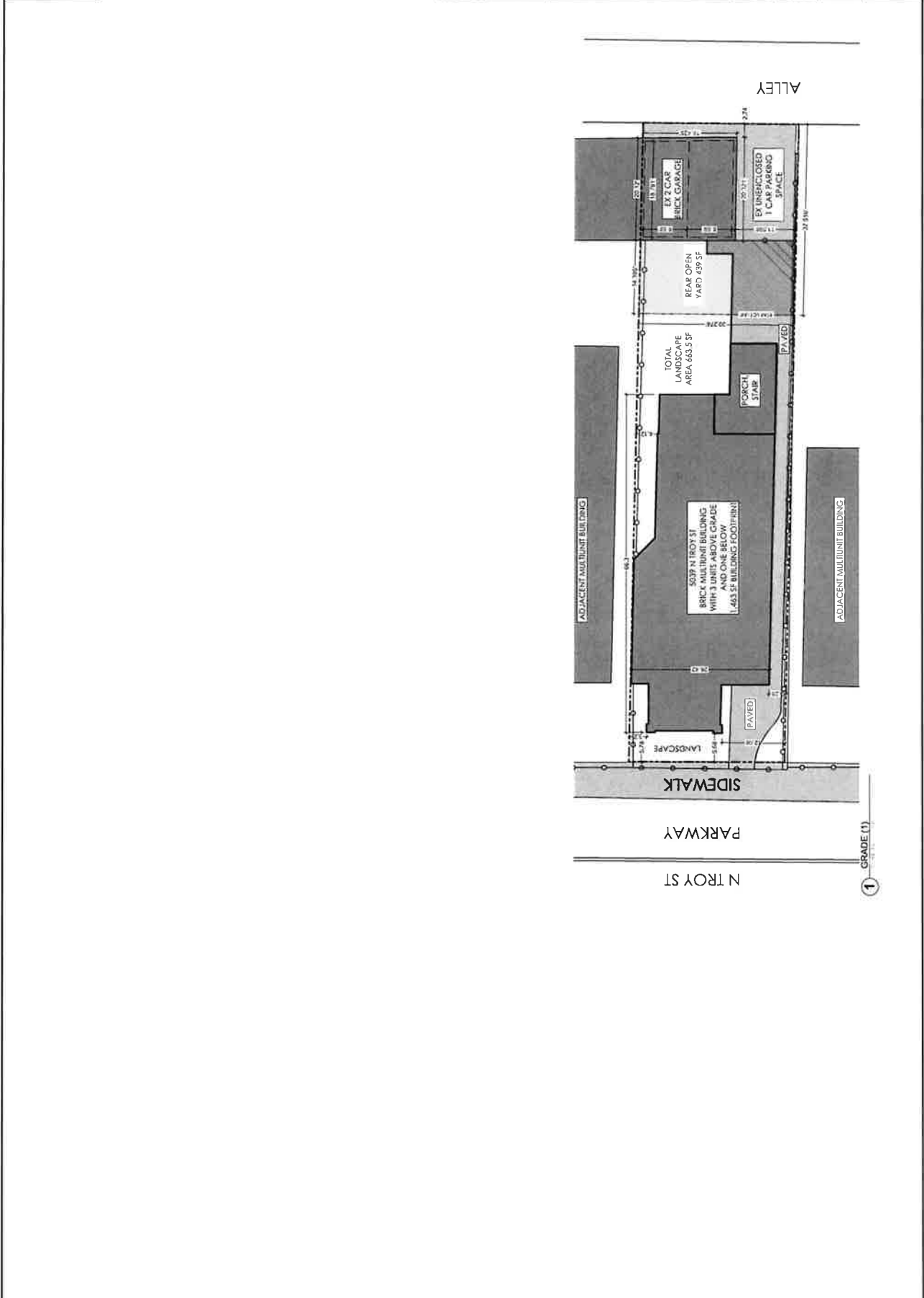
NO.	DATE	DESCRIPTION



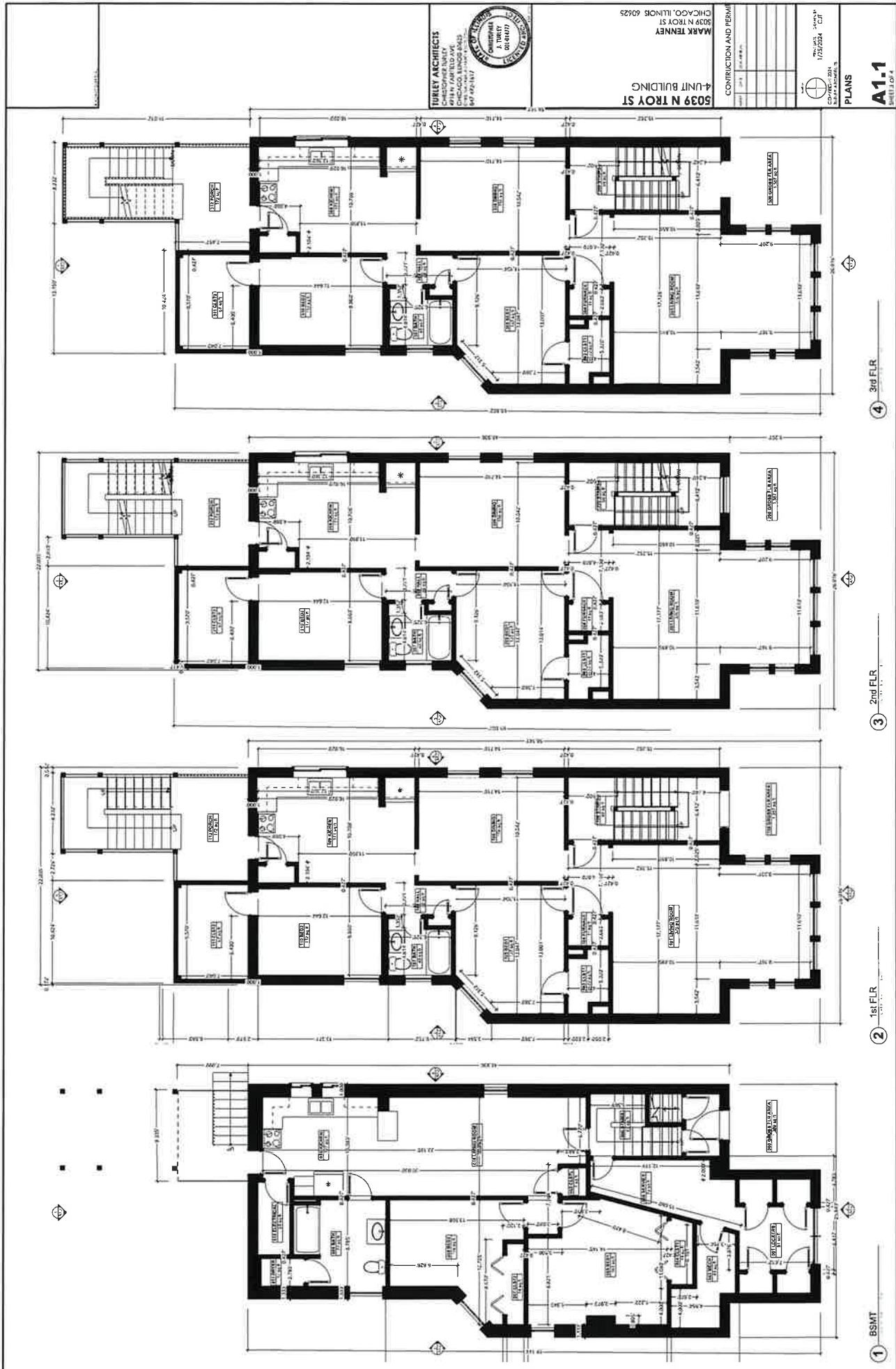
DATE: 11/22/2011  
PROJECT: 5039 N TROY ST  
SHEET NO.: 1  
SHEET TOTAL: 4

**SITE PLAN**

**A1.0**  
SHEET 1 OF 4



1 GRADE (1)



1 BSMT

2 1st FLR

3 2nd FLR

4 3rd FLR

PLANS

A1.1  
SHEET 0.0.4

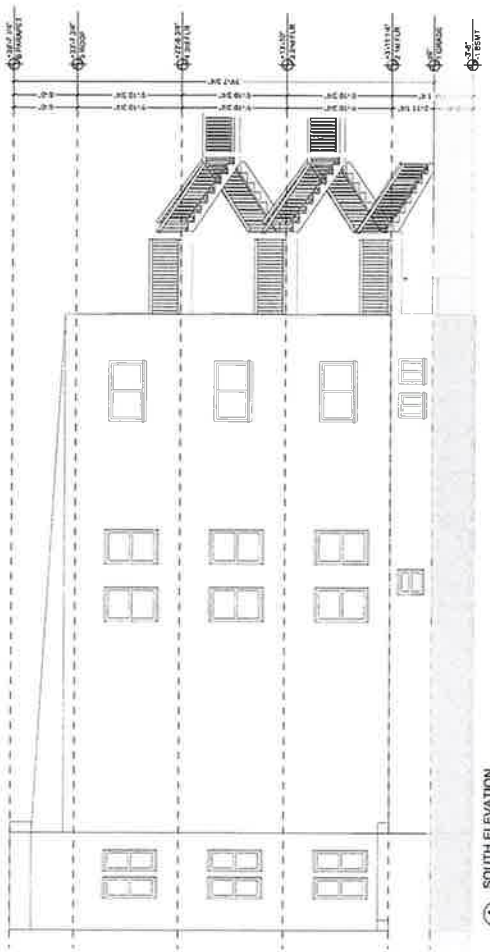
DATE: 1/23/2024  
 DRAWN BY: CJF  
 CHECKED BY: [Signature]

CONSTRUCTION AND PERMIT

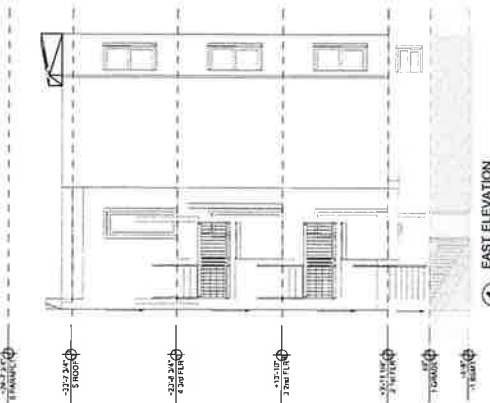
MARK TENNEY  
 5039 N TROY ST  
 CHICAGO, ILLINOIS 60625



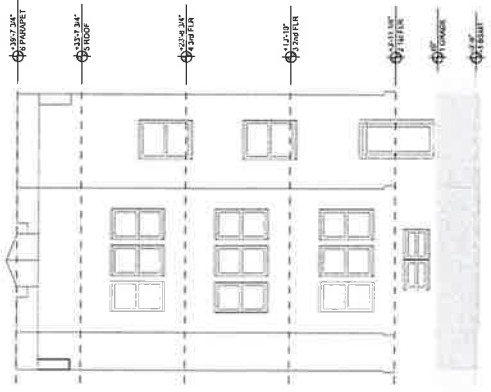
TURLEY ARCHITECTS  
 A TURLEY FIRM  
 4918 N ARFIELD AVE  
 CHICAGO, ILLINOIS 60630  
 TEL: 773.329.1100  
 FAX: 773.329.1101  
 WWW.TURLEYARCHITECTS.COM



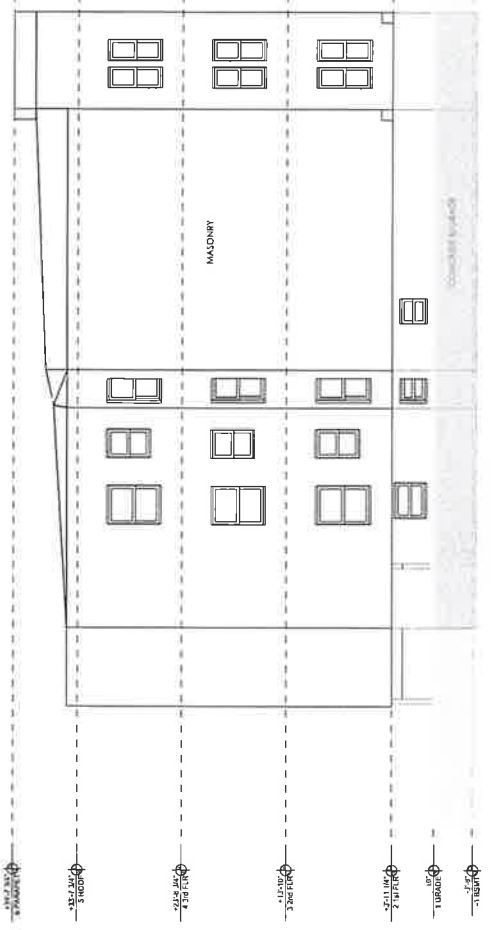
4 SOUTH ELEVATION



1 EAST ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



**TURLEY ARCHITECTS**  
 4118 N. LAUREL AVE.  
 CHICAGO, ILLINOIS 60642  
 TEL: 312.467.1177  
 FAX: 312.467.1178  
 WWW.TURLEYARCHITECTS.COM

**CONSTRUCTION AND PERMITS**  
 DATE: 01/20/2024  
 DRAWN BY: J. TURLEY  
 CHECKED BY: J. TURLEY

**5039 N TROY ST**  
 4-UNIT BUILDING  
 CHICAGO, ILLINOIS 60625

**A1.2**  
 ELEVATIONS  
 SHEET 03 OF 4