

SUBSTITUTE NARRATIVE & PLANS

Application No. 22368-T1

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: 15,088 square feet (2.8 FAR) – **exclusive of rooftop stairway and elevator enclosures*; 15,543 square feet (2.9 FAR) - *inclusive of rooftop stairway and elevator enclosures*

*Pursuant to Section 17-17-0311-C, the *stairway and elevator enclosures* providing access to the rooftop deck/patio for the proposed new building is NOT counted as floor area for the purpose of calculating the project's *floor area ratio*, based on the orientation and relevant measurements for such structures/enclosures.

- (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.

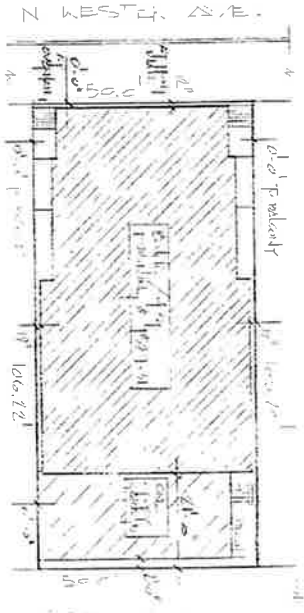
****The Applicant is also seeking an *Administrative Adjustment* to reduce the required number of bicycle parking spaces to service the proposed new multi-unit *residential* building – from eight to two bicycles, pursuant to Section 17-13-1003-GG of the Zoning Ordinance. Due to the significantly *substandard 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 (*highest point of the rooftop enclosures*)

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SKINNY RELIEF:

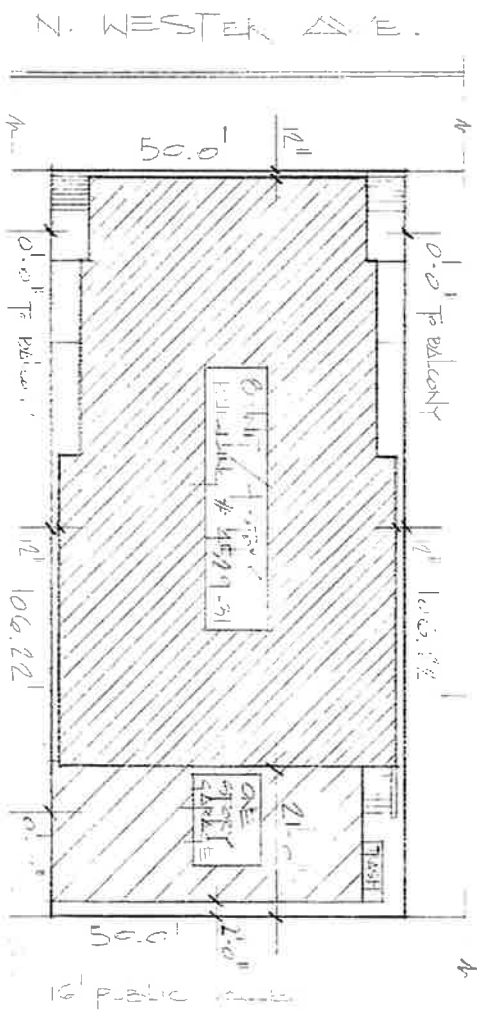
1. REAR YARD SETBACK 21'-0"
2. 2 BICYCLE SPACES
3. 8 PARKING SPACES FOR 8 UNITS IN LOT.

NO.	DESCRIPTION	AMOUNT	TOTAL
1	RELIEF	2'-0"	2'-0"
2	REAR YARD SETBACK	21'-0"	21'-0"
3	BICYCLE SPACES	2	2
4	PARKING SPACES	8	8
TOTAL			33

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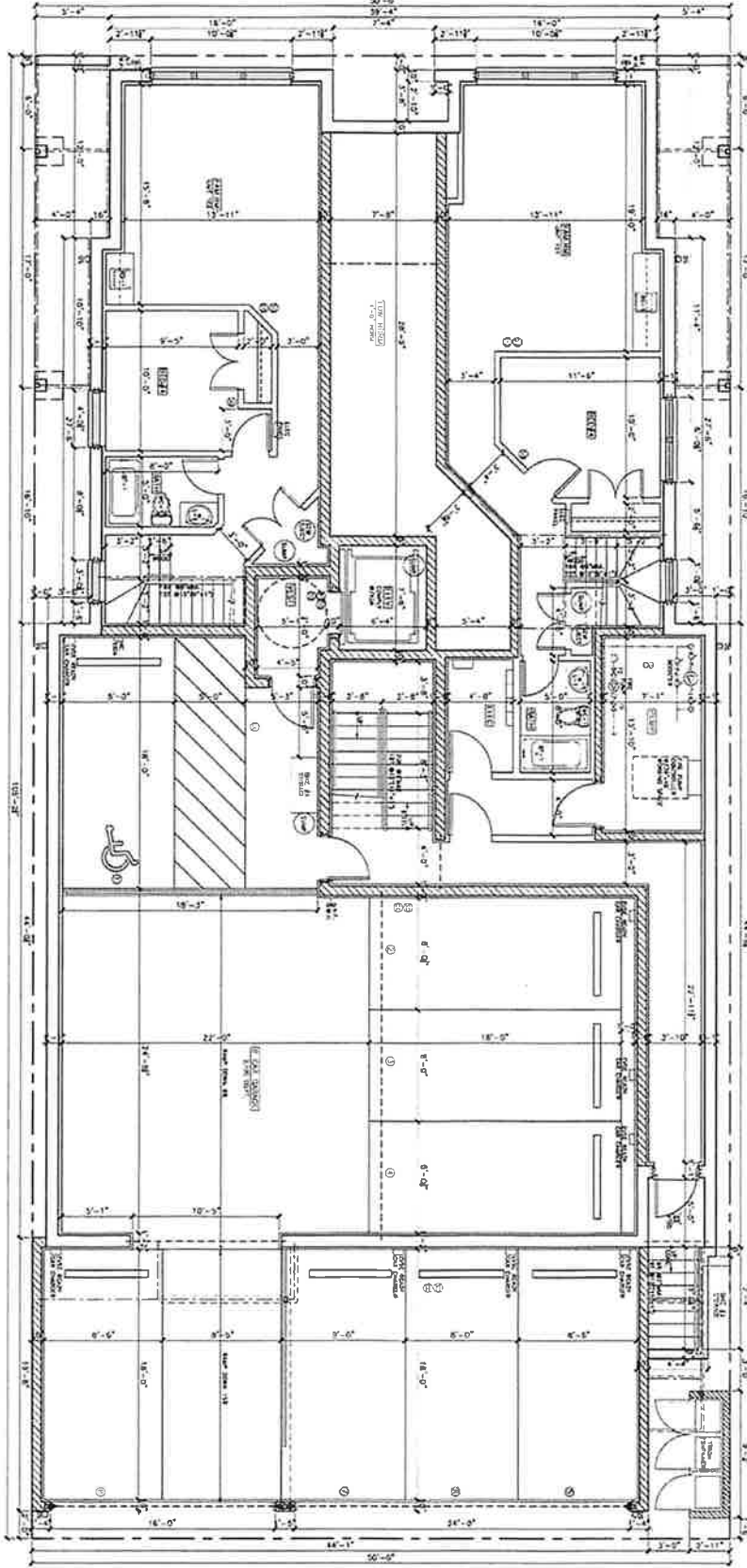
SITE PLAN
 1/8" = 1'-0"

ZONING NORMS	
Lot Area	50.0' x 106.22' = 5311 sq ft
Max. Building Area	12,999 sq ft
1st Floor	0
2nd Floor	3,772 sq ft
3rd Floor	3,772 sq ft
4th Floor	3,772 sq ft
5th Floor	3,772 sq ft
6th Floor	3,772 sq ft
7th Floor	3,772 sq ft
8th Floor	3,772 sq ft
9th Floor	3,772 sq ft
10th Floor	3,772 sq ft
11th Floor	3,772 sq ft
12th Floor	3,772 sq ft
13th Floor	3,772 sq ft
14th Floor	3,772 sq ft
15th Floor	3,772 sq ft
16th Floor	3,772 sq ft
17th Floor	3,772 sq ft
18th Floor	3,772 sq ft
19th Floor	3,772 sq ft
20th Floor	3,772 sq ft
21st Floor	3,772 sq ft
22nd Floor	3,772 sq ft
23rd Floor	3,772 sq ft
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191st Floor	3,772 sq ft
192nd Floor	3,772 sq ft
193rd Floor	3,772 sq ft
194th Floor	3,772 sq ft
195th Floor	3,772 sq ft
196th Floor	3,772 sq ft
197th Floor	3,772 sq ft
198th Floor	3,772 sq ft
199th Floor	3,772 sq ft
200th Floor	3,772 sq ft

* Not including Rooftop Enclosure

N. WESTERN AVE

BSMT FLR PLAN
SCALE 1/4" = 1'-0"
(REFER BACKLOG SHEETS)

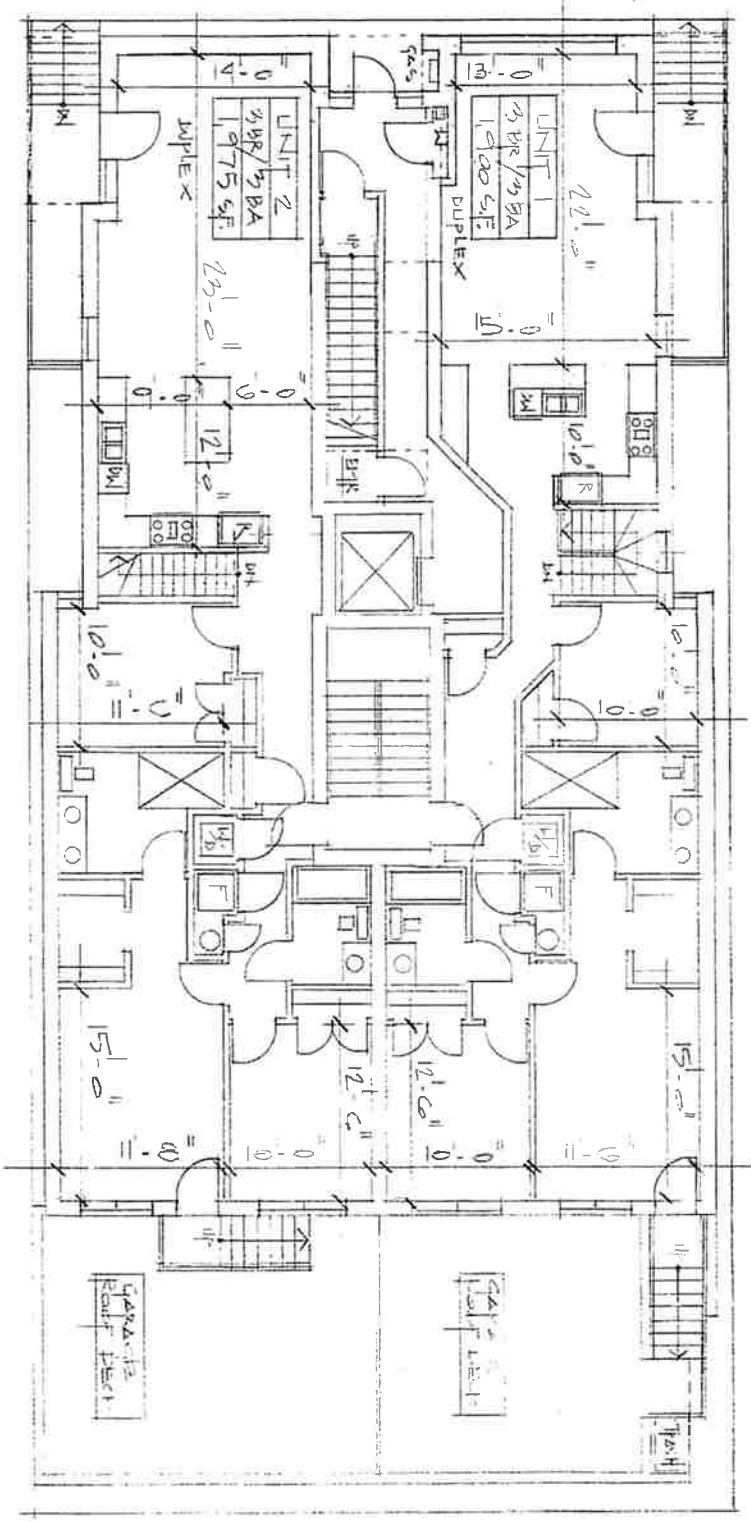


16 FT PUBLIC ALLEY

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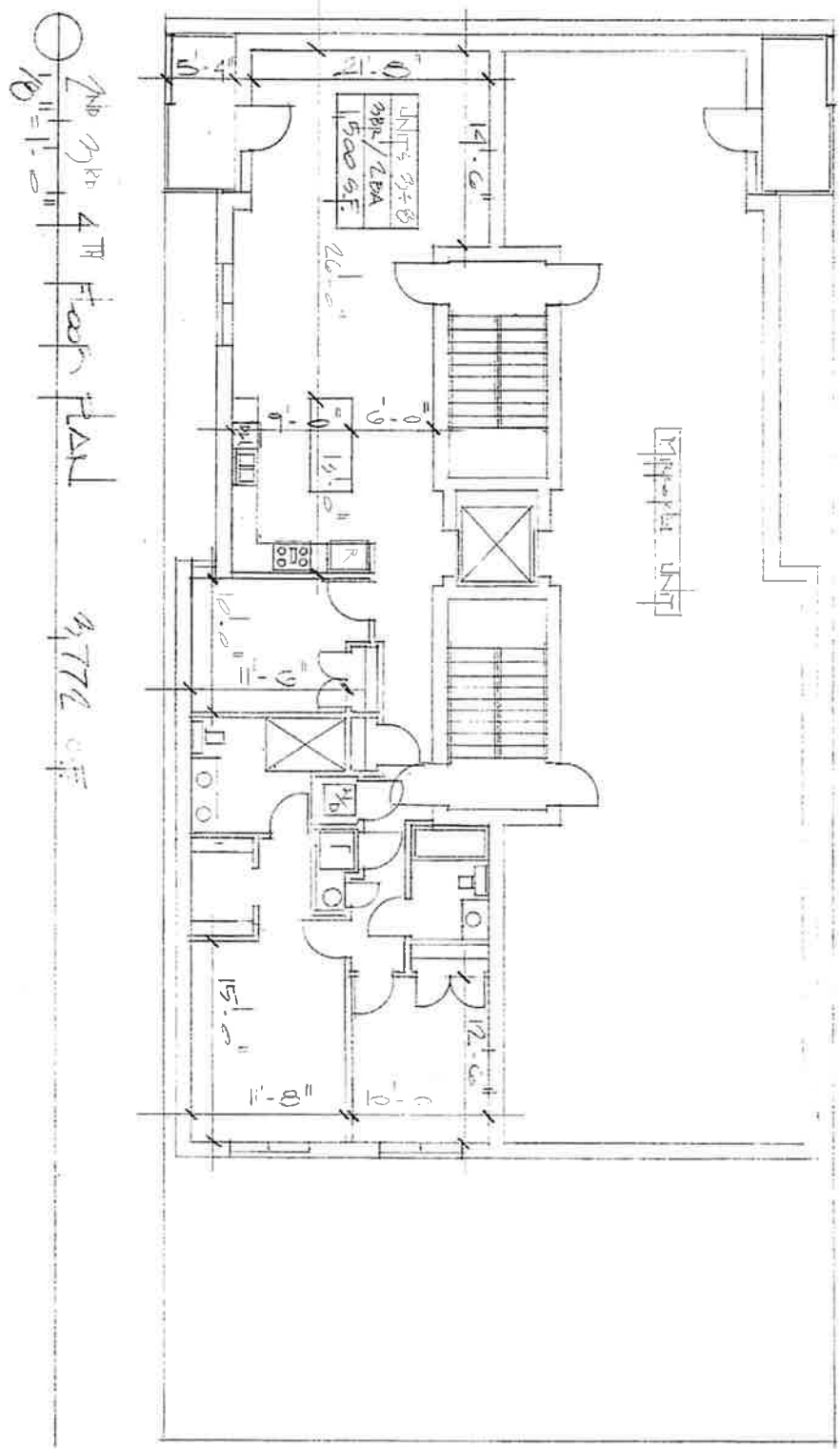
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1st Floor Plan
11,772 S.F.

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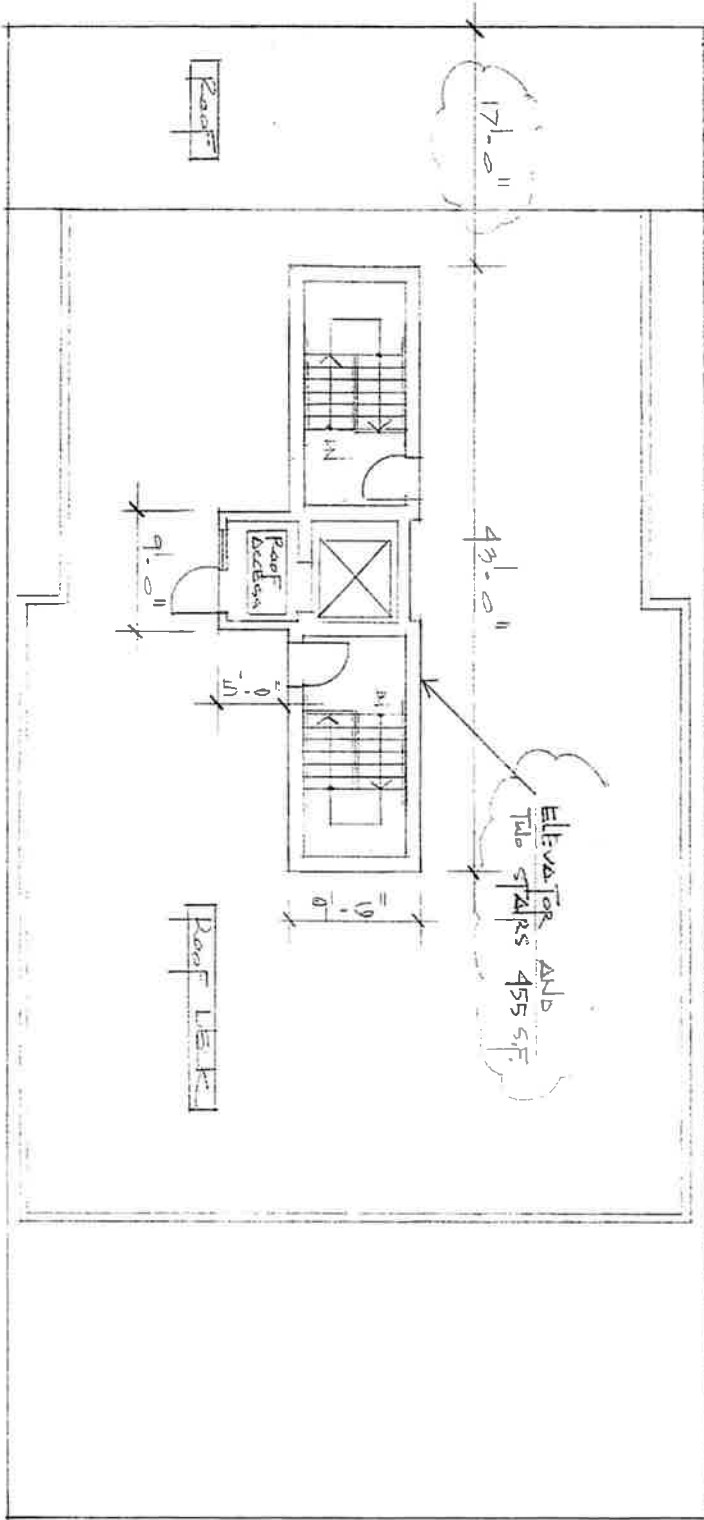


Ø 11'-0"
2ND 3RD 4TH Floor PLAN
4,772 S.F.

Plan for Publication

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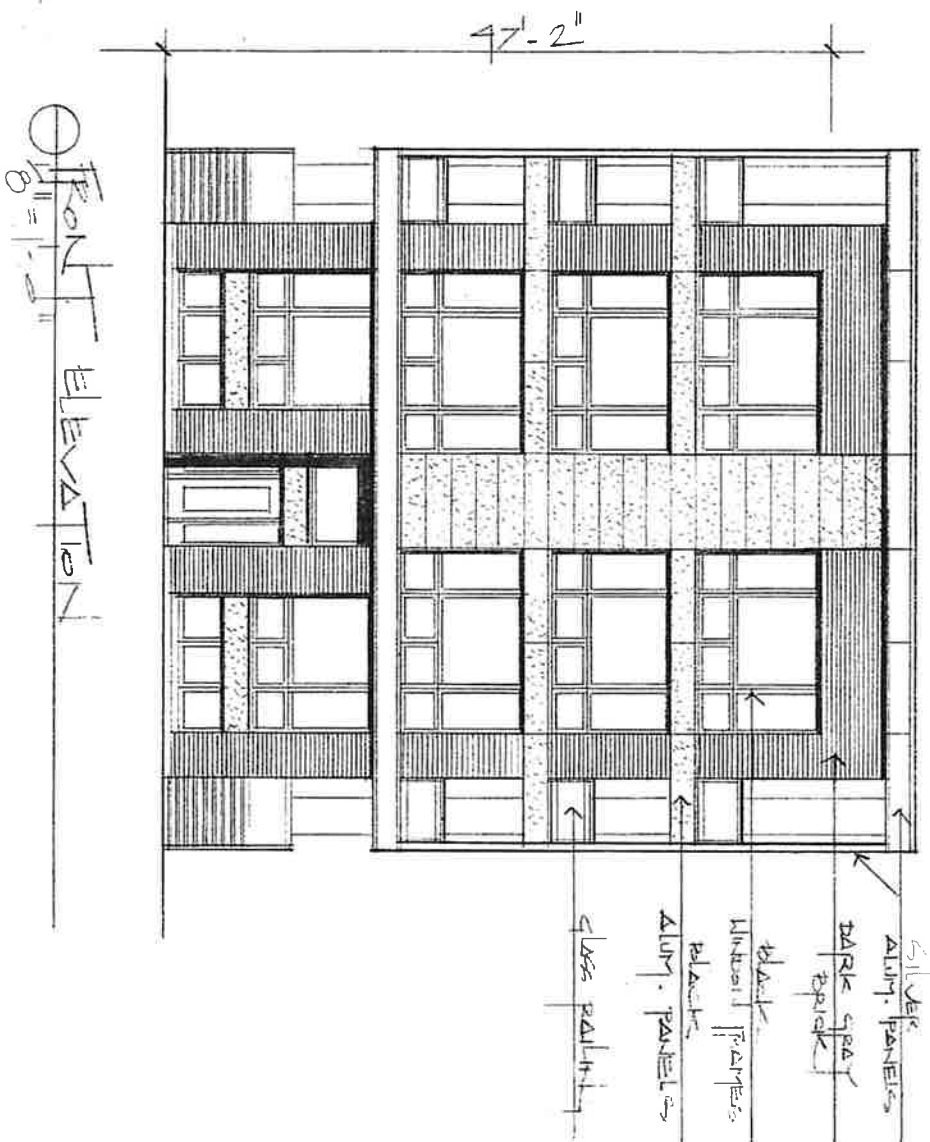
Roof Plan

455 S.F.

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