

17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment
4531 North Western Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 5,311 square feet

Proposed Land Use: The Applicant is seeking an elective *Type 1 Zoning Map Amendment*, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, in order to permit the construction of a new four-story eight-unit all *residential* building, with onsite accessory parking for eight vehicles, at the subject property. The programming for the proposed new building calls for two *duplex* units to be established on and between the Basement and 1st Floor, with two *simplex* units on each the 2nd through 4th Floors. No *commercial* space is intended or proposed. There will be interior parking for a total of eight (8) automobiles situated within the basement (*attached garage*), with access directly off of the Public Alley. The new proposed improvements will be masonry in construction, with the building measuring 47 feet-2 inches in height.

- (A) The Project's Floor Area Ratio: 15,543 square feet square feet (2.9 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 8 dwelling units (663.9 square feet per dwelling unit)
- (C) The amount of off-street parking: *8 total automobile spaces; **2 total bicycle spaces

*The Applicant is seeking an *Administrative Adjustment* to increase the *Minimum Automobile Parking Ratio* for this *Transit-Served Location (TSL)*, from four parking spaces (50%) to eight parking spaces (100%), so that the residents of each of the proposed new dwelling units will have secured parking for their own personal vehicle, pursuant to Sections 17-3-0308(4) and 17-13-1003-EE of the Zoning Ordinance. Based on market demand and community feedback, the proposed new large format ("family-oriented") units will be offered for-sale as "condominiums." The market data for this neighborhood clearly shows that all owner-occupied units of this size and format are deeded at least one (1) off-street parking space and similar units without such accommodations are commercially unviable.

**The Applicant is also seeking an *Administrative Adjustment* to reduce the required number of bicycle parking spaces to service the proposed new multi-unit *residential* building – from eight to two bicycles, pursuant to Section 17-13-1003-GG of the Zoning Ordinance. Due to the significantly *substandard lot depth* plaguing the subject property and the necessary corresponding configuration of the proposed new building on such *substandard* site, it is impossible for the Applicant to provide eight (8) code-compliant bicycle racks and/or storage spaces, without otherwise compromising strict compliance with the other *Bulk & Density Standards* and related building-design guidelines.

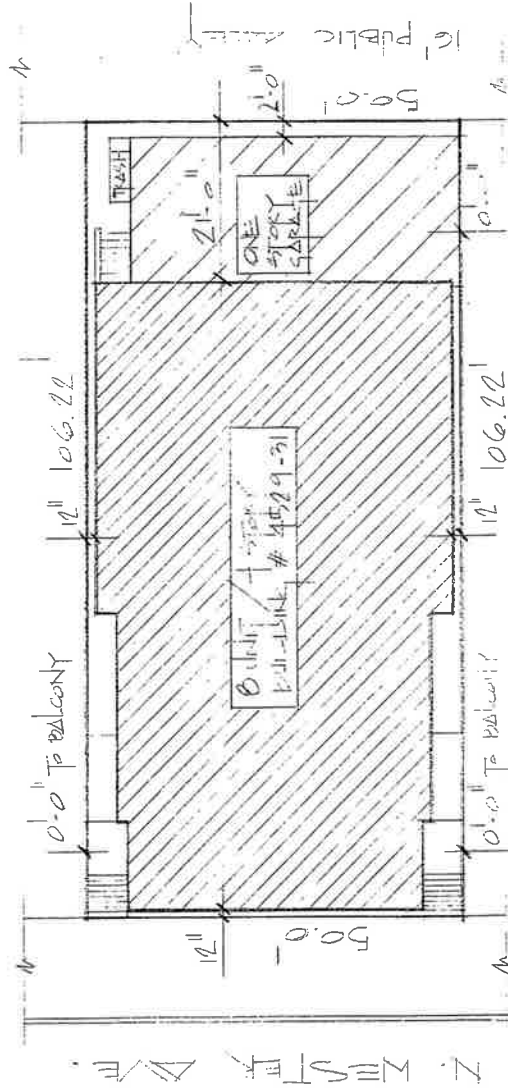
(D) Setbacks: a. Front Setback: 0 foot-0 inches

b. *Rear Setback: 21 feet-0 inches

*The Applicant is seeking an *Administrative Adjustment* to reduce the required *rear setback* for *residential* use by not more than 50% - from 30 feet to 21 feet, pursuant to Section 17-13-1003-I of the Zoning Ordinance. The proposed 30% (*9 feet*) reduction of the required *rear setback* is necessary to overcome the significantly *substandard lot depth* plaguing the subject site, which such menacing topographic condition (*hardship*) prevents the Applicant from constructing a strictly code-compliant multi-unit *residential* building that features functional and 'standard' sized floor plates. The Applicant designed the proposed new multi-family *residential* building with considerable deference to the immediately adjacent improvements, and – too, drawing inspiration from the character and functionality of the other buildings that comprise the subject block, which such block includes several improved properties with reduced *rear yard depths*.

c. Side Setbacks:
North: 0 feet-0 inches
South: 0 feet-0 inches

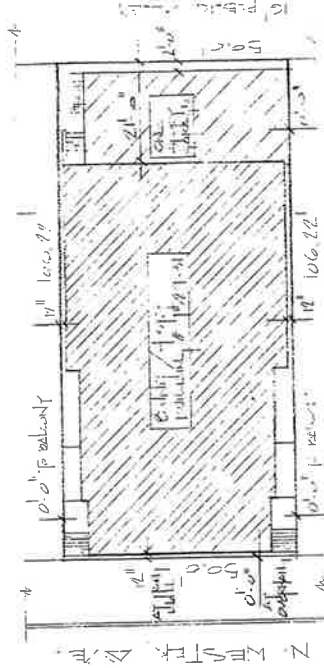
(E) Building Height: 47 feet-2 inches (*underside of 4th Floor ceiling*); 55 feet-8 inches (*underside of rooftop enclosure*)



⊕ SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA	50.00 x 106.22 = 5311 S.F.
B.L.S. F.A.F.	71.0
MAX. BUILDABLE	15,939 S.F.
BAS-EMENT	0
1st Floor	2,772 S.F.
2nd Floor	2,772 S.F.
3rd Floor	2,772 S.F.
4th Floor	2,772 S.F.
TOTAL	*15,088 S.F.

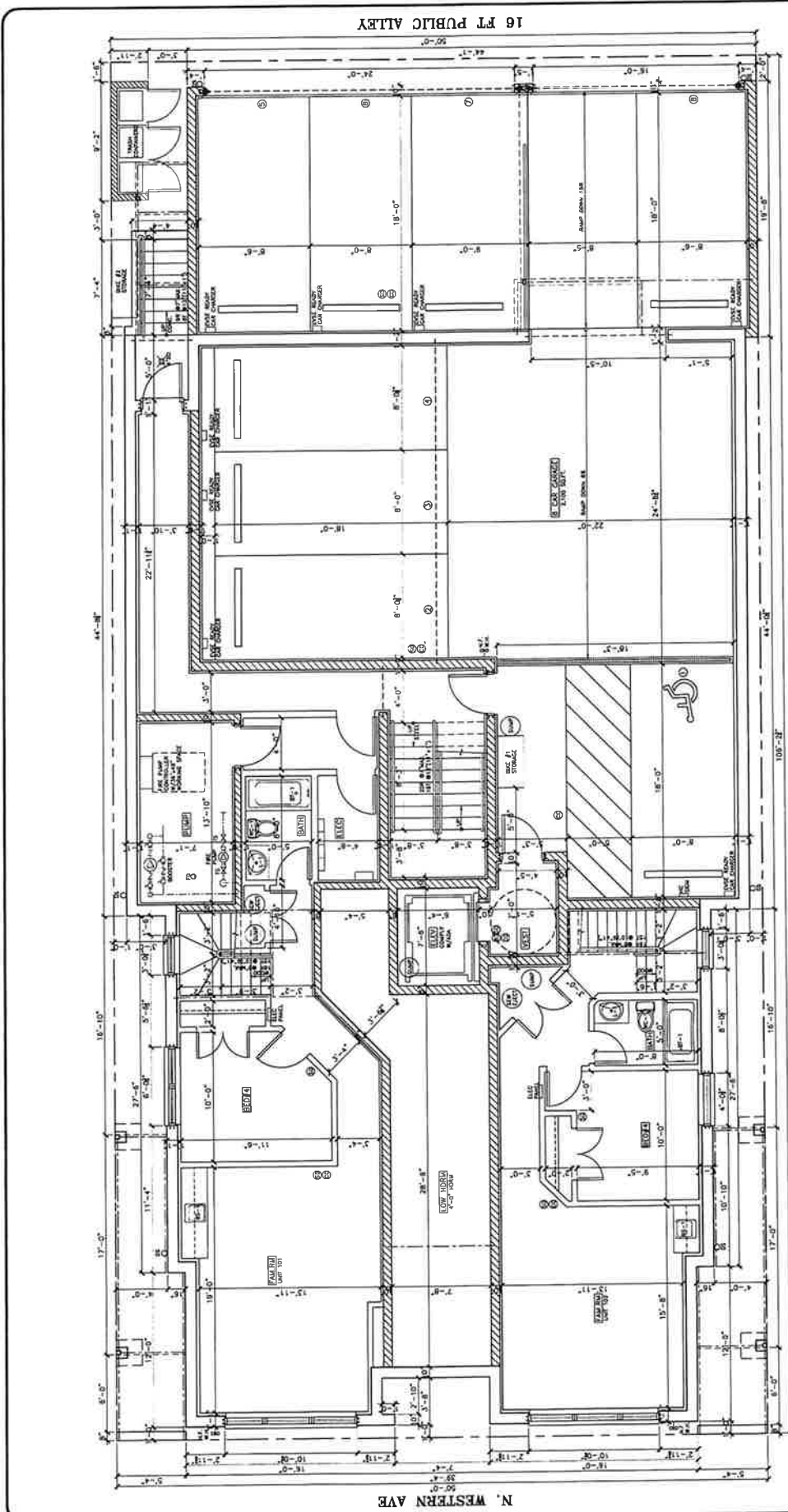
*Not Including Rooftop Enclosure



Zone	Area	Permit	Notes
1	100.00	100.00	
2	100.00	100.00	
3	100.00	100.00	
4	100.00	100.00	
5	100.00	100.00	
6	100.00	100.00	
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① SITE PLAN
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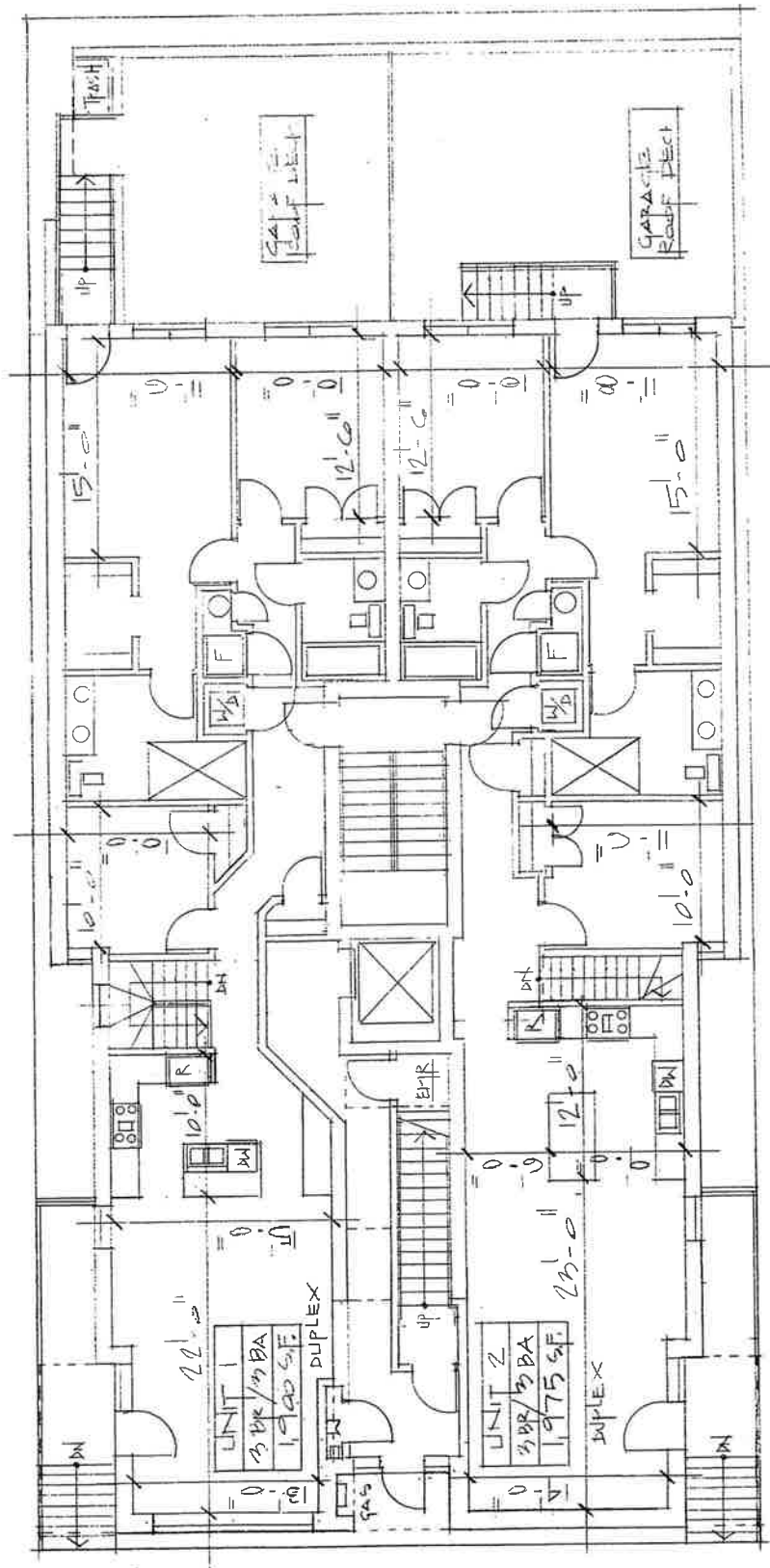
- ZONING RELIEF:
1. REAR YARD SETBACK 21'-0"
 2. 2 BICYCLE SPACES
 3. 8 PARKING SPACES FOR 8 UNITS IN TOTAL



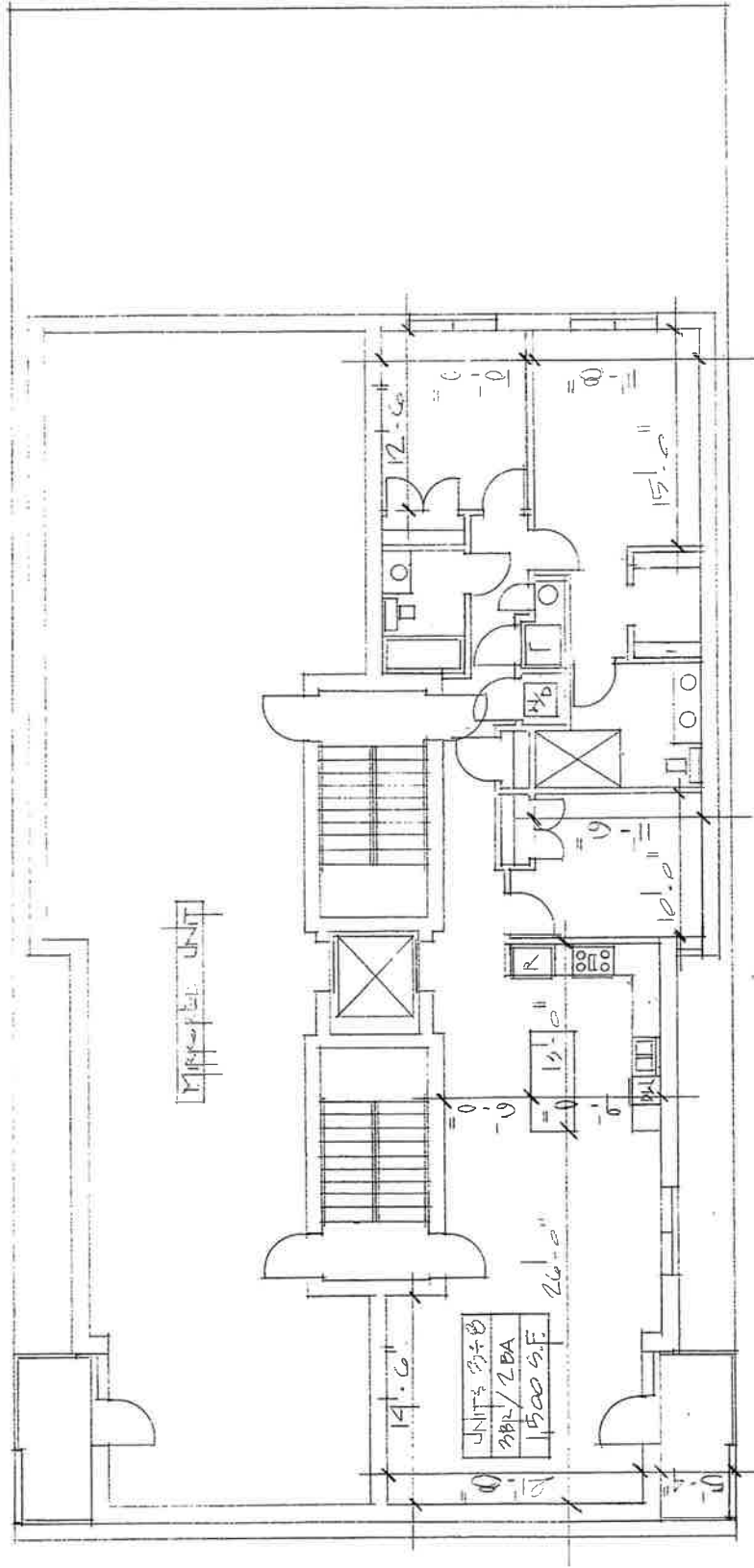
BSMT FLR PLAN
 (ENTIRE BUILDING SPRAWLED)

N. WESTERN AVE

16 FT PUBLIC ALLEY



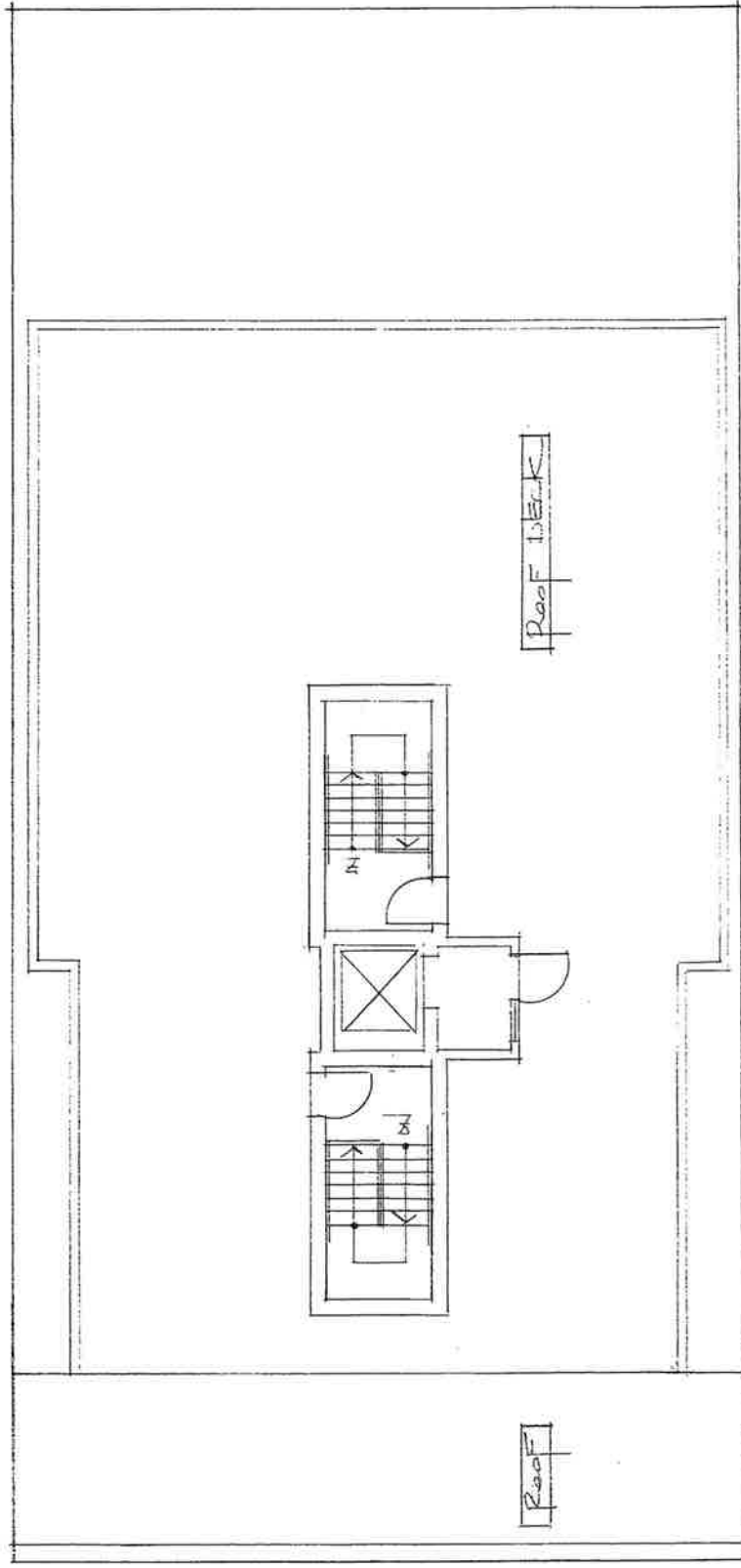
1st Floor PLAN
 3,772 sq. ft.
 1/8" = 1'-0"



2nd 3rd 4th Floor Plan 2772 c.f.
 1/10" = 1'-0"

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Roof Plan
1/8" = 1'-0"

