



# City of Chicago



O2021-1207

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/24/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-G at 4447-4459 N Hazel St/853-857 W Sunnyside Ave - App No. 20661T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## ORDINANCE

*Be it Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current RM-5 Residential Multi-Unit District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Sunnyside Avenue; a line 80.0 feet east of and parallel to North Hazel Street;  
the public alley next south of West Sunnyside Avenue; and North Hazel Street;

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address: 4447-4459 North Hazel Street/853-857 West Sunnyside Avenue

**PROJECT NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT  
4447-4459 NORTH HAZEL STREET/853-857 WEST SUNNYSIDE AVENUE**

The Applicant requests a zoning change for the property located at 4447-4459 North Hazel Street/853-857 West Sunnyside Avenue from the RM-5 Residential Multi-Unit District to the B2-3 Neighborhood Mixed-Use District in order to construct a five (5) story, fifty-five (55) foot, tall, transit-oriented, residential building. The proposed building will have thirty-two (32) dwelling units located on the second through fifth floors, and sixteen (16) parking spaces and thirty-two (32) bicycle parking spaces located on the ground floor. The proposed building is approximately 1050 feet from N. Marine Drive between Foster Avenue and West Irving Park Road and, accordingly, is a Transit Served Location eligible for a reduction of the minimum lot area from 400 square feet per unit to a minimum of 300 square feet per unit, and a parking reduction of up to fifty (50) percent from the required thirty-two (32) parking spaces. Based on this, the applicant seeks a reduction of sixteen (16) parking spaces from the required thirty-two (32) parking spaces to the proposed (16) parking spaces. The subject property is within the boundaries of the Lake Michigan and Chicago Lakefront Protection Ordinance and the project will require review by the Plan Commission.

<b>Lot Area</b>	10,160 square feet
<b>Floor Area Ratio</b>	3.3
<b>Building Area (for FAR calculation only)</b>	33,050 square feet*
<b>Density (Lot Area per Dwelling Unit)</b>	317.5 square feet per unit**
<b>Number of Dwelling Units</b>	32
<b>Commercial Space</b>	None
<b>Off-Street Parking</b>	16 parking spaces***
<b>Bicycle Parking</b>	32 spaces
<b>Setbacks:</b>	
<b>Front (north)</b>	4.6 feet
<b>Side (east)</b>	5.0 feet
<b>Side (west)</b>	0.0 feet
<b>Rear (south)</b>	<ul style="list-style-type: none"> <li>➤ 5.0 feet at ground floor</li> <li>➤ 15 feet at upper floors (applicant to seek relief for rear yard reduction per plans)****</li> </ul>
<b>Building Height</b>	55 feet (to underside of top floor ceiling)

\*Additional 0.5 FAR based on 17-3-0403-B

\*\*Reduction from the required 400 square feet per unit per Section 17-3-0402-B.

\*\*\*Reduction per 17-10-0102-B.

\*\*\*\*Applicant to seek relief by administrative adjustment for the reduction of the rear yard setback at the residential levels.

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## **HAZEL APARTMENTS**

4447-59 N. HAZEL ST.  
851-57 W. SUNNYSIDE AVE.  
CHICAGO IL 60640

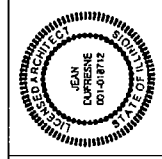
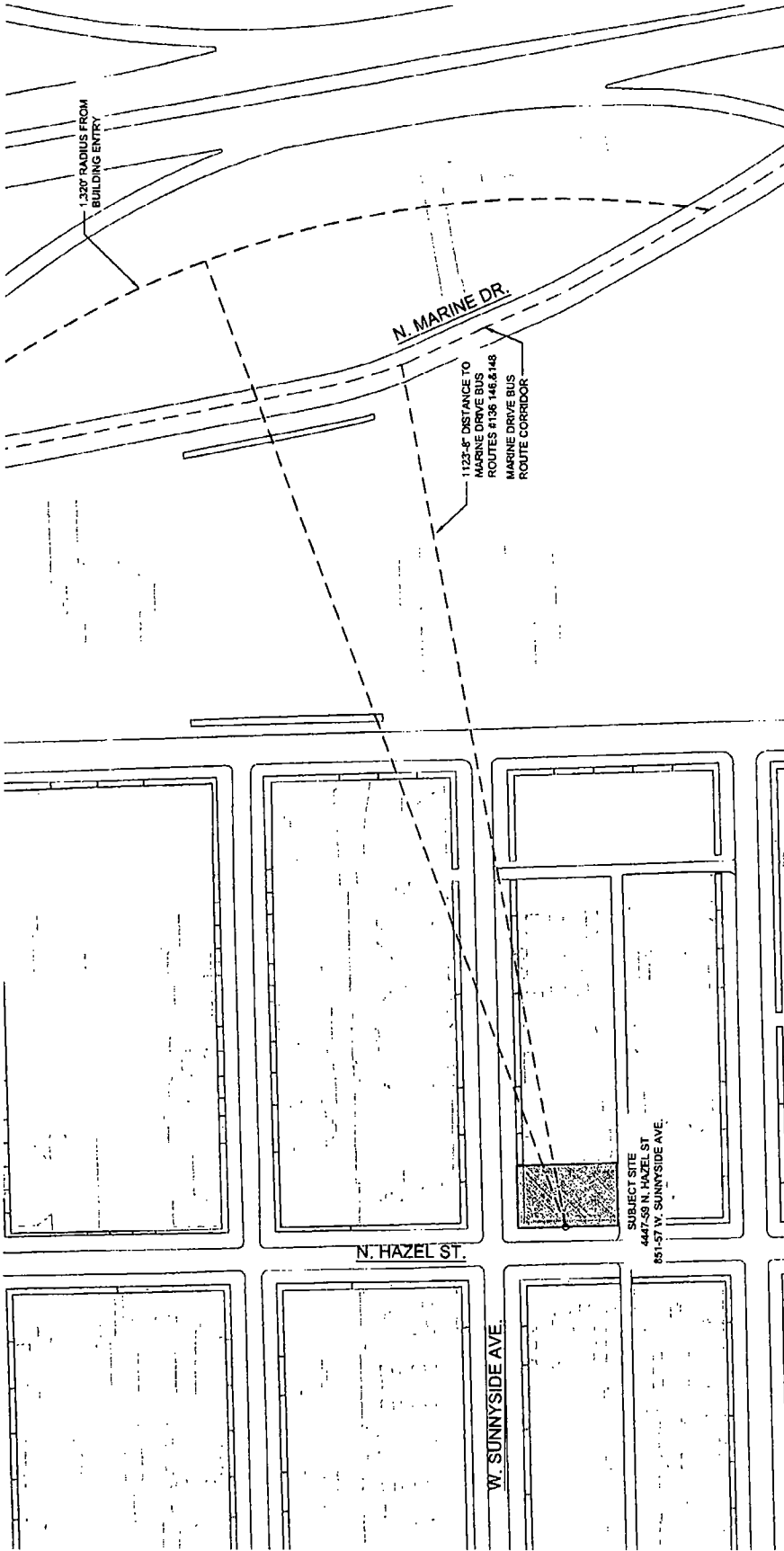
TYPE 1 ZONING CHANGE  
RM-5 TO B2-3 TSL  
32 UNITS  
16 PARKING SPACES (50%)  
5 STORIES  
TYPE III-A CONSTRUCTION  
FULLY SPRINKLERED

March 16th, 2021

4447 N. HAZEL  
CHICAGO, ILLINOIS 60640

SPACE  
ARCHITECTS + PLANNERS  
1000 N. LA SALLE ST. SUITE 200  
CHICAGO, IL 60610  
312.467.1234

VERSION  
**7.0**



I HEREBY CERTIFY THAT THE C/T BUILDING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, IS CORRECT AND ACCURATE. ALL INFORMATION AVAILABLE AT THE TIME IT WAS PREPARED. I SO CERTIFY THAT THE PROJECT IN QUESTION IS WITHIN THE BOUNDARIES OF THE TRANSIT ORIENTED DEVELOPMENT TRANSPORT SERVED LOCATION GUIDELINES. THE PROJECT ENTRY IS WITHIN 1123'-0" OF THE NEAREST CITY BUS LINE CORRIDOR SEGMENT, INCORPORATED AS THE GROW FILES.

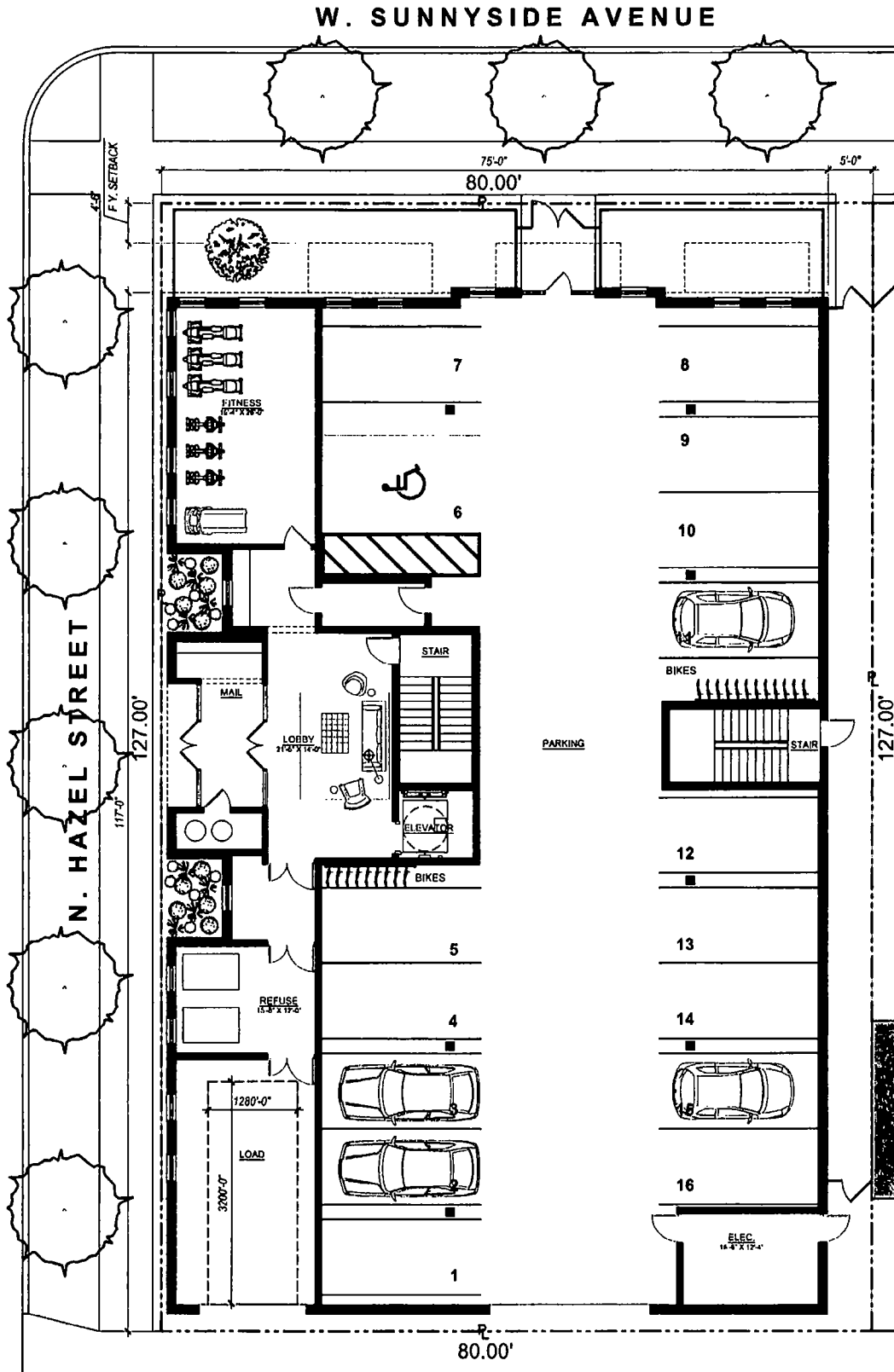
SIGNED: *Jean Dupresne* DATE: 03.18.2021  
 JEAN DUPRESNE

**1** TOD/TSL MAP  
 SCALE: 1/128" = 1'-0"

4447 N. HAZEL  
 CHICAGO, ILLINOIS 60640

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**1 GROUND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



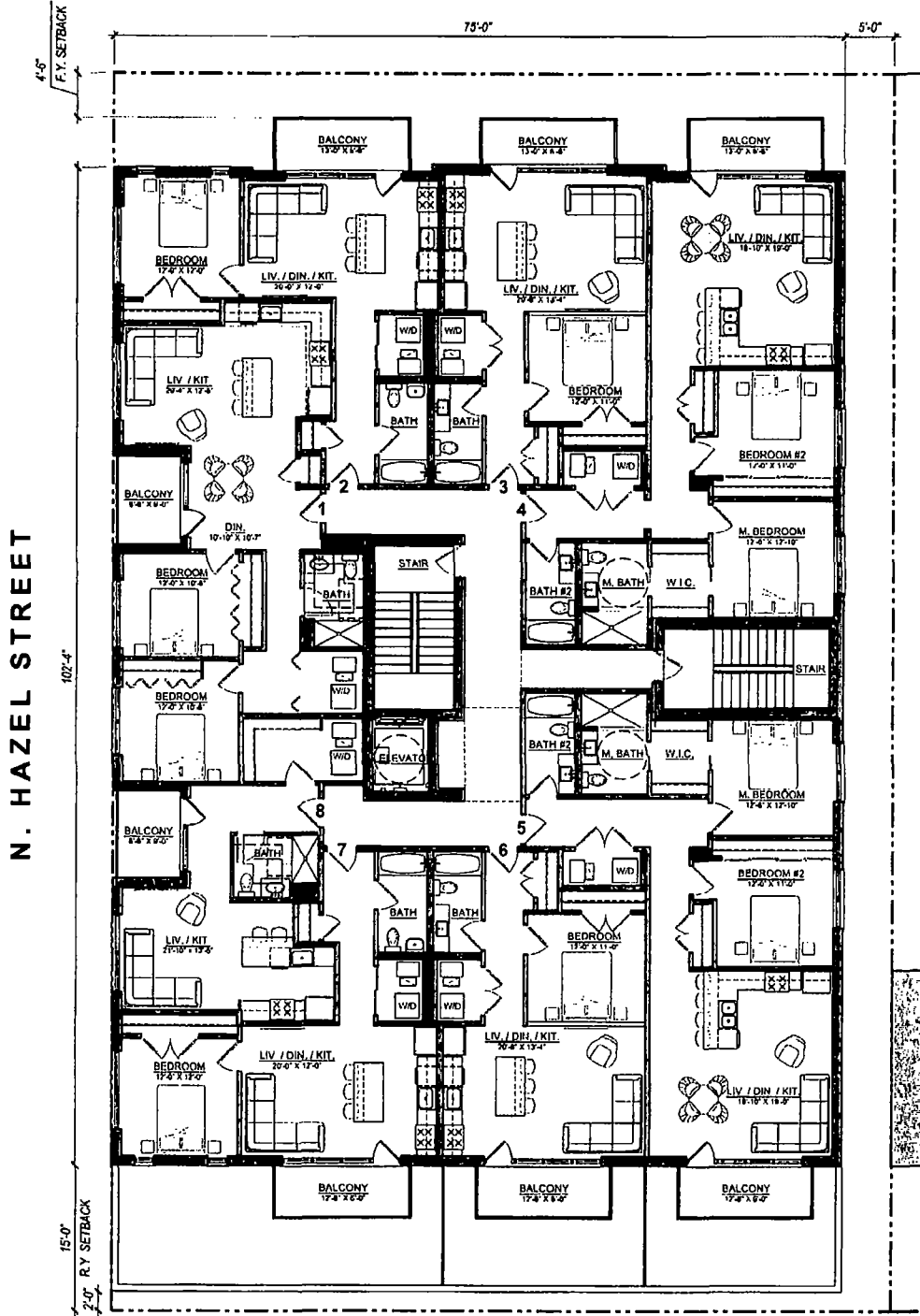
4447 N. HAZEL  
 CHICAGO, ILLINOIS 60640

**SPACE**  
 ARCHITECTS - PLANNERS

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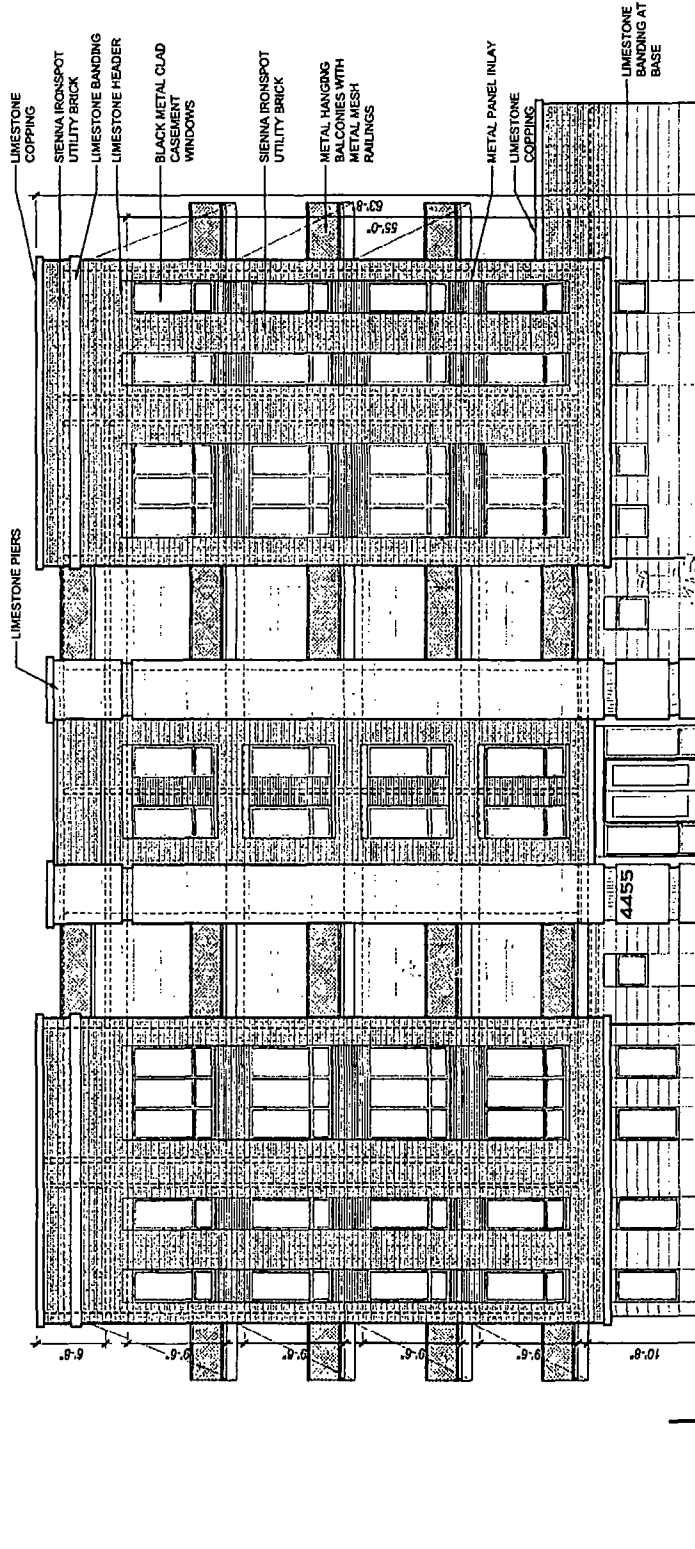
# W. SUNNYSIDE AVENUE



**1 TYP. FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



<p>4447 N. HAZEL          CHICAGO, ILLINOIS 60640</p>	<p><b>SPACE</b>          ARCHITECTS - PLANNERS</p>	<p>VERSION  <b>7.0</b></p>
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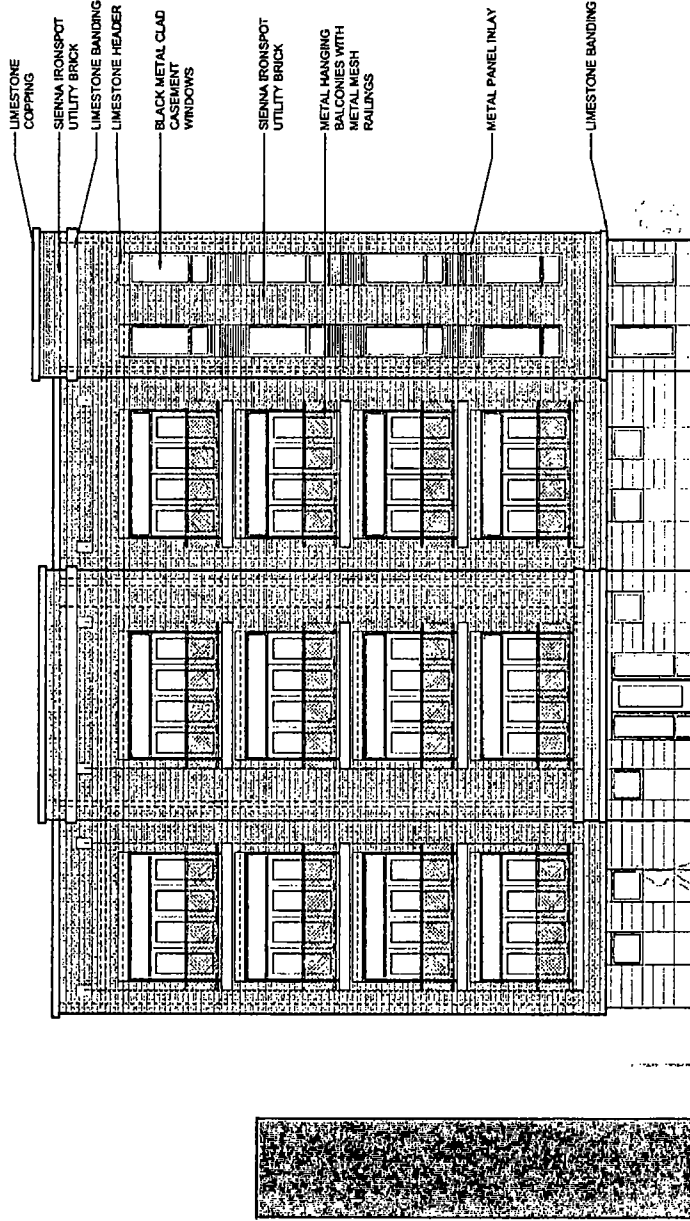


1 HAZEL ST.  
SCALE: 3/32" = 1'-0"

4447 N. HAZEL  
CHICAGO, ILLINOIS 60640

SPACE ARCHITECTS, P.L.L.C.  
VERSION 7.0





**1** SUNNYSIDE AVE.  
SCALE: 3/32" = 1'-0"

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CHICAGO, ILLINOIS 60640

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