

NARRATIVE AND PLANS

TYPE I Rezoning Attachment

5023 – 35 North Lincoln Avenue/2441 – 53 West Winnemac Avenue

The Project

The subject property is vacant. THNS LLC (the “Applicant”) proposes seeks 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 forth-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 57 feet 2 inches.

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 1 Map Amendment that included the subject property. 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 are per unit (“MLA”) under Section 17-3-0402-B of the Zoning Ordinance and increased FAR under Section 17-3-0403-B of the Zoning Ordinance. In addition, the proposed rezoning will allow a reduction in the required rear yard setback from the required 30.00 feet to 5.00 feet. 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.

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):	57 feet 2 inches**
Bicycle Parking:	1 per DU
Automobile Parking:	15*
Setbacks (existing):	Front (Lincoln Avenue): 4 inches North Side (Winnemac Avenue):: 0.00' 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)**

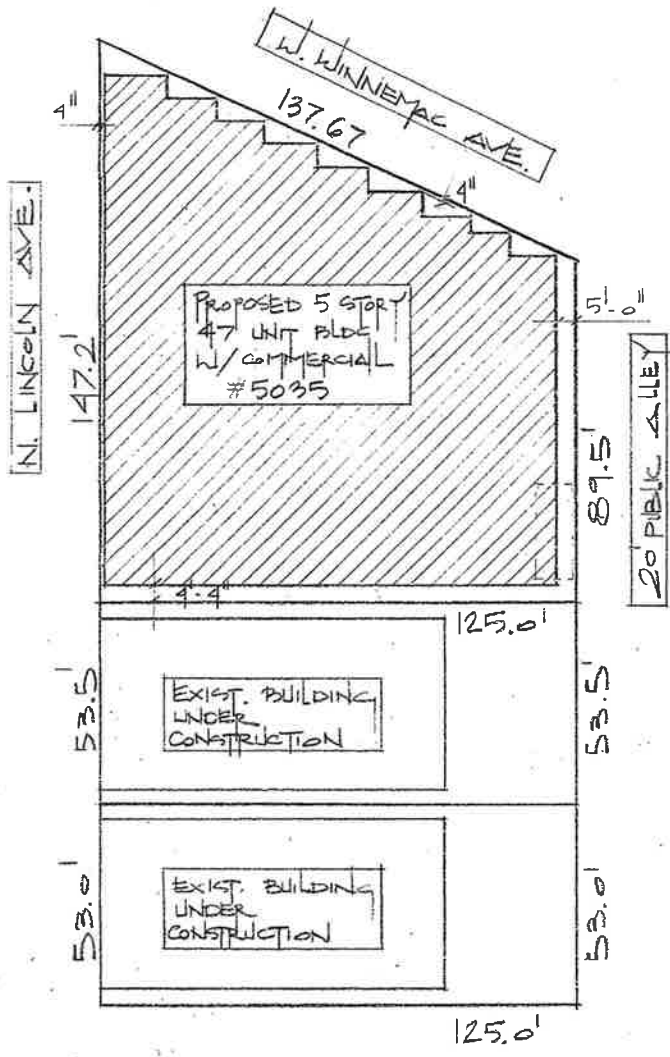
A set of plans is attached.

*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.**

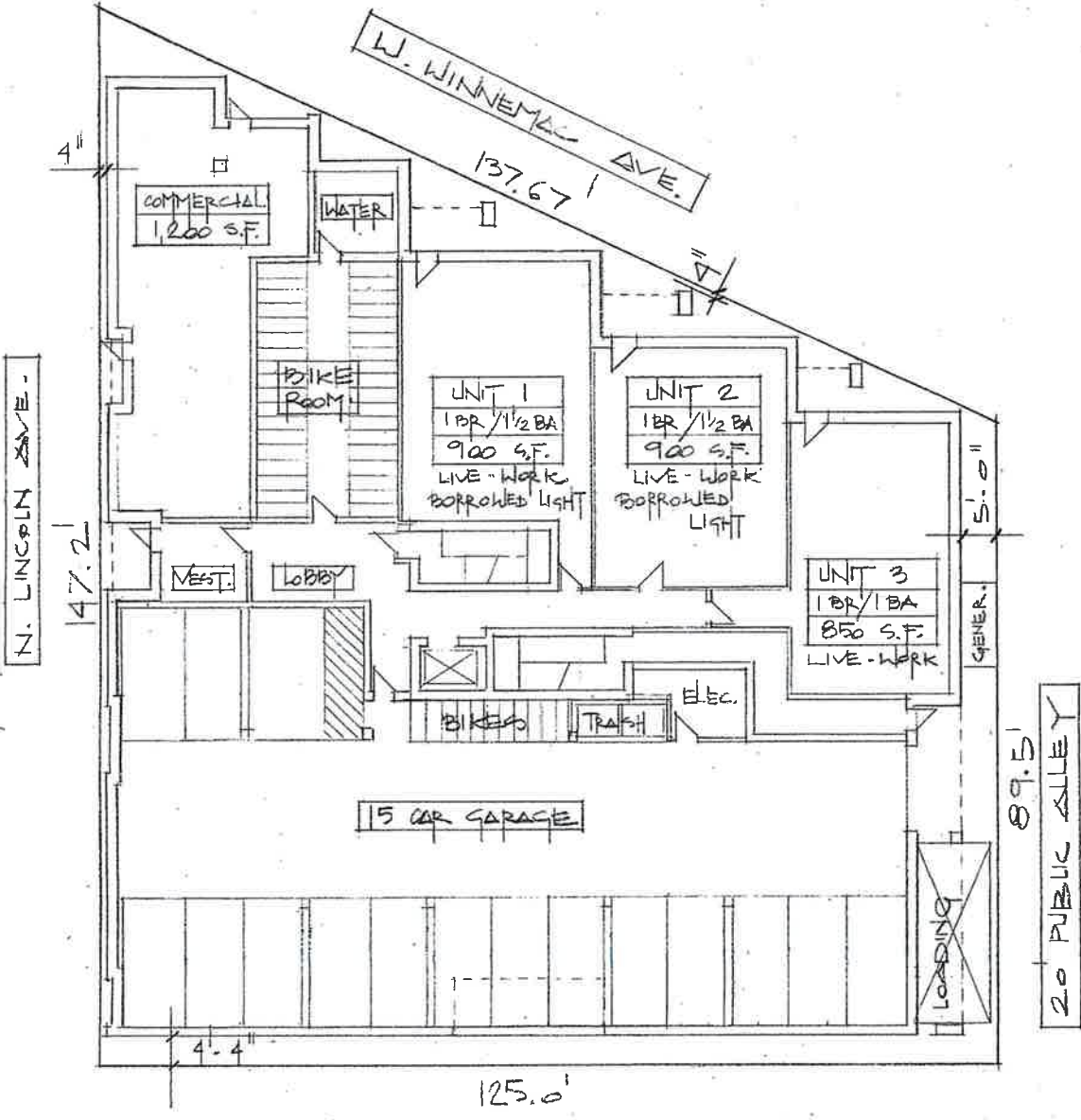
In addition, the development will comply with the provisions of Section 17-3-0308 related to Transit-Served Locations, specifically as follows:

- (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 ST FLOOR	8,000 S.F.
2 ND FLOOR	12,500 S.F.
3 RD FLOOR	12,500 S.F.
4 TH FLOOR	12,500 S.F.
5 TH FLOOR	12,500 S.F.
ROOF	700 S.F.
TOTAL	58,700 S.F.

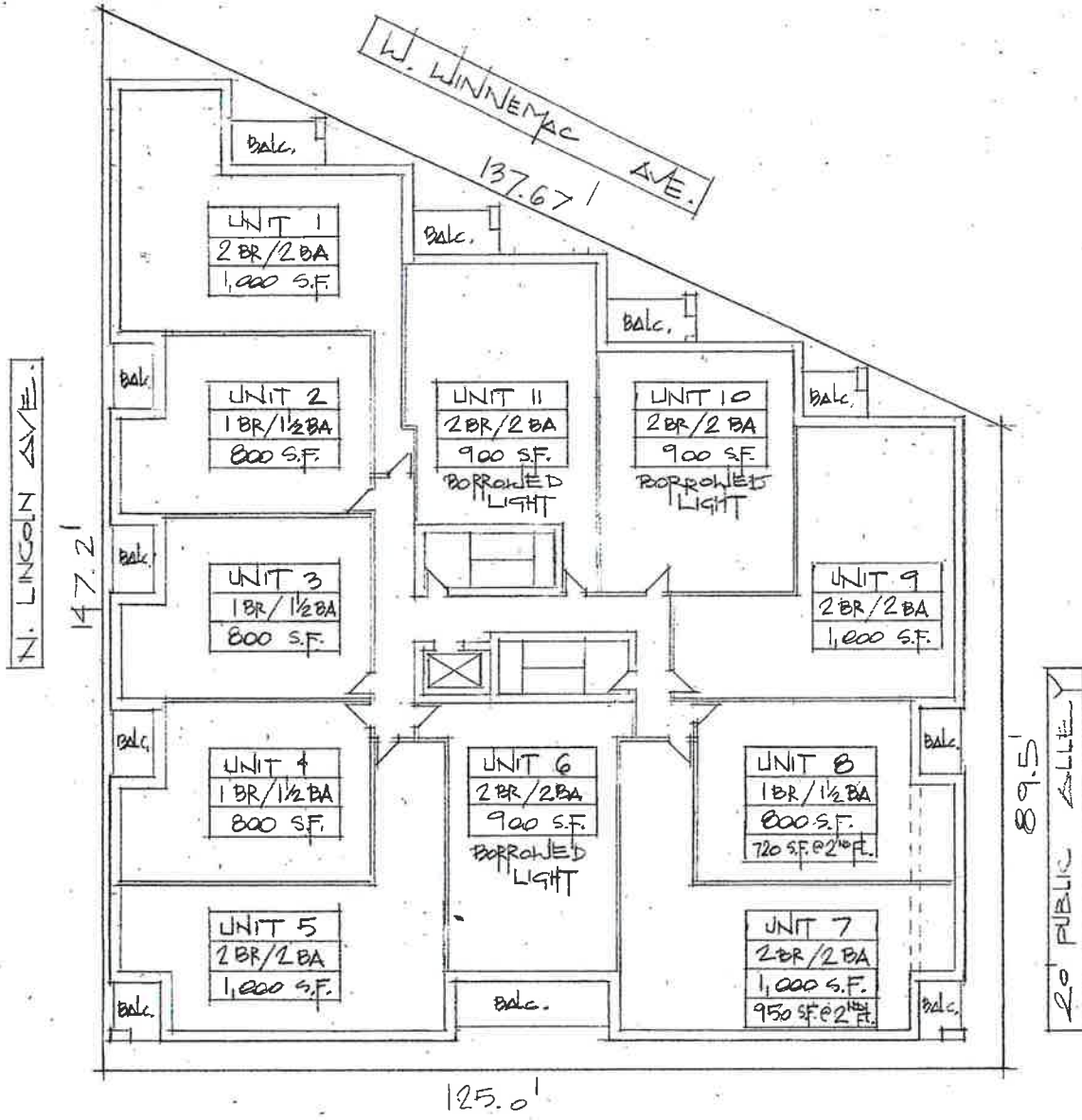
⊗ SITE PLAN
1/32" = 1'-0"



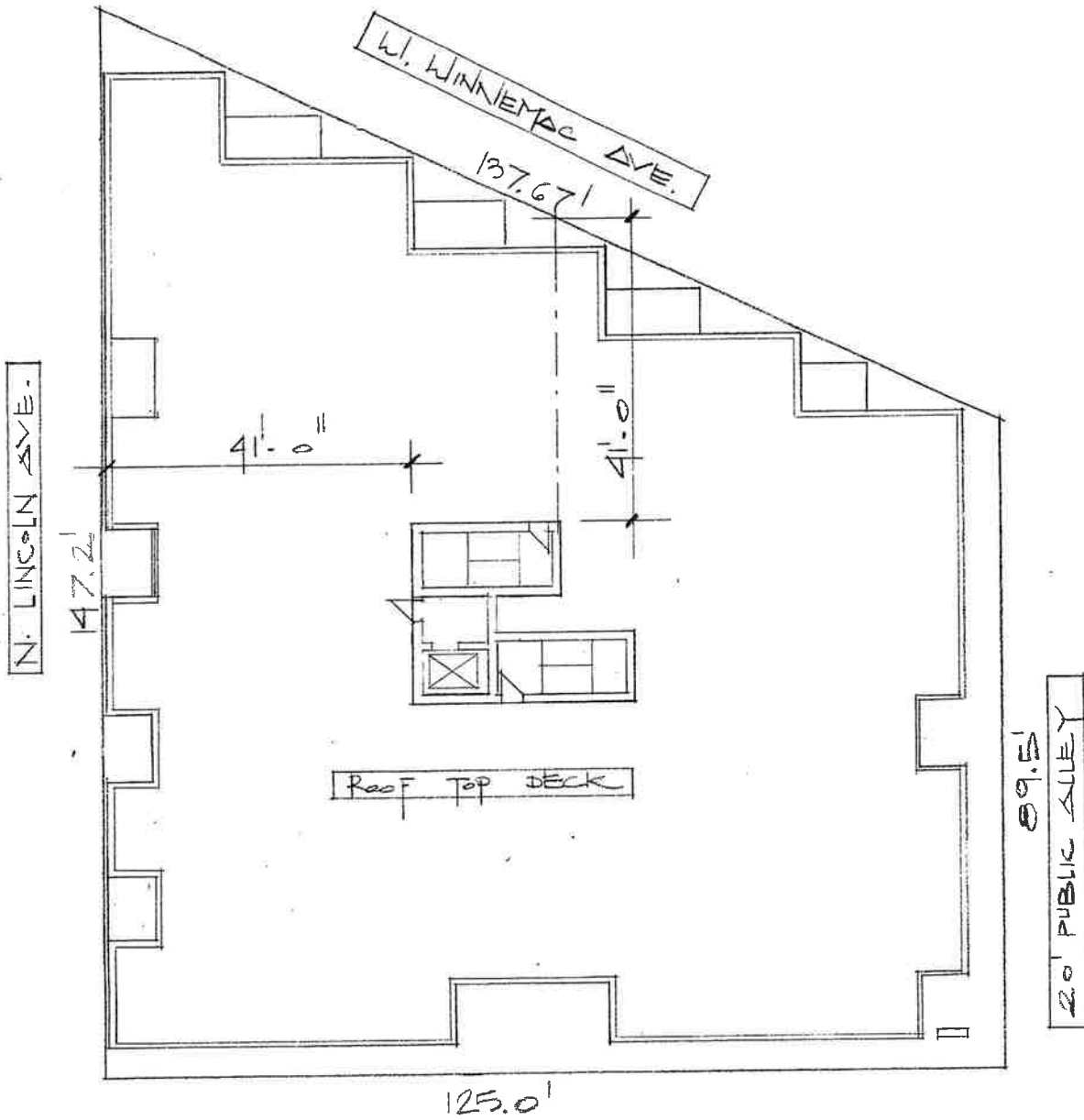
1ST FLOOR PLAN
1/16" = 1'-0"

8,000 S.F.

58,000 vs 59,175

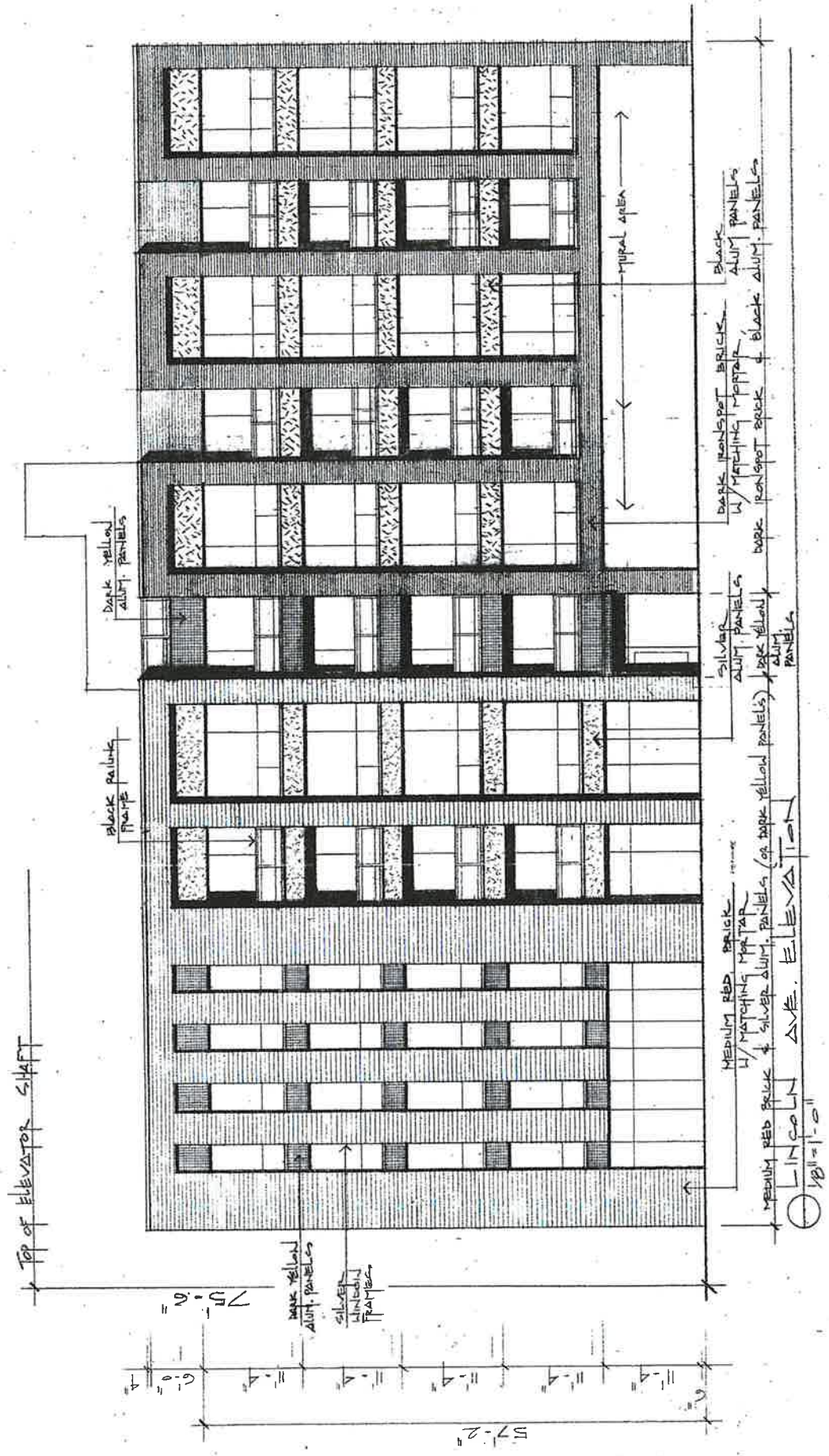


2ND 3RD 4TH 5TH FLOOR PLAN 12,500 S.F.
1/16" = 1'-0"



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

700 S.F.



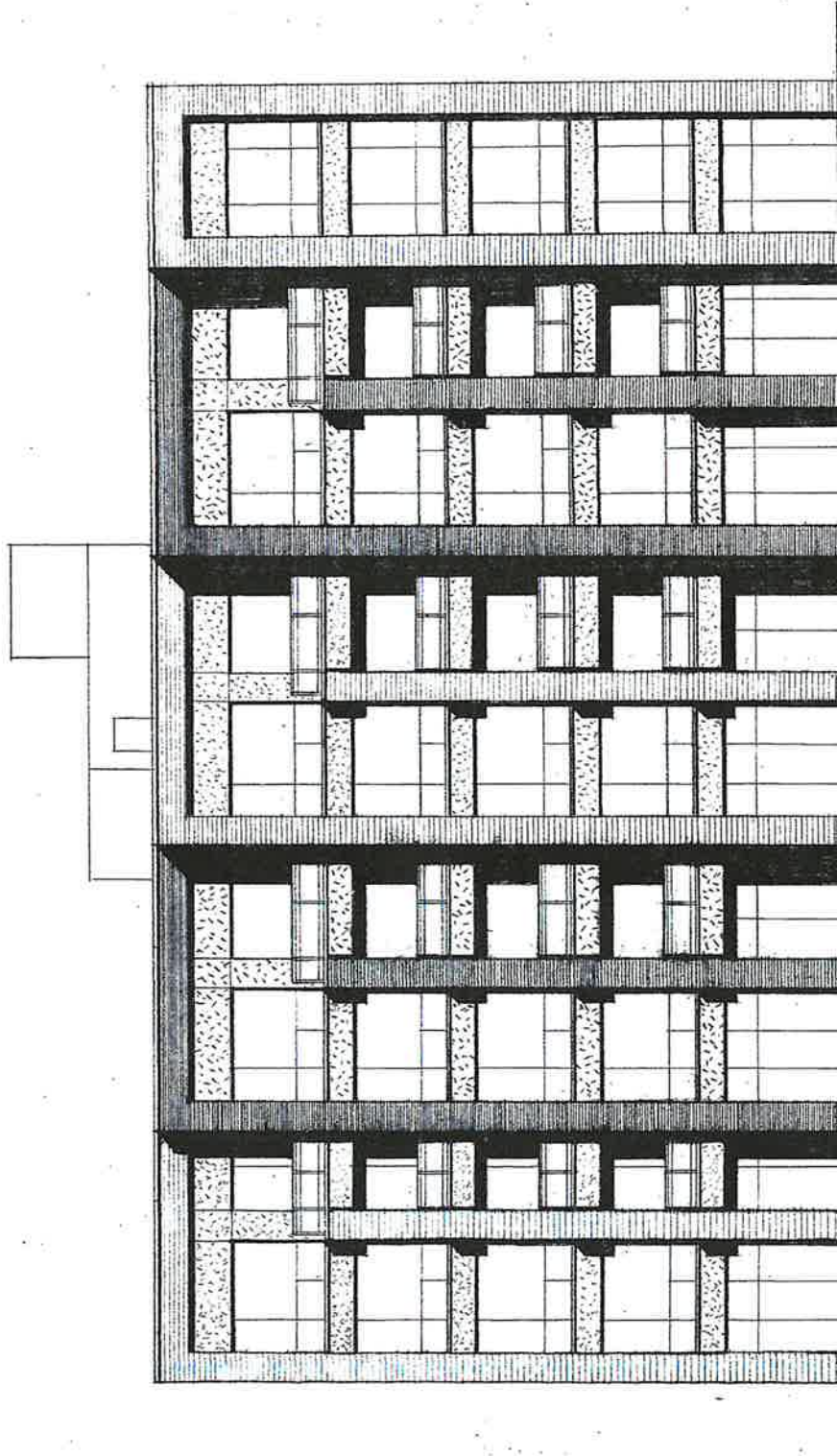


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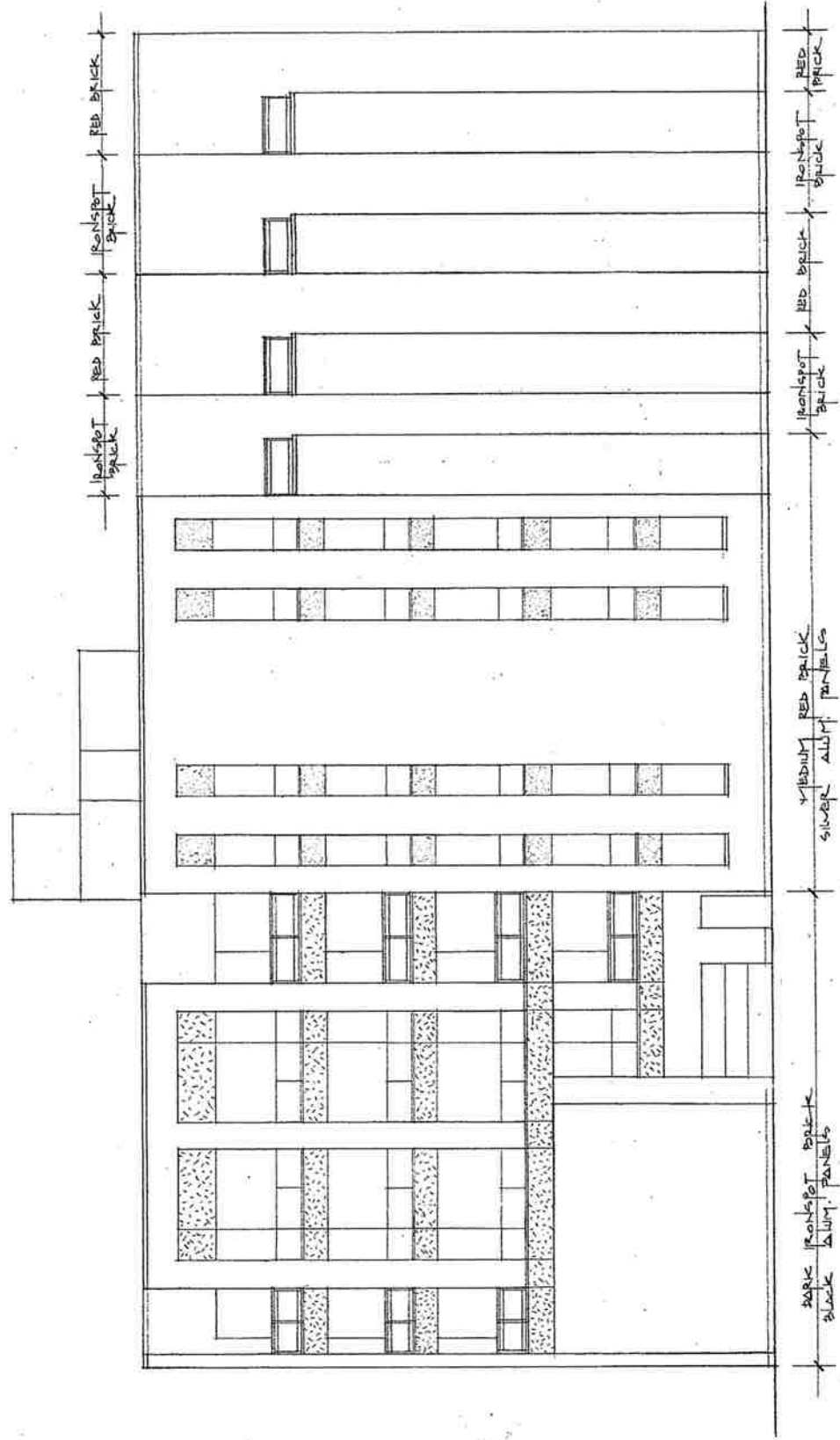


MEDIUM RED BRICK / SILVER ALUM. PANELS
DARK IRONSPOOT BRICK / BLACK ALUM. PANELS
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MEDIUM RED BRICK / SILVER ALUM. PANELS
DARK IRONSPOOT BRICK / BLACK ALUM. PANELS
MEDIUM RED BRICK / SILVER ALUM. PANELS

SILVER WINDOW FRAMES, BLACK RAILINGS

WINNEMAC AVE. ELEVATION

1/8" = 1' - 0"

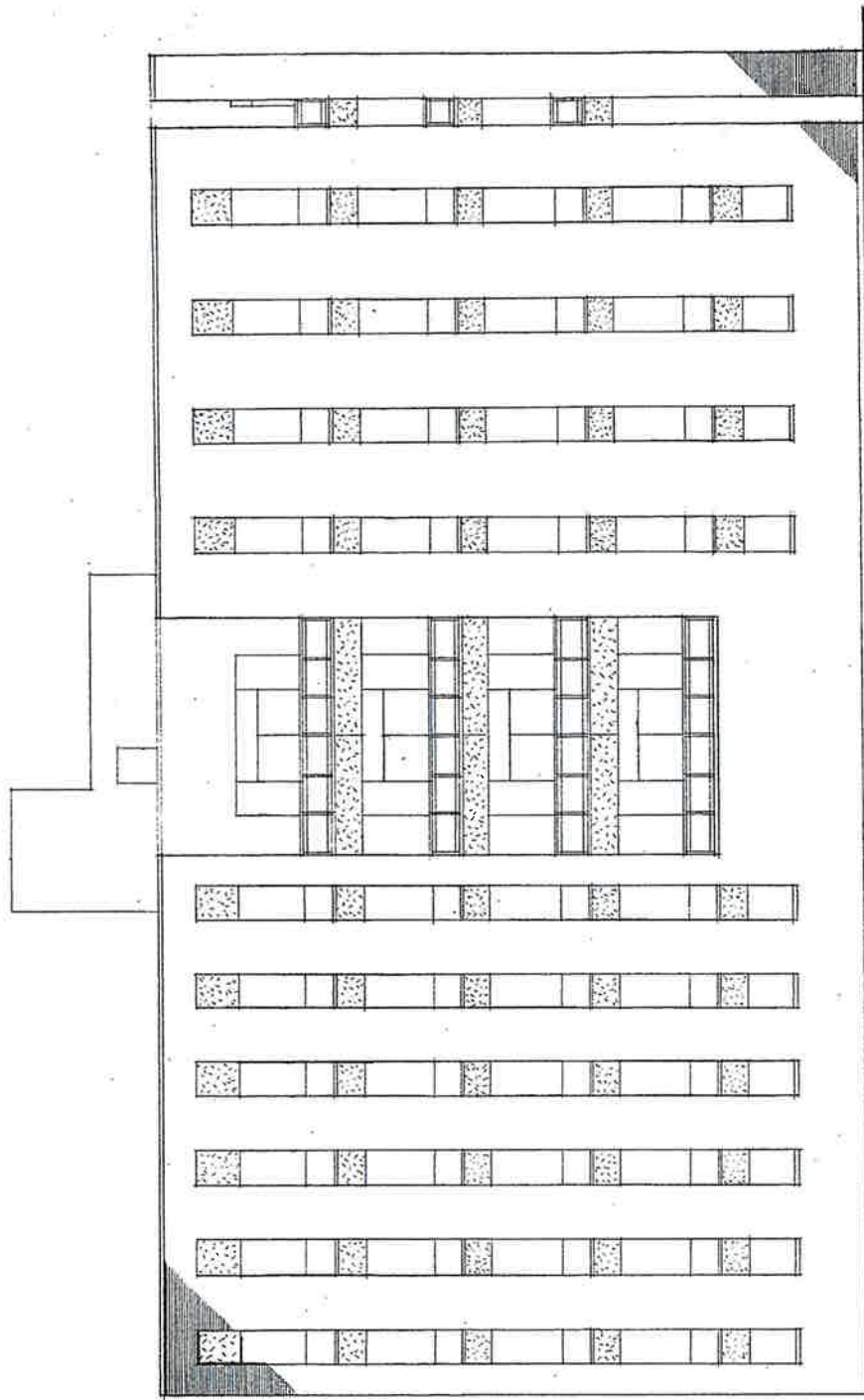


DARK IRON SPOT BRICK
 BLACK ALUM. PANELS

MEDIUM RED BRICK
 SILVER ALUM. PANELS

IRON SPOT BRICK
 RED BRICK
 IRON SPOT BRICK
 RED BRICK
 IRON SPOT BRICK
 RED BRICK

ALLEY ELEVATION
 8/11/10



dark redwood bricks w/ matching mortar + black alum. panels

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