

**AMENDED TO BE A TYPE-1 ZONING MAP  
AMENDMENT APPLICATION NARRATIVE AND PLANS  
At 4225 West Madison Avenue  
B3-3 to C2-3**

**The Property**

The subject property is a vacant lot located in a B3-3 Community Shopping District and sits in a Transit Served Location per the Chicago Zoning Ordinance, 2,333.38 feet from the Pulaski CTA Green Line Station entrance and is 2,362 feet from to the Pulaski CTA Blue Line Station entrance.

**The Project**

The Applicant seeks to rezone the property to construct a three-story mixed-use building with approximately a total of 2,173.31 square feet of ground floor commercial space to be used for a dog grooming and day care business that will include shelter/boarding kennel use and related retail use, and of which approximately 529.74 square feet will be designated as public area for parking calculation purposes. The proposed project also will include eight residential dwelling units above the ground floor. The Applicant will provide four surface parking spaces for residential use and four bicycle parking spaces for residential use per the Transit Served Location guidelines of the Chicago Zoning Ordinance. There will be one surface parking space for the proposed business. The rear of the building will include outdoor operations for the proposed business to allow an outdoor fenced dog play area. The proposed zoning height of the building will be approximately 37'-9".

In addition, the subject rezoning seeks Type 1 optional administrative adjustment relief under section 17-13-0303-D to allow five parking spaces on the property from the required 50% (four spaces) for a property located in an Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a B3-3 Community Shopping District to a C2-3, Motor Vehicle-Related Commercial District.

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

Lot Area:	6,176 square feet
FAR:	1.54
Floor Area:	9,516.27 square feet
Residential Dwelling Units:	8
MLA Density:	772 square feet
Zoning Height:	37'-9"
Bicycle Parking:	4
Automobile Parking:	5*
Setbacks (proposed):	Front (Madison Avenue): 0.00' East: 3.13' West: 3.00' South (rear): 47.17'

A set of plans is attached.

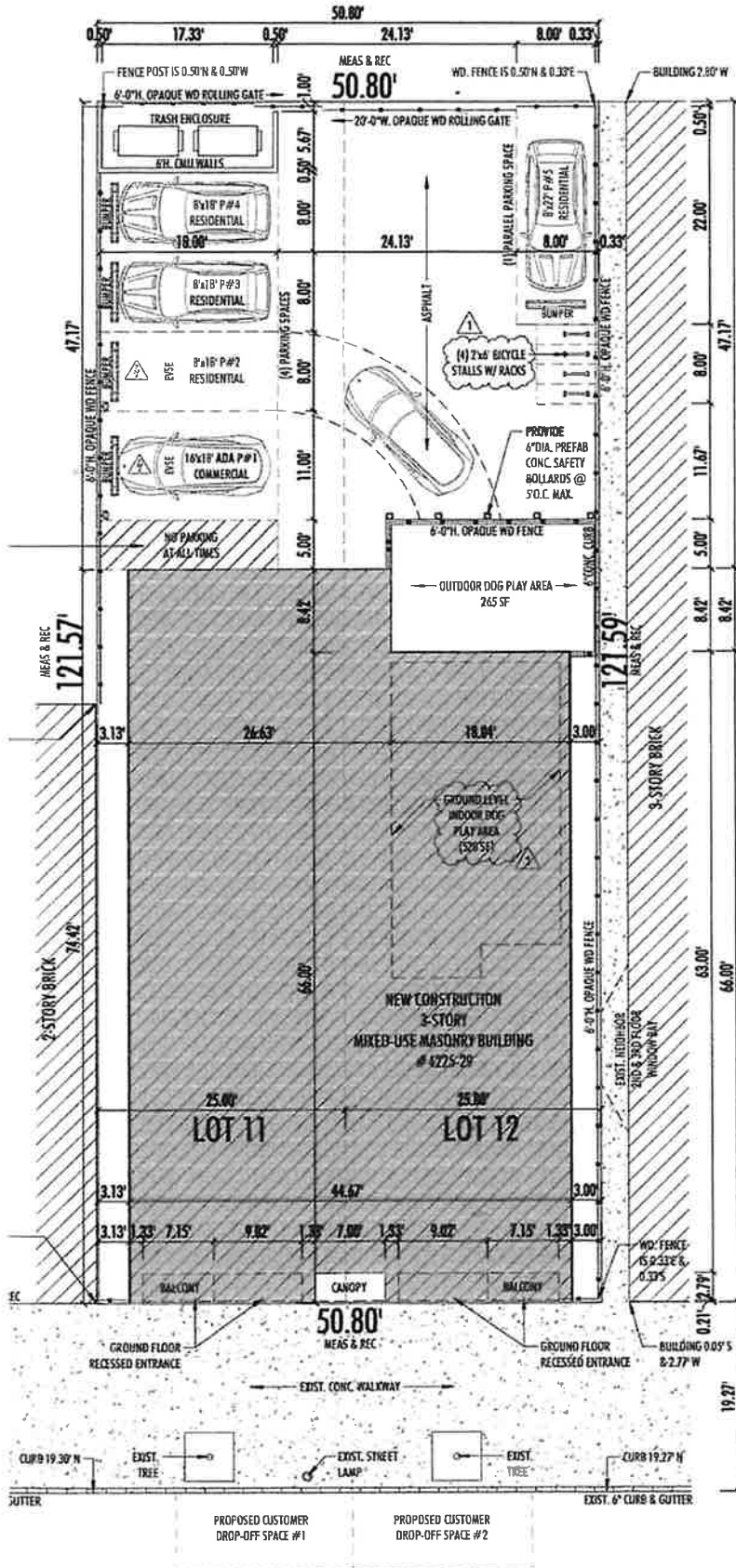
\* Type 1 optional administrative adjustment 17-17-0303-D to increase parking.

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**17-3-0308 Specific Criteria for Transit-Served Locations.** In B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance or exit must satisfy all of the following specific criteria:

1. The project complies with the applicable standards of Section 17-10-0102-B;
  - a. The property is 2,333.38 feet from the Pulaski CTA Green Line Station entrance and is 2,362 feet from to the Pulaski CTA Blue Line Station entrance.
2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a *pedestrian street* and except paragraph C if the land use is designated in a non-commercial use group, pertaining to *pedestrian streets* and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a pedestrian retail street;
  - a. The proposed frontage design meets any applicable pedestrian design regulations.
3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;
  - a. The project has been designed with five parking spaces and bicycle spaces will be provided to encourage alternative modes of transportation such as the nearest ETOD train stations Pulaski CTA Green Line Station and Pulaski CTA Blue Line Station entrance and the nearest ETOD Madison Street Bus Corridor stop.
4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE; and
  - a. The Applicant is seeking a 17-13-0303-D exemption to provide a total of five parking spaces on the property instead of the four required spaces.
5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.
  - a. If required, the Applicant will comply with any rules issued by CDOT.

16' ALLEY



W. MADISON ST.  
(12' R.O.W.)

SITE PLAN 1  
1" = 10'-0"



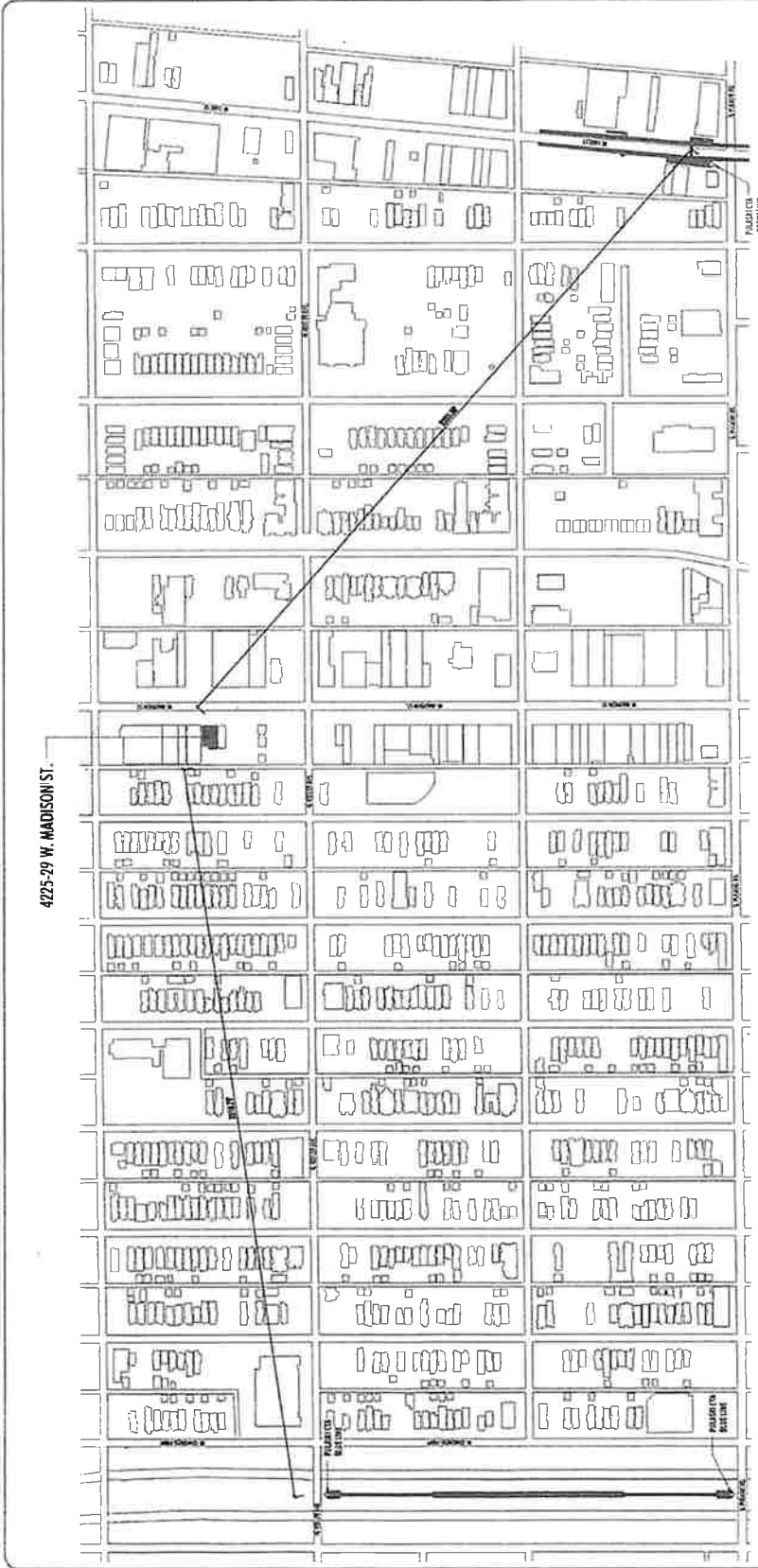
NOT FOR CONSTRUCTION  
 INFORMATION  
 © 2012 PULASKI CTA  
 4225-29 W. MADISON ST.

REGISTERED ARCHITECT  
**BLDG**  
 LIC# 184.007984  
 ARCHITECTURE • DESIGN  
 44251 ETONWAY  
 CHICAGO, IL 60630  
 PH: 773.791.8283  
 FAX: 773.791.8284



FOR 2011 CTA NEW CONSTRUCTION OF  
 3-STOREY BRICK-CLAY MASON, BRICK WY  
 FOUNDATION (1) CTA ANNUAL SERVICES  
 INCLUDING PERMIT, SALES &  
 CONSTRUCTION OF A 100' X 100' ADJUT  
 4225-29 W. MADISON ST., CHICAGO, IL  
 60611

PROJECT No.		DATE	
4225-29 W. MADISON ST.		05/11/12	
NO.	DATE	NO.	DATE
1	05/11/12	2	05/11/12
3	05/11/12	4	05/11/12
5	05/11/12	6	05/11/12
7	05/11/12	8	05/11/12
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93	05/11/12	94	05/11/12
95	05/11/12	96	05/11/12
97	05/11/12	98	05/11/12
99	05/11/12	100	05/11/12



TRANSIT MAP  
 1  
 10-11-12



PULASKI CTA - GREEN LINE



PULASKI CTA - BLUE LINE



LOCATION MAP



AERIAL MAP

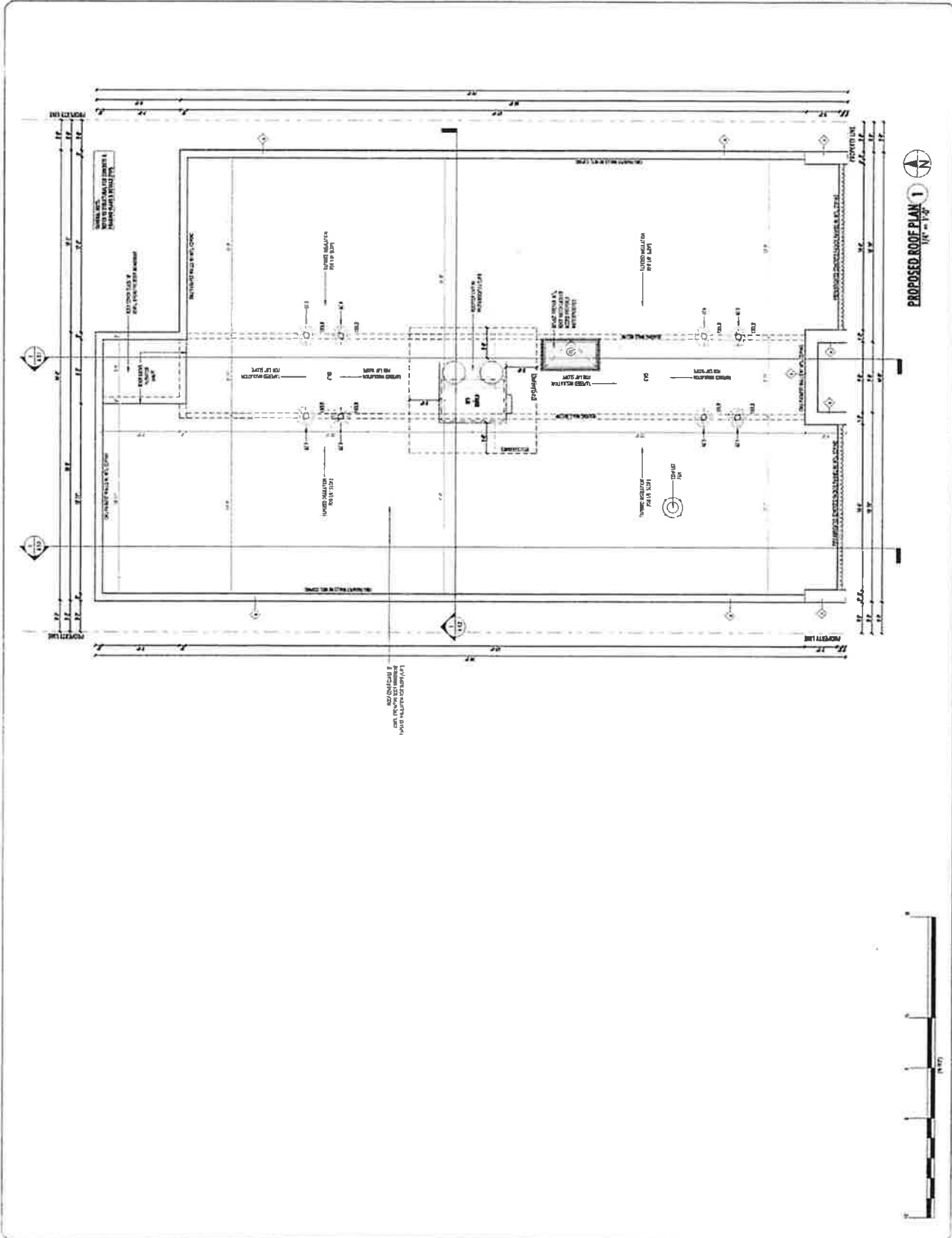
I HEREBY CERTIFY THAT THE DISTANCE BETWEEN THE PROPERTY AT 4225-29 W. MADISON ST. AND THE PULASKI CTA STATION IS AS SHOWN ON THIS MAP. THIS MAP WAS PREPARED BY PROFESSIONAL ENGINEERS COMPANIES TO THE CITY OF CHICAGO CODE.

*Harold Douglas*





Plan for Publication



NOT FOR CONSTRUCTION  
 2025 PROJECTS, INC.  
 1222 S. 10th St.  
 Chicago, IL 60605  
 TEL: 773.327.1234

LIC# 184.007964  
**BLOOM**  
 ARCHITECTURE + DESIGN  
 440 N. LEXINGTON AVE.  
 CHICAGO, IL 60611  
 PHONE: 773.394.8788  
 CELL: 773.394.8528

**LEGEND**

- ROOF FINISH
- ROOF STRUCTURE
- ROOF DRAINAGE
- ROOF PENETRATIONS
- ROOF CURBS
- ROOF FLASHINGS
- ROOF JOISTS
- ROOF TRUSSES
- ROOF BRACES
- ROOF SUPPORTS
- ROOF ANCHORS
- ROOF BOLTS
- ROOF WELDS
- ROOF MEMBERS
- ROOF CONNECTIONS
- ROOF DETAILS
- ROOF NOTES



STATE OF ILLINOIS  
 PROFESSIONAL ENGINEER  
 MICHAEL J. BLUM  
 LICENSE NO. 001234567  
 EXPIRES 12/31/2025

Project No. 2025-001  
 4225 N. W. MASON ST.  
 CHICAGO, IL 60642

PROPOSED ROOF PLAN  
**A-30**  
 SHEET NO.

JDF CONSTRUCTION
   
 RELEASED 03-12-2024
   
 BRIS PROJECTS, INC. ©

BOG
   
 LIC# 184.007984
   
 444 N BURNHAM
   
 CHICAGO, IL 60610
   
 PH: 773.764.9793
   
 FAX: 773.764.9794

PROFESSIONAL ENGINEER
   
 STATE OF ILLINOIS
   
 LICENSE NO. 000000000

PROFESSIONAL ENGINEER
   
 STATE OF ILLINOIS
   
 LICENSE NO. 000000000

PROJECT NO. 2024-001
   
 SHEET NO. 1
   
 DATE: 03/12/2024
   
 DRAWN BY: JDF
   
 CHECKED BY: JDF
   
 PROJECT: 425-57 N. MADISON ST., CHICAGO, IL 60611
   
 CLIENT: BRIS PROJECTS, INC.
   
 ARCHITECT: JDF CONSTRUCTION
   
 CONTRACT NO. 2024-001

