



City of Chicago



SO2017-5521

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/26/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 4646-4650 N Damen Ave - App No. 19328T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19328 TI
INTRO DATE:
JULY 26, 2017

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District and B3-3 Community Shopping District symbols and indications as shown on Map No. 11-H in the area bounded by

a line 50 feet south of and parallel to West Leland Avenue; North Damen Avenue; a line 130 feet south of and parallel to West Leland Avenue; a line 41.75 feet west of and parallel to North Damen Avenue; a line 126.67 feet south of and parallel to West Leland Avenue; a line 66.68 feet west of and parallel to North Damen Avenue; a line 130 feet south of and parallel to West Leland Avenue; and the alley next west of and parallel to North Damen Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 4646-4650 North Damen Avenue

17-13-0303-C (1) Narrative Zoning Analysis – Substitute Narrative and Plans
4646-4650 North Damen Avenue, Chicago, Illinois

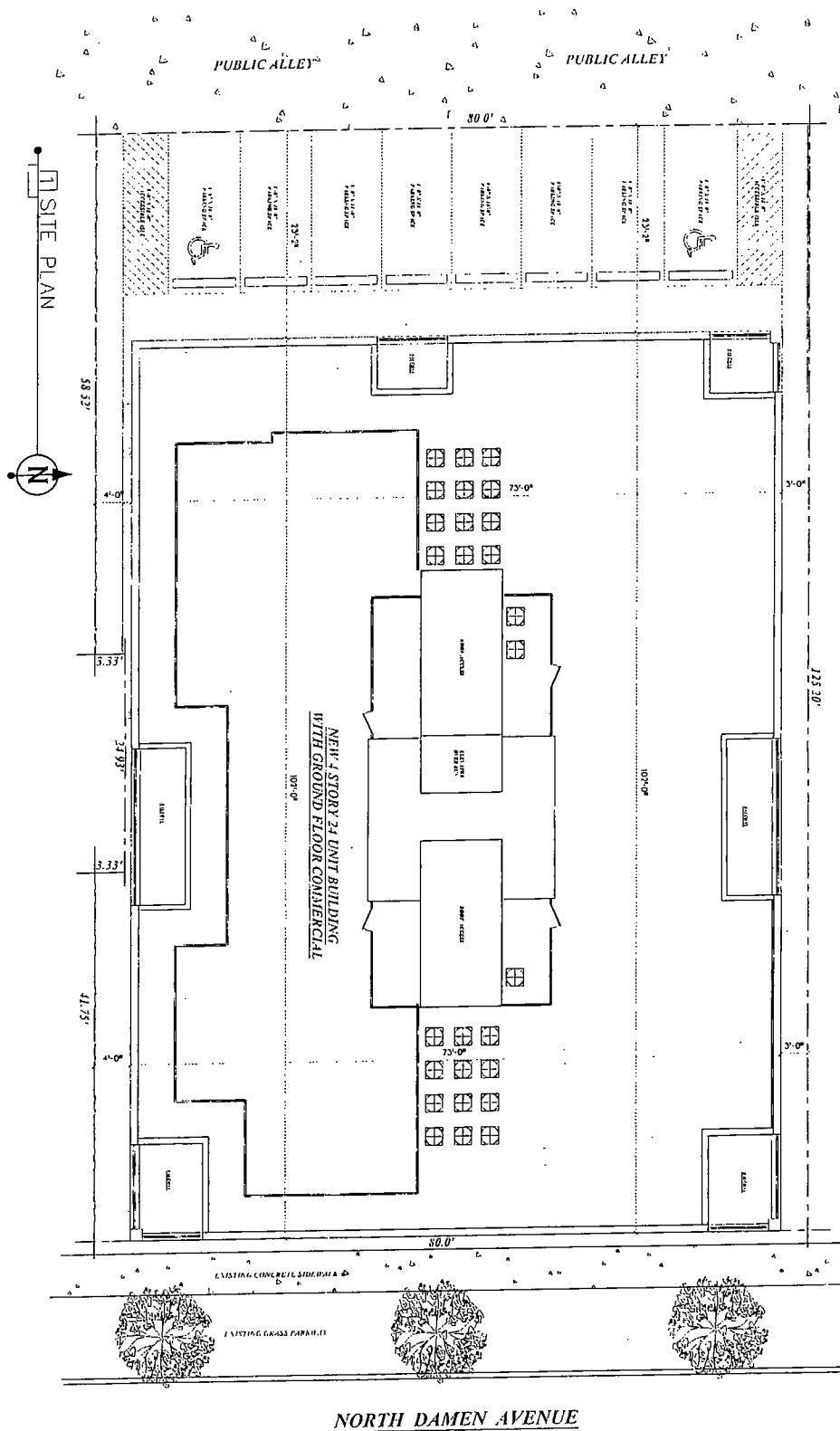
Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 9,932.9 square feet

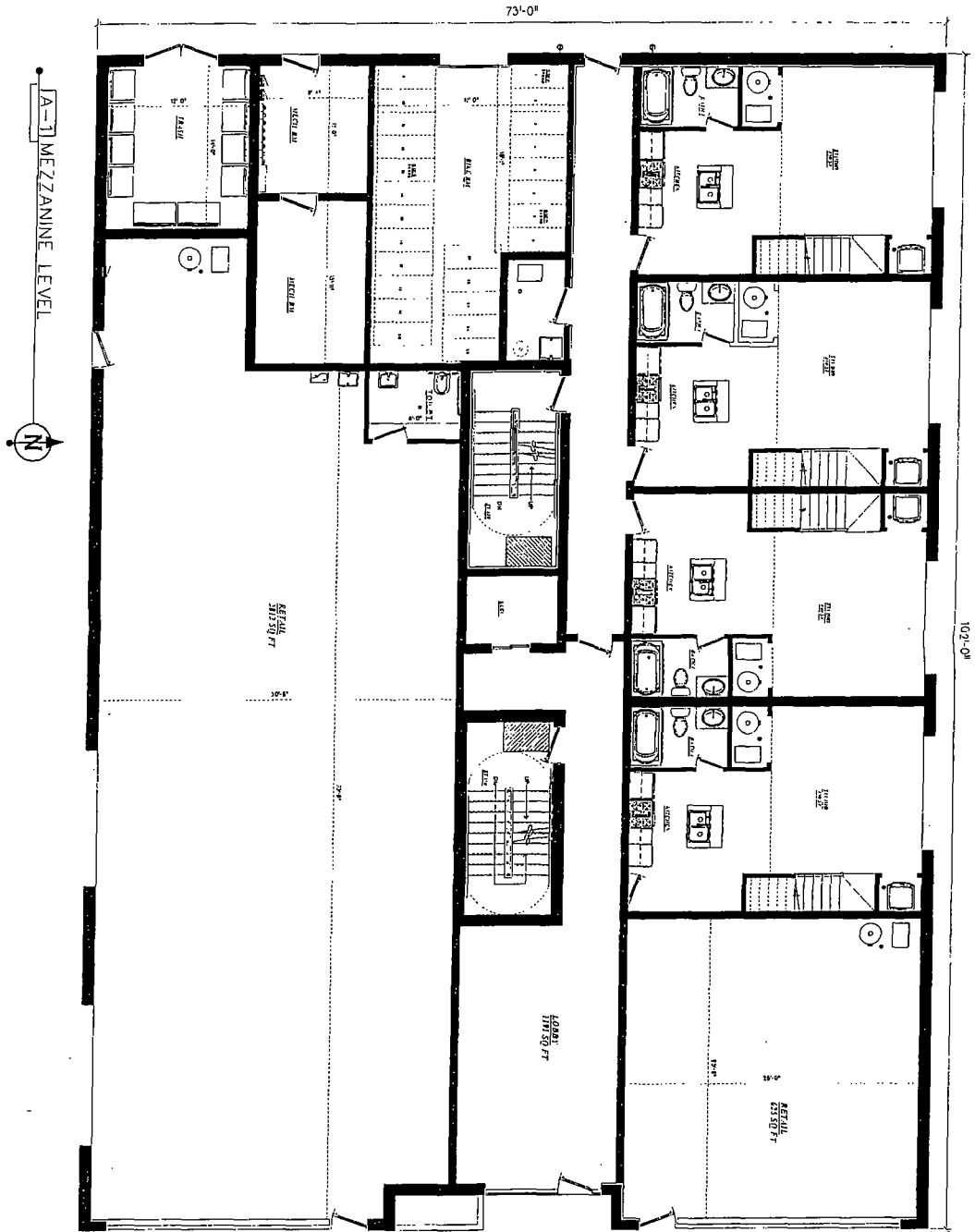
Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. Any and all existing structures and buildings will be razed. The proposed new four-story building will contain two commercial/retail spaces and three dwelling units – at grade level, and twenty-one dwelling units – above (Floors 2 thru 4), for a total of twenty-four dwelling units. Because the Subject Property is located within 1,320 linear feet of the CTA rail station entrance, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for eight (8) vehicles, located at grade level - off the Public Alley, at the rear of the property. The proposed new building will be masonry in construction and measure 48 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 27,780 square feet (2.8 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
24 dwelling units (417.3 square feet)
- (C) The amount of off-street parking: 8 parking spaces; 25 bicycle parking spaces
**The Applicant is seeking a 70% reduction in the amount of required parking, from 24 spaces to 8 spaces, pursuant to the TOD Ordinance, because the Subject Property is located within 1,320 linear feet of the CTA rail station entrance.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 23 feet-2 inches
**The Applicant will seek a Variation or other Administrative Relief for a reduction to the required rear setback.*
 - c. Side Setbacks:
North: 3 feet-0 inches
South: 4 feet-0 inches
- (E) Building Height:
48 feet-0 inches

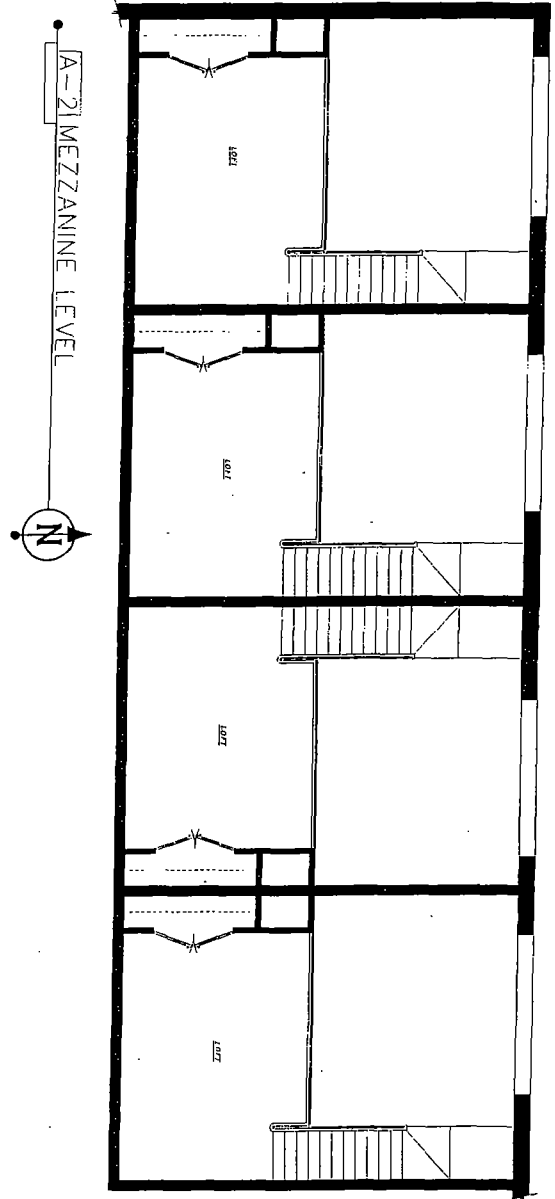
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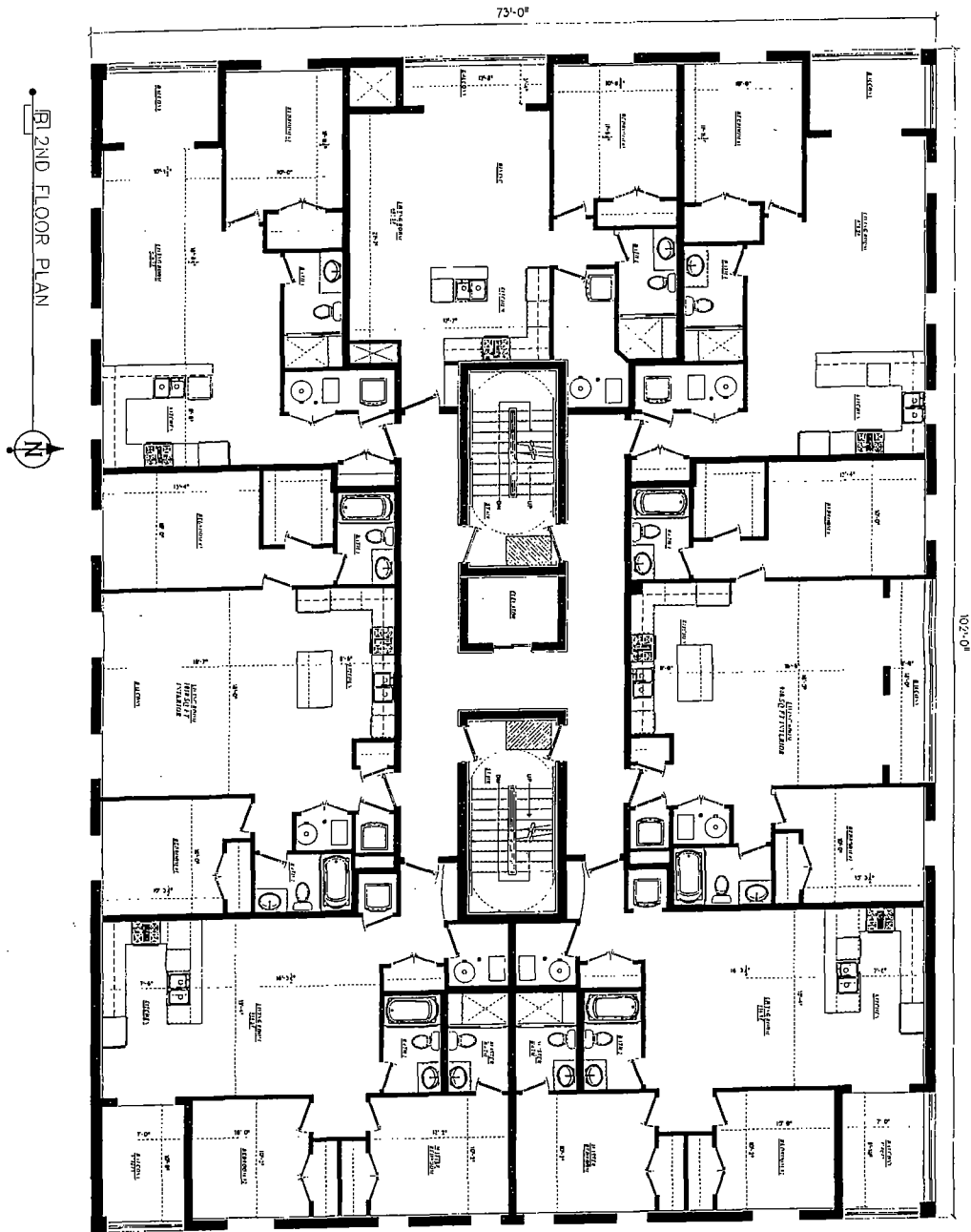
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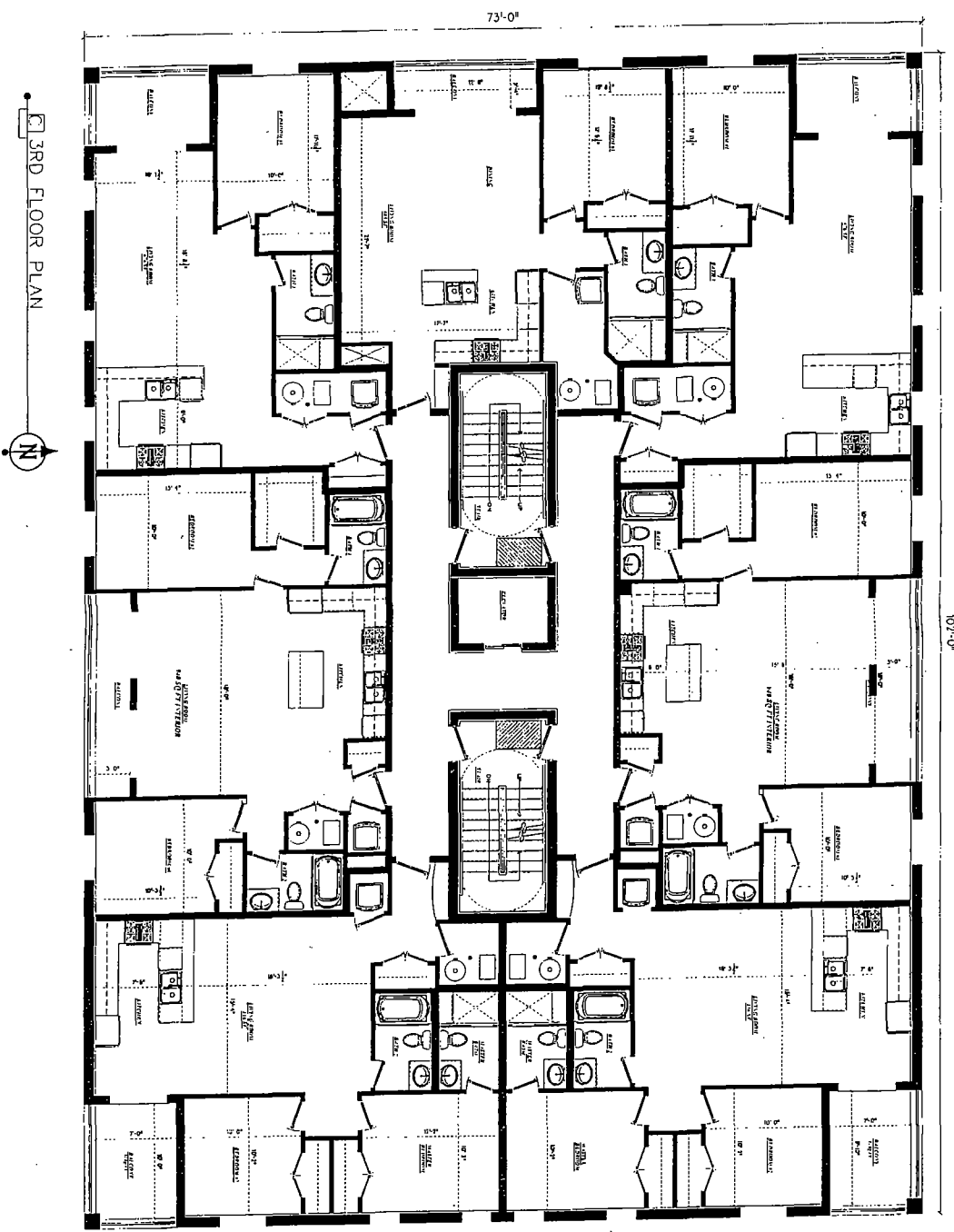
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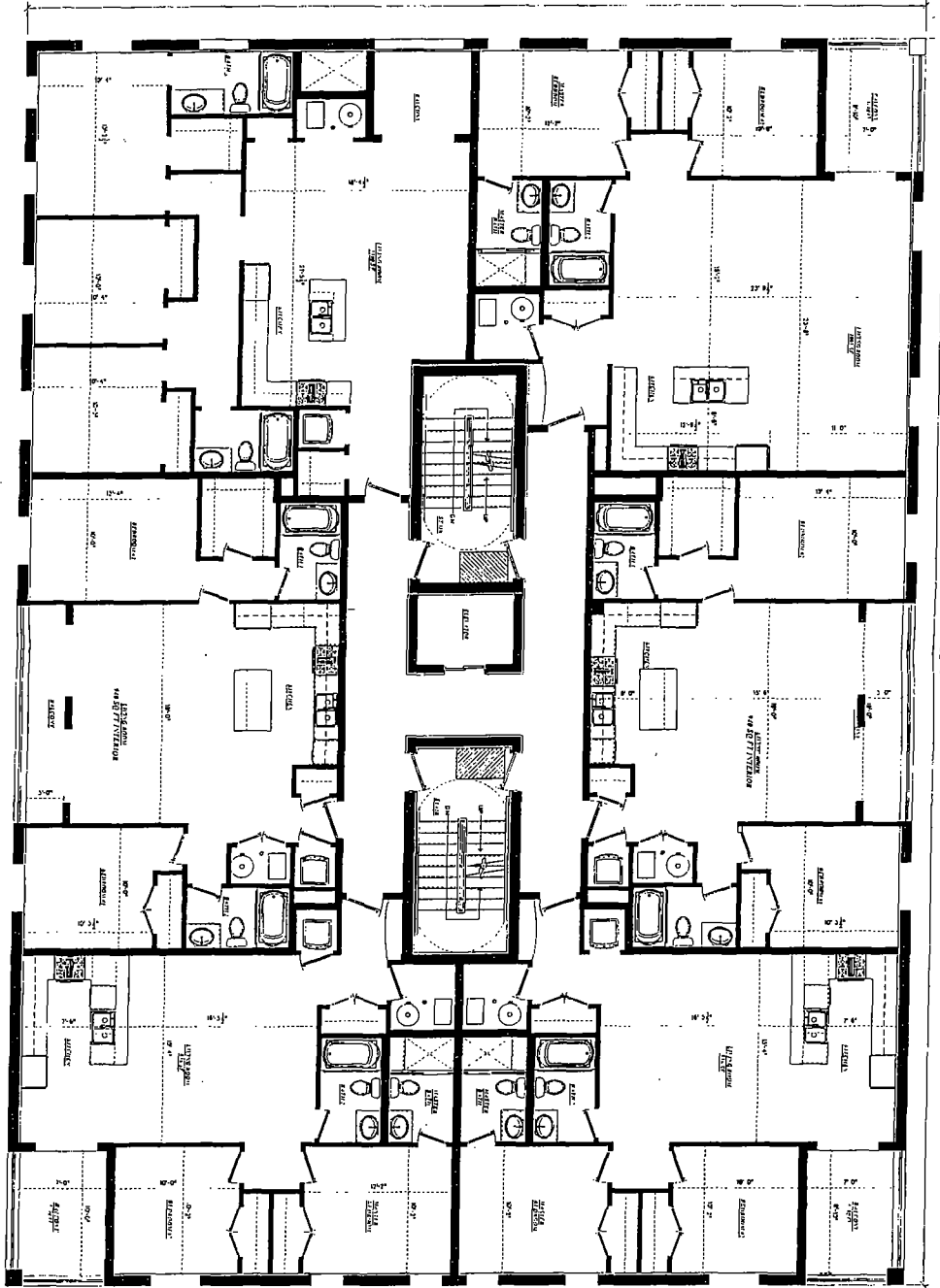
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73'-0"

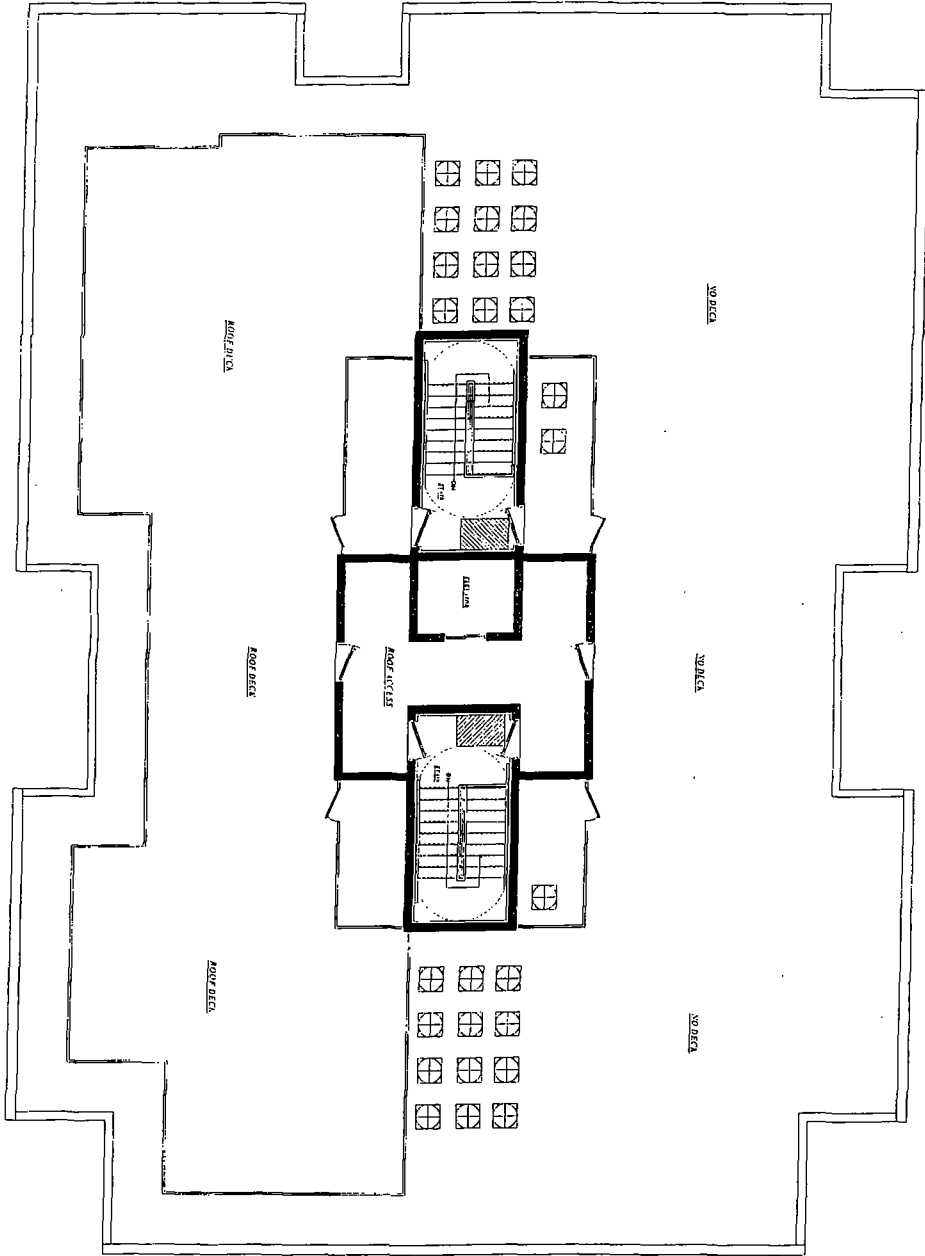
14TH FLOOR PLAN



102'-0"

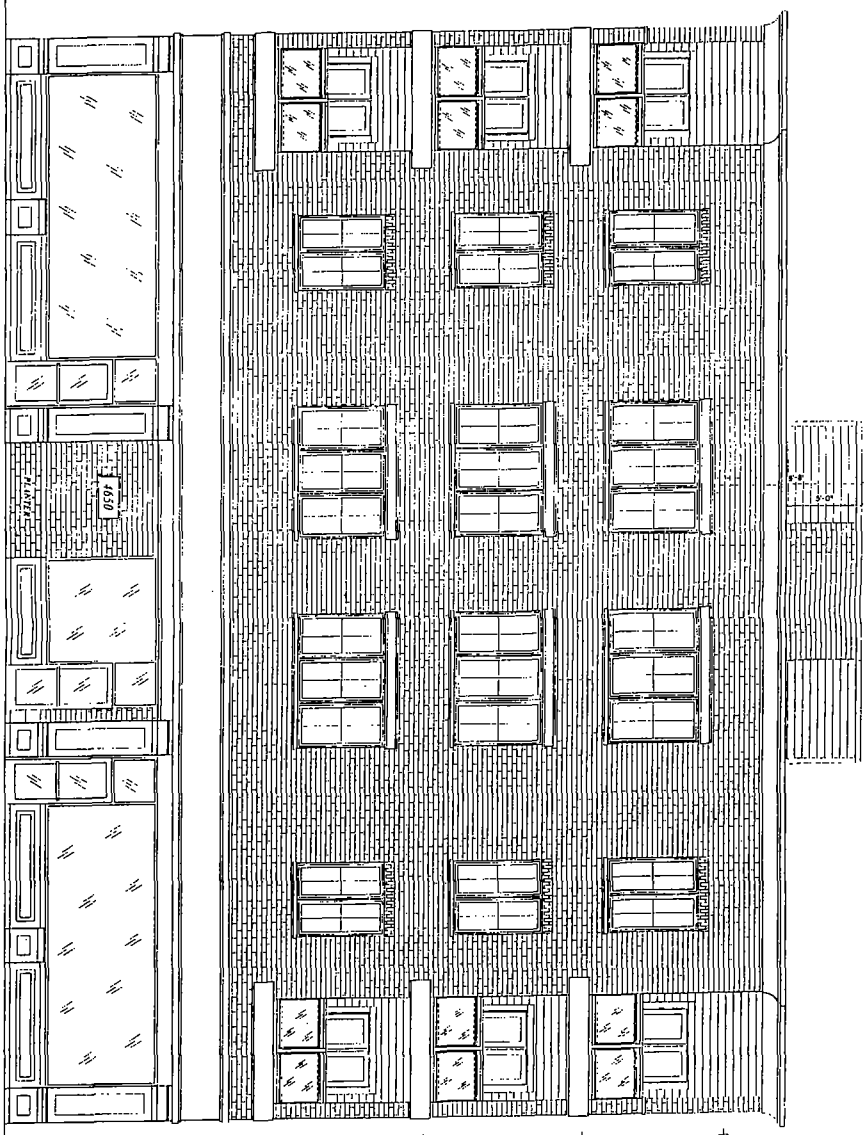
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ROOF PLAN



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FRONT SIDE ELEVATION



1850

1850

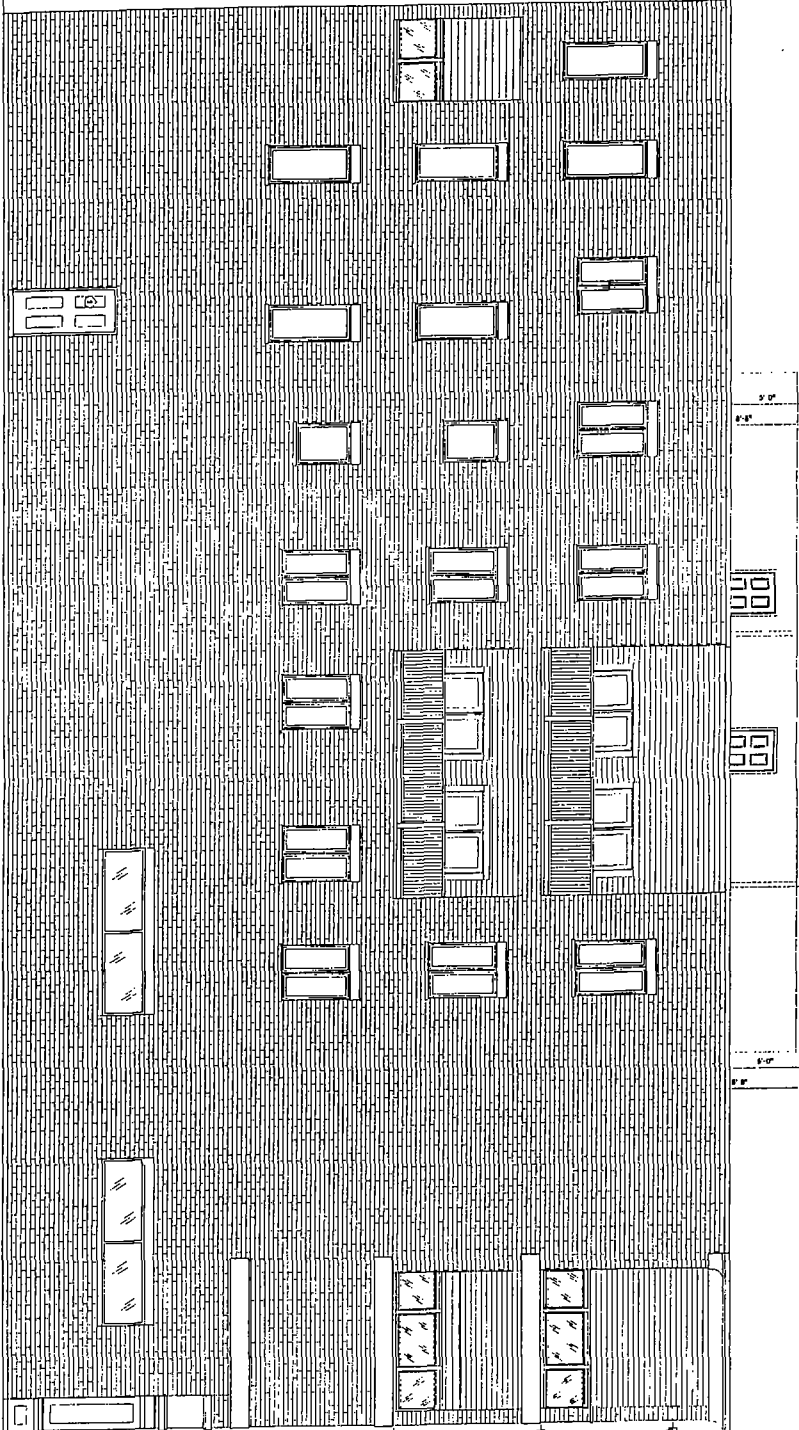
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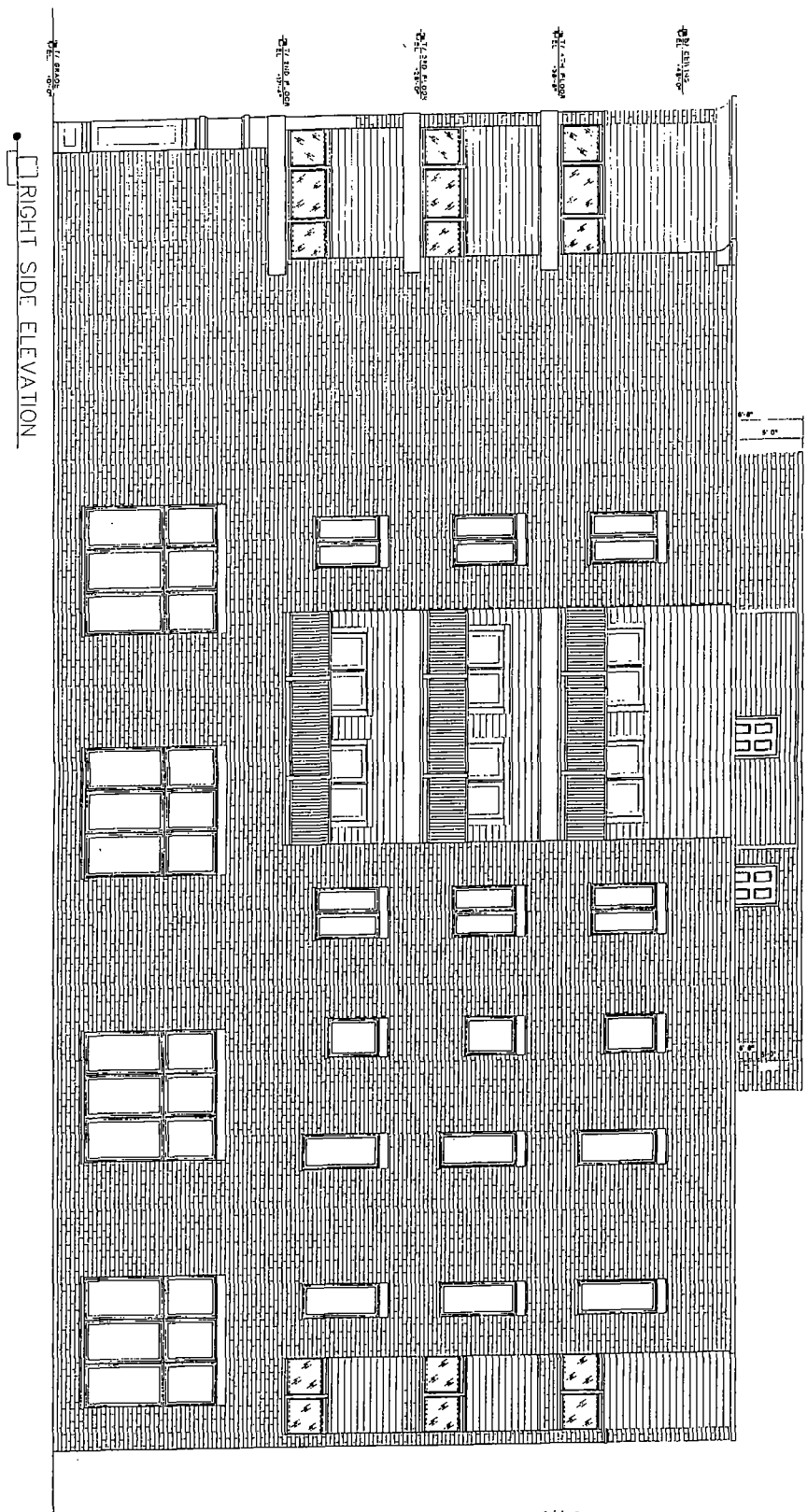
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LEFT SIDE ELEVATION



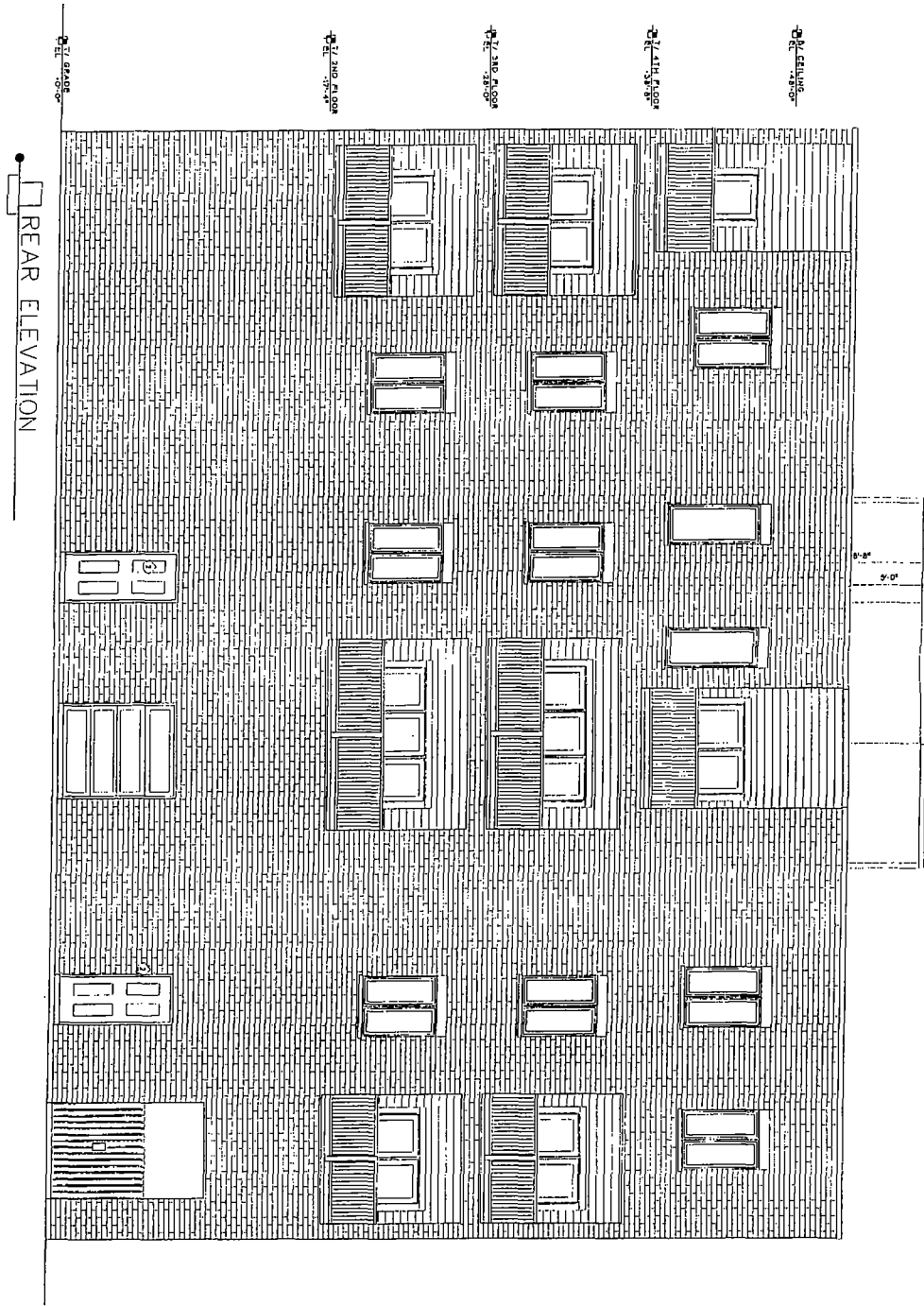
0'-0" 0'-0" 0'-0" 0'-0" 0'-0"

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RIGHT SIDE ELEVATION

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