

**SUBSTITUTE NARRATIVE AND PLANS****TYPE I Rezoning Attachment**

5023 – 35 North Lincoln Avenue/2441 – 53 West Winnemac Avenue  
From B2-3 to B2-3

**The Project**

The subject property is vacant. THNS LLC (the “Applicant”) proposes to rezone the subject property to allow for construction of a five-story mixed-use building containing 1,200 sq. ft. of ground floor commercial space, a total of forty-seven residential dwelling units including three work-live units on the ground floor and enclosed parking for fifteen cars. The height of the proposed building will be 75.6 feet.

The subject property is located in a block that is improved with buildings containing residential uses, commercial uses, and mixed-use consisting of ground floor commercial space with residential uses above. To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District, modifying a prior Type I Map Amendment that included the subject property. The subject property is in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance as it is located on Lincoln Avenue (Route 11), 406 feet from Western Avenue (Routes 49, X49 & 49B) and is located 2,385 feet from CTA Brown Line Western Avenue Station entrance. As the proposed development will provide 100% of the required ARO units on-site, this change of zoning classification is being sought through the Type I rezoning process of Section 17-13-0302-A of the Zoning Ordinance in order to qualify for reduction in the minimum lot area per unit (“MLA”) under Section 17-3-0402-B of the Zoning Ordinance, increased FAR under Section 17-3-0403-B of the Zoning Ordinance and increase height under Section 17-3-0408-B of the Zoning Ordinance. In addition, under Section 17-13-03030-D governing Optional Administrative Adjustments and Variations, the Type I Map Amendment includes the following Variations: 1) a Variation reducing the required rear yard from 30.0 feet to 5.0 feet under Section 17-13-1101-B; 2) a Variation as authorized under Section 17-13-1003-P allowing portions of the front façade along Winnemac Avenue to be setback more than 5.0 feet from the property line; 3) a Variation reducing the required parking as authorized in Section 17-13-1003-EE from 47 spaces to 15 spaces under the TSL provisions of the Zoning Ordinance as Western Avenue is a designated bus line corridor under Section 17-10-0102-B and the property is located 452 feet from Western Avenue; 4) a Variation under Section 17-13-1003-Q to reduce the at-grade window transparency requirement along Lincoln Avenue, a Pedestrian Street, from 480.6 sq. ft. to 261.6 sq. ft.; and 5) a Variation to increase under Section 17-13-1003-L the maximum permitted building height from 75.0 feet to 75.6 feet.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	14,793.75 square feet	
Maximum FAR:	4.00**	
Residential Dwelling Units:	47	
MLA Density:	314.76**	
Height (existing):	75.6**	
Bicycle Parking:	1 per DU	
Automobile Parking:	15*	
Setbacks (existing):	Front (Lincoln Avenue):	4 inches
	North Side (Winnemac Avenue):	4 inches

South Side:	4 feet 4 inches
Rear (Alley):	5.00 feet at grade
	5.00 feet on residential floors
	(instead of the required 30.00 feet)**

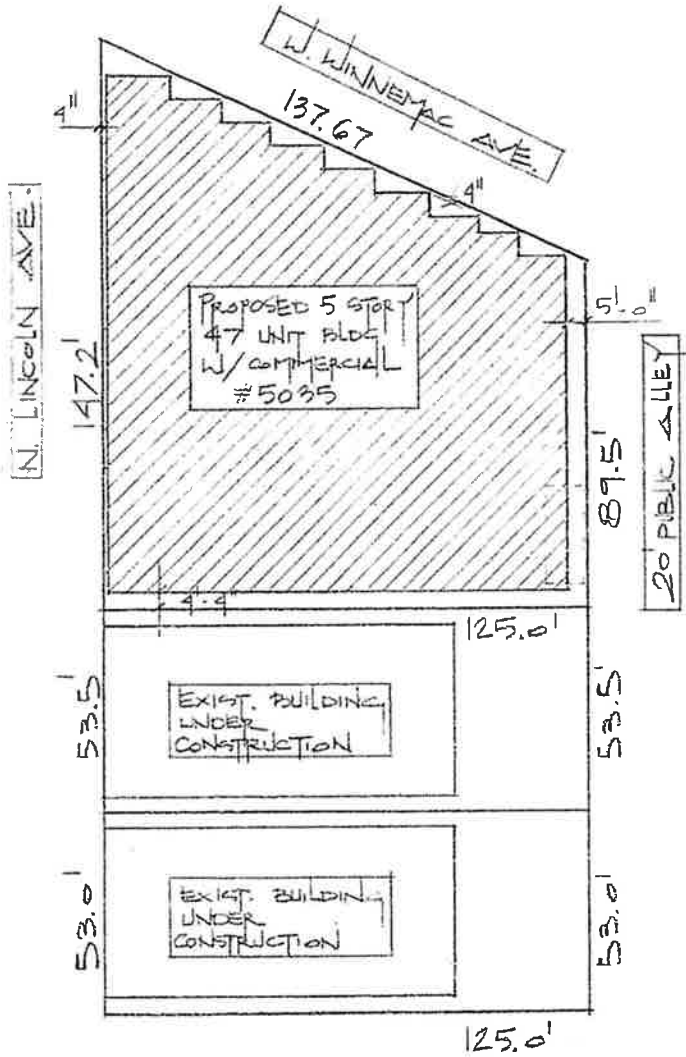
A set of plans is attached.

\*The project will comply with the Transit Served Location provisions of as per section 17-10-0102-B.

\*\* The proposed development will qualify for decreased MLA under Section 17-3-0402-B and increased FAR under Section 17-3-0403-B by providing 100% of the required ARO units on-site. The proposed development will have a reduced rear yard setback on residential floors from 30.00 feet to 5.00 feet.

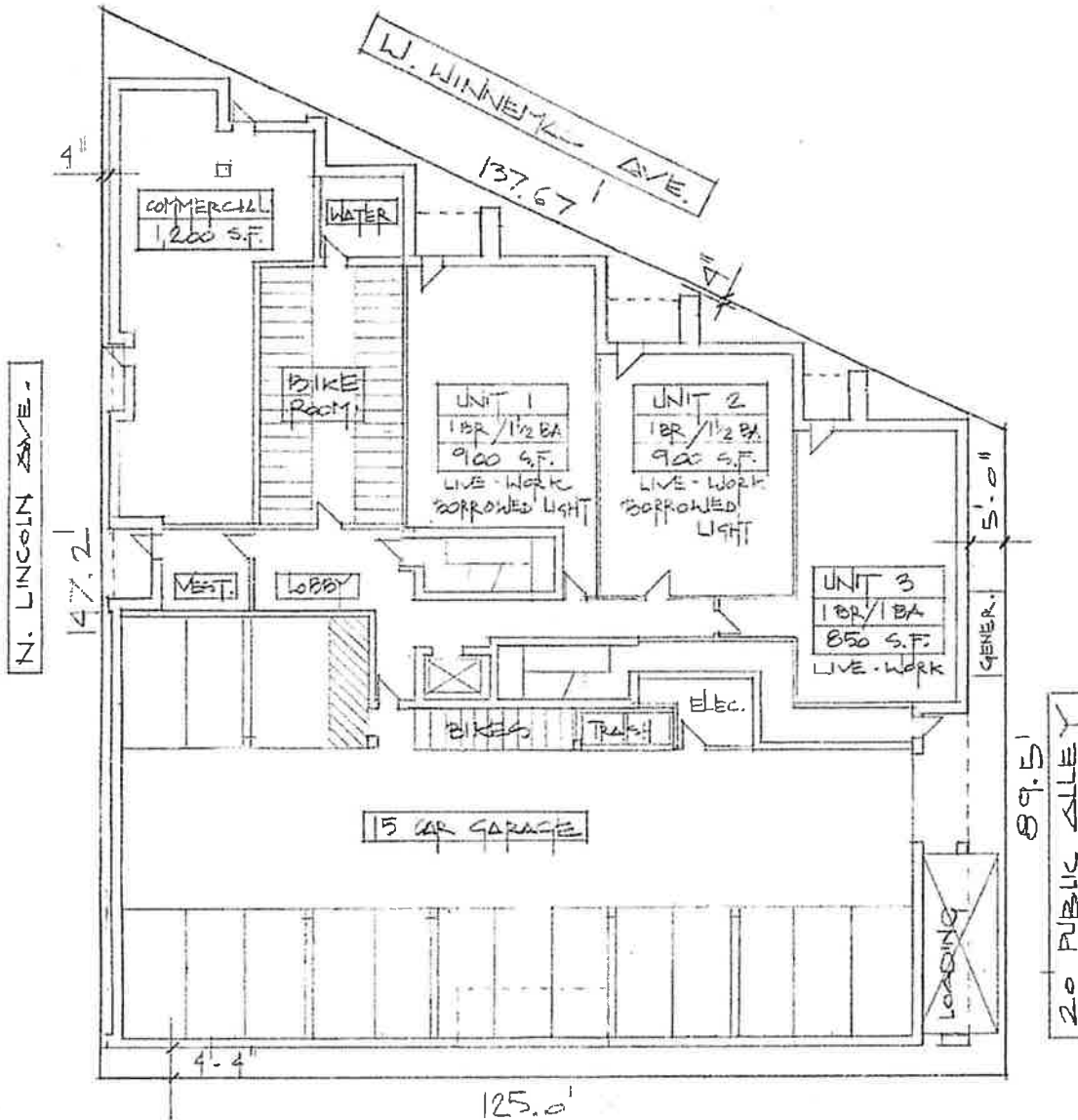
In addition, the development will comply with the provisions of Section 17-3-0308 related to Transit-Served Locations, specifically as follows:

- (1) Compliance with Section 17-10-0102-B because of the property is 406 feet from Western Avenue and 2,385 feet from the CTA Brown Line Western Avenue Station entrance. The proposed development does not include more than 50% of the otherwise required parking;
- (2) Compliance with Section 17-3-0504-B because
  - a. Building Location: The front façade faces Lincoln Avenue and is not setback more than 5 feet from the sidewalk;
  - b. Transparency: At least 60 percent of the combined façade on Lincoln Avenue and Winnemac Avenue between 4 feet and 10 feet will be comprised of clear, non-reflective windows, the bottom of windows will not be more than 4.5 feet above grade of the adjacent sidewalk and the windows will have a minimum height of 4 feet
  - c. Doors and Entrances: The building doors will face Lincoln Avenue and Winnemac Avenue;
  - d. Off-street Parking Requirements for non-residential uses: No parking is required or to be provided for non-residential uses and none is proposed;
  - e. Parking Location: All on-site parking will be enclosed and at grade the Lincoln Avenue façade of the parking area will include a mural; and
  - f. Driveways and Vehicle Access: All access to the parking will be provided from the rear alley.
- (3) Compliance with Transit Friendly Development Guide: Station Area Typology because the property is located in what is designated as a Local Activity Center wherein a various housing type of greater unit density with increased FAR, increased density and decreased parking all as proposed is encouraged;
- (4) Compliance with limit on residential parking because the project will not include more than 50% of the otherwise required parking; and
- (5) The project will comply with any applicable Travel Demand Study and Management Plan rules promulgated by the Chicago Department of Transportation.



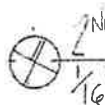
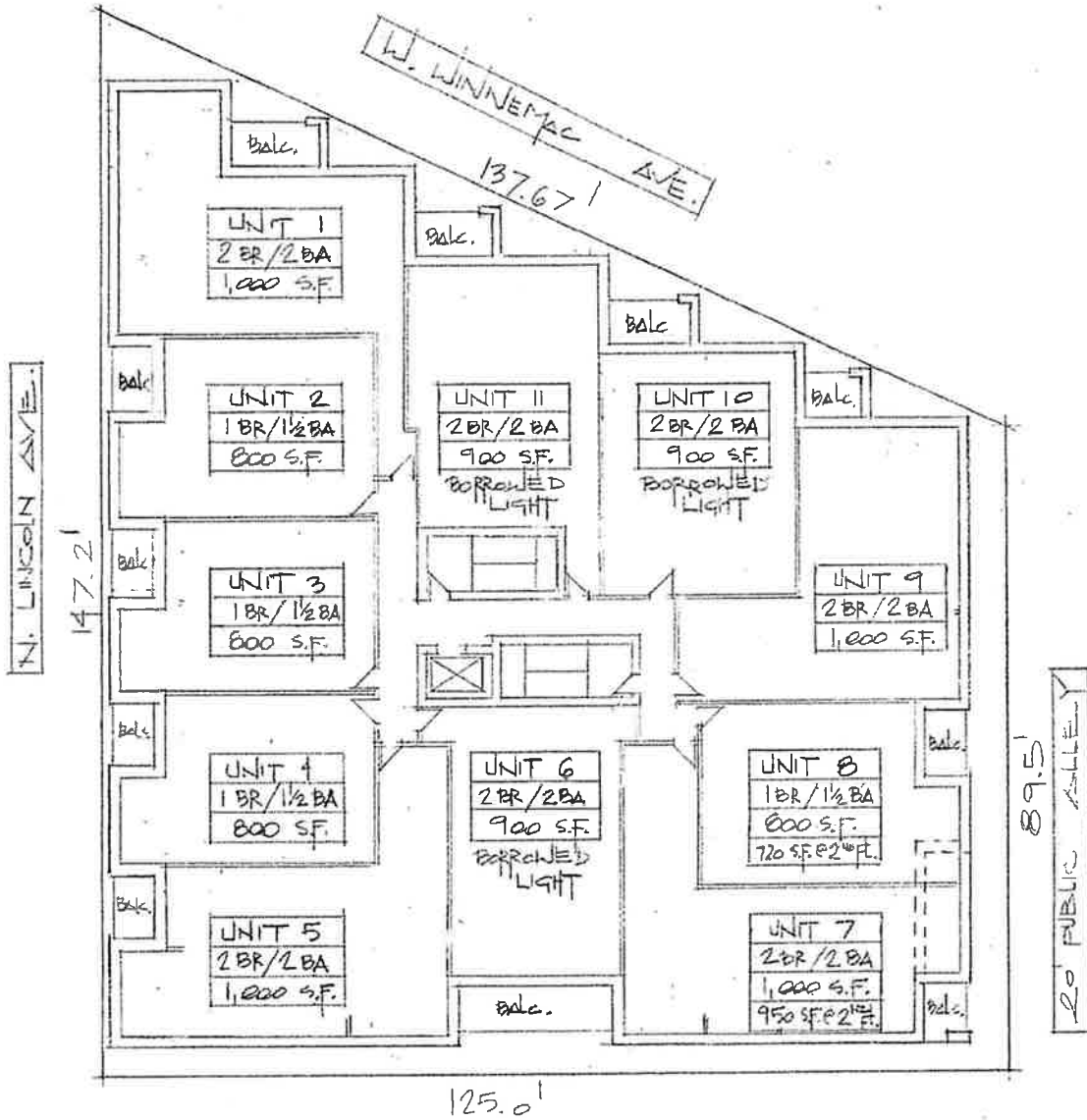
ZONING INFORMATION		
LOT AREA	14,793.75	S.F.
F.A.R.	4.0	
MAX. PERMISSIBLE	59,175	S.F.
1 <sup>st</sup> Floor	8,400	S.F.
2 <sup>nd</sup> Floor	12,500	S.F.
3 <sup>rd</sup> Floor	12,500	S.F.
4 <sup>th</sup> Floor	12,500	S.F.
5 <sup>th</sup> Floor	12,500	S.F.
ROOF	700	S.F.
TOTAL	59,100	S.F.

⊕ SITE PLAN  
1/32" = 1'-0"



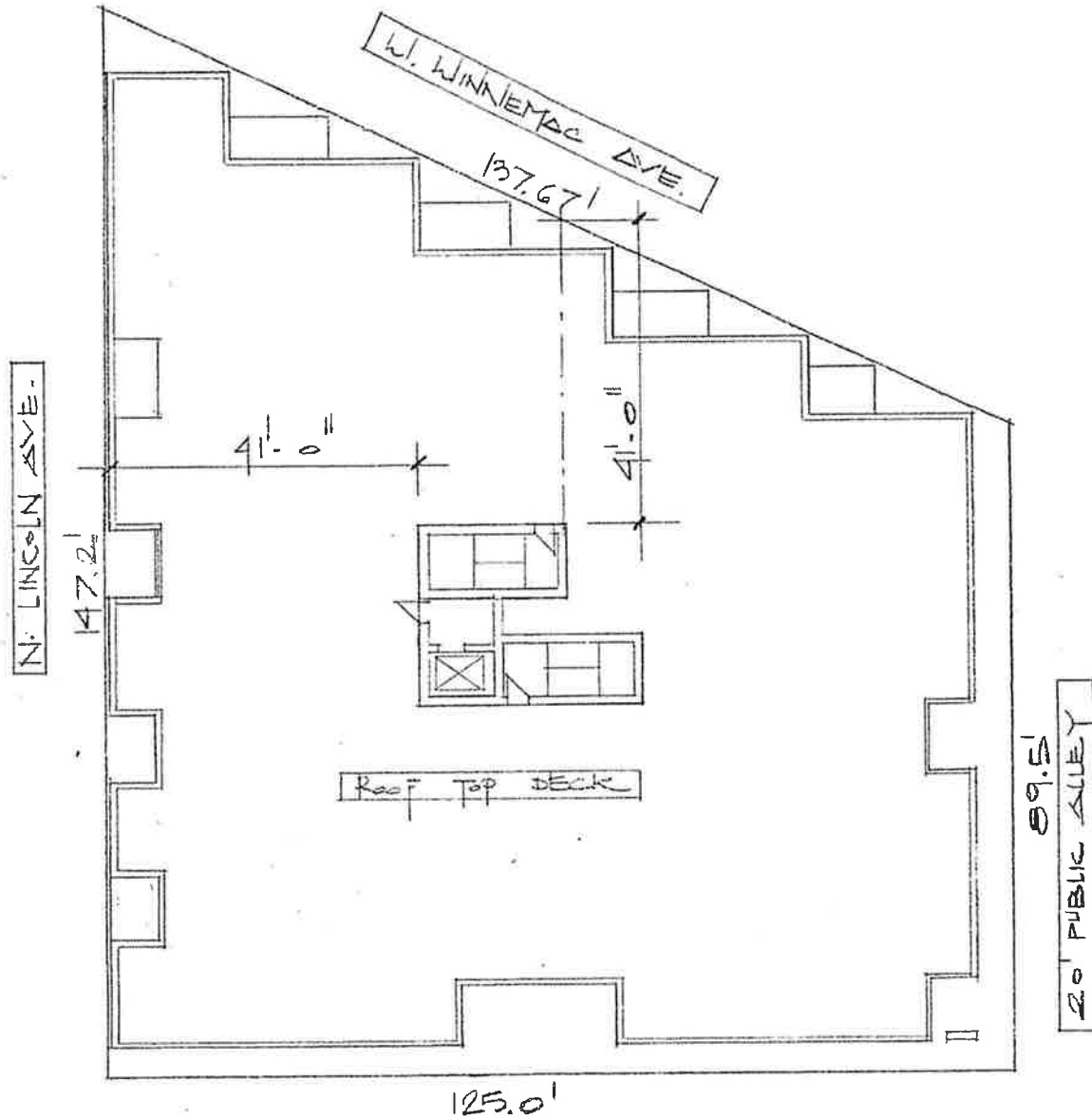
1<sup>ST</sup> FLOOR PLAN  
 1/16" = 1'-0"

8400 S.F.



2<sup>ND</sup> 3<sup>RD</sup> 4<sup>TH</sup> 5<sup>TH</sup> FLOOR PLAN  
1/16" = 1'-0"

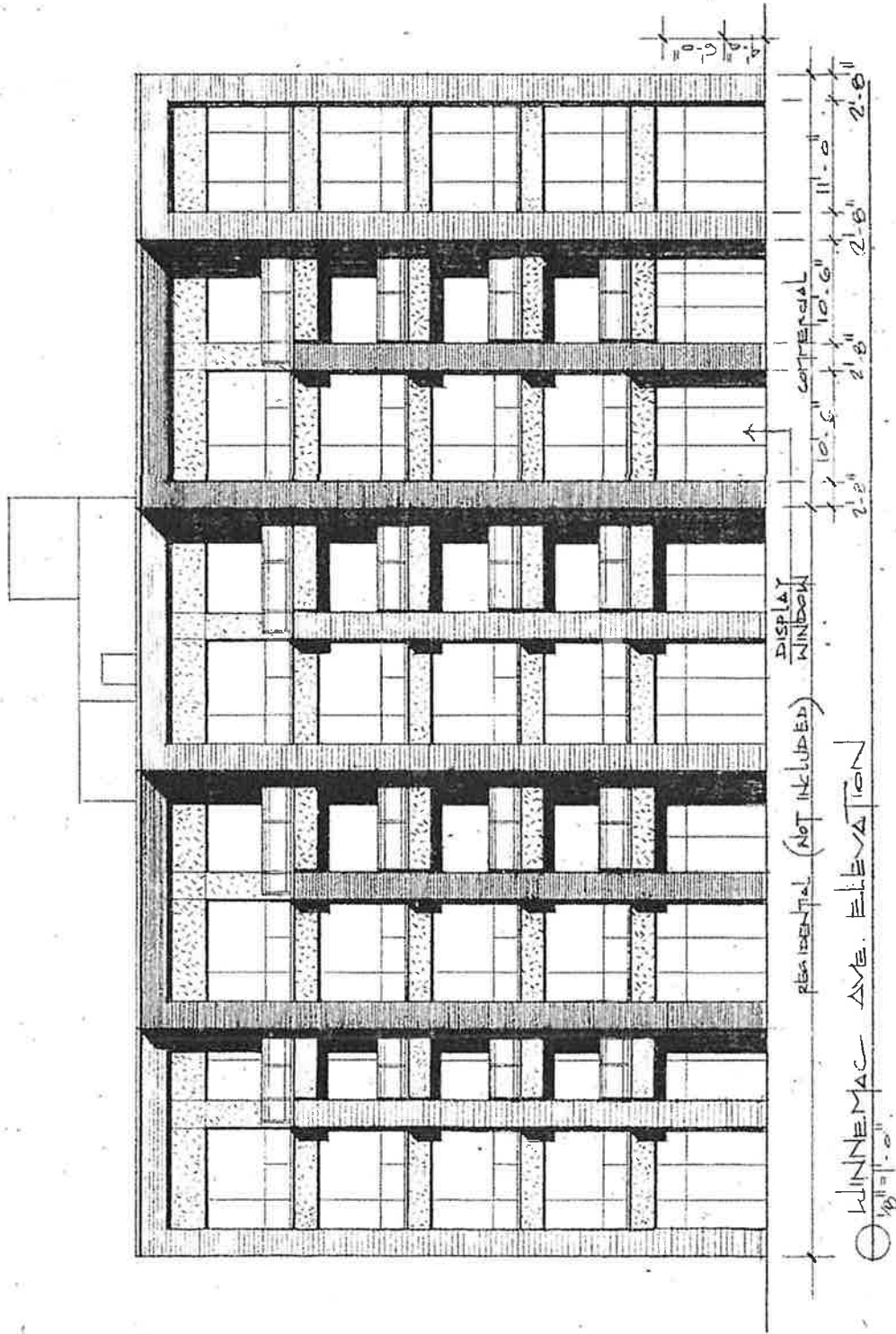
12,500 S.F.



⊗ ROOF PLAN  
 $\frac{1}{16}'' = 1'-0''$

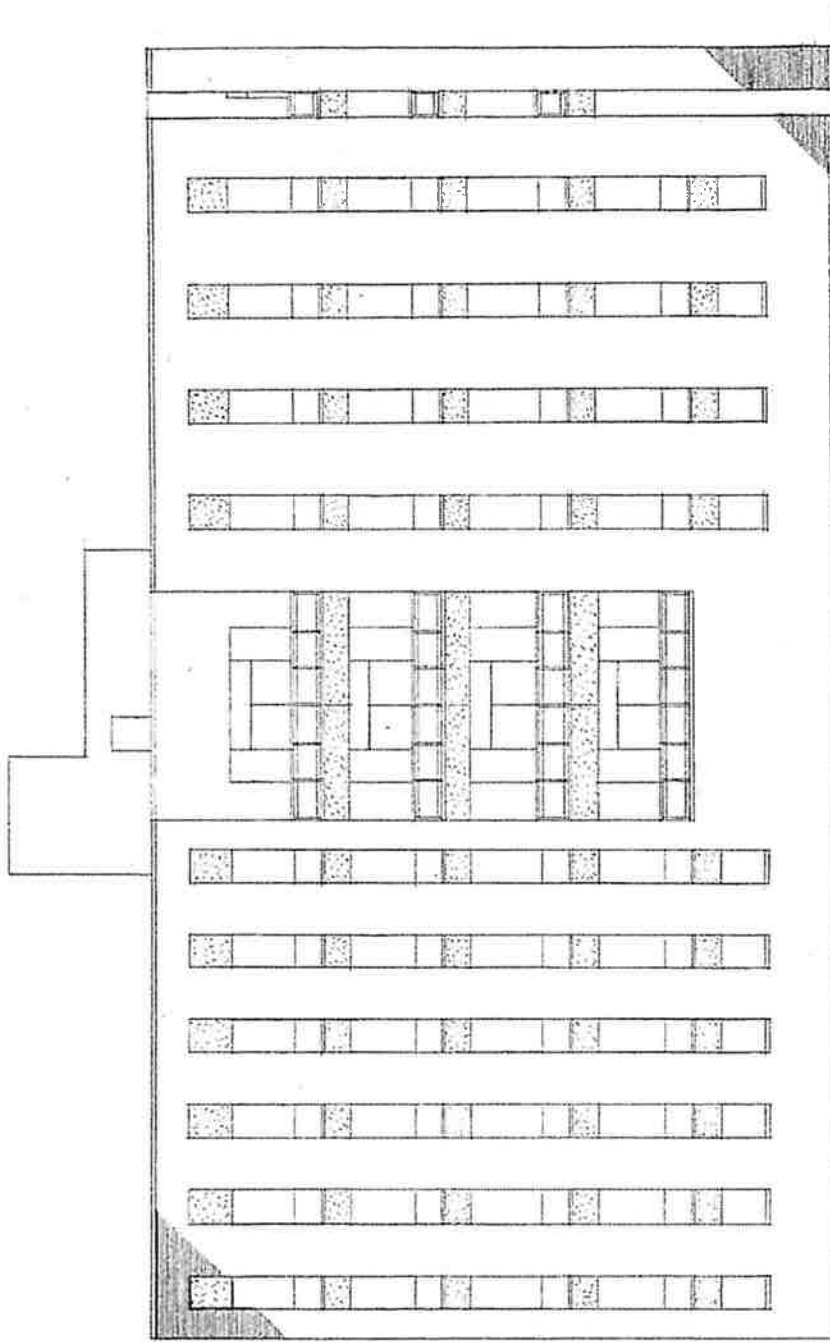
700 S.F.





TRANSPARENCY CALCULATION FOR COMMERCIAL PART OF THE FACADE (RESIDENTIAL NOT INCLUDED)  
 WALL AREA:  $42'-0" \times 6'-0" = 252 \text{ S.F.} \times 60\% = 151.2 \text{ S.F.}$  REQ'D  
 PROVIDED:  $(10'-6" + 11'-0") \times 6'-0" = 192 \text{ S.F.}$  O.K.  
 RELIEF REQUIRED BECAUSE FRONT WALL IS MORE THAN 5'-0" AWAY FROM PROPERTY LINE



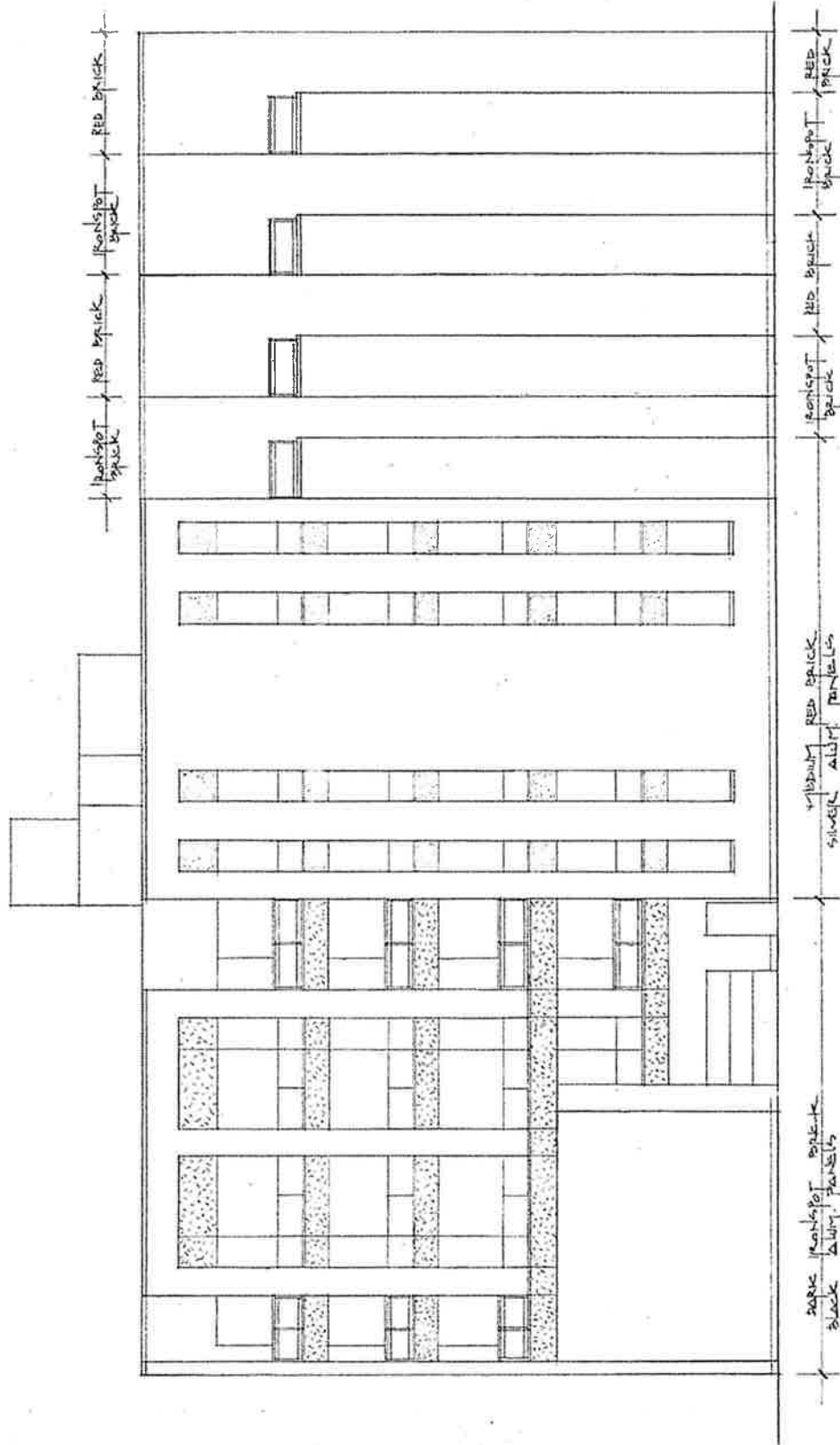


dark random brick w/ mastic mortar + black alum. panels

QUALITY ELEVATION  
1/8"=1'-0"

180 W. WASHINGTON  
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**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-001485



ALLEY ELEVATION  
 1/8" = 1'-0"

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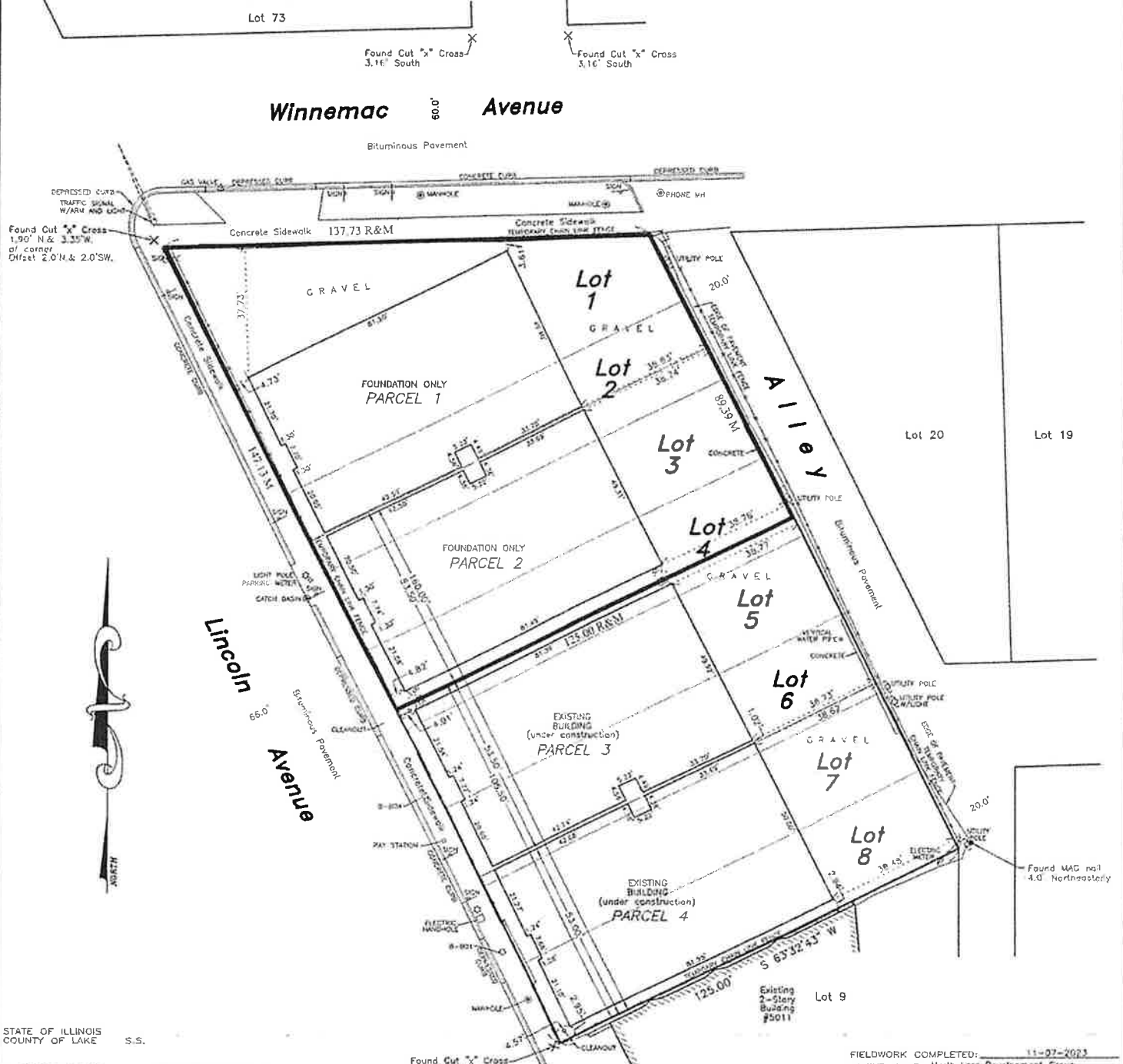
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 LICENSE NUMBER 184-001485

# PLAT OF SURVEY

Final for Publication

**PARCEL 1:**  
 LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, (EXCEPT THE SOUTHEASTERLY 160 FEET THEREOF) IN SCHUPP'S SUBDIVISION OF LOTS 20 AND 21 (EXCEPT THE SOUTH 103 FEET OF SAID LOT 21) IN BOWMANVILLE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
 THE NORTHWESTERLY 53.50 FEET OF THE SOUTHEASTERLY 160.00 FEET OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN SCHUPP'S SUBDIVISION OF LOTS 20 AND 21 (EXCEPT THE SOUTH 103 FEET OF SAID LOT 21) IN BOWMANVILLE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) AND ALL OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS  
 COUNTY OF LAKE S.S.

I, **BRYAN J. LEE**, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 8TH DAY OF NOVEMBER, A.D. 2023.

*Bryan J. Lee*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
 MY LICENSE EXPIRES 11-30-29  
 PROFESSIONAL DESIGN FIRM NO. 184-002732



FIELDWORK COMPLETED: 11-07-2023  
 CLIENT NAME: Northshore Development Group  
 ADDRESS: 1803 Pine Street  
Northfield, IL 60093

NOTES:  
 PLAT IS VOID if the Impressed Surveyors Seal does not appear.  
 Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

**R.E. ALLEN AND ASSOCIATES, LTD.**  
 PROFESSIONAL LAND SURVEYORS  
 1015 N. CORPORATE CIRCLE, SUITE C  
 GRAYSLAKE, ILLINOIS 60030  
 PHONE 847-223-0914 FAX: 847-223-0980

Scale: 1" = 20'  
 FILE NO. 149-23  
F14923.DWG