



# City of Chicago



SO2021-3112

Office of the City Clerk

## Document Tracking Sheet

|                                 |   |
|---------------------------------|---|
| <b>Meeting Date:</b>            | 7/21/2021   |
| <b>Sponsor(s):</b>              | Misc. Transmittal   |
| <b>Type:</b>                    | Ordinance   |
| <b>Title:</b>                   | Zoning Reclassification Map No. 13-H at 4901-4917 N<br>Paulina St - App No. 20788T1 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                               |

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, is hereby amended by changing all of the Institutional Planned Development No. 17 symbols and indications and all the RS-3 Residential Single-Unit (Detached House) District symbols and indications, as shown on Map Number 13-H in the area bounded by:

The public alley next south of and parallel to West Winnemac Avenue; the public alley next east of and parallel to North Paulina Street; West Ainslie Street, and North Paulina Street

to those of a RM4.5 Residential Multi-Unit 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: 4901 – 4917 N. Paulina Street

**Substitute Narrative and Plans  
Type I Rezoning Attachment  
4901-4917 N. Paulina Street**

N Paulina Street Properties, LLC, an Illinois limited liability company, the owner of the subject site (the "Applicant"), is proposing to build a four-story residential apartment building containing 32 dwelling units and 27 parking spaces at 4907-4917 N. Paulina Street.

The design of the building is intended to invoke the "courtyard building" style apartment buildings that were developed throughout Chicago in the early 20<sup>th</sup> Century and are common in the surrounding neighborhood; however, the new building will be built with modern amenities and energy-efficient construction.

Portions of the project site (at 4907 N. Paulina and 4917 N. Paulina) are located in the current boundary of Institutional Planned Development No. 17 and the Applicant is seeking to remove those parcels pursuant to a separate application to amend the boundary of Institutional Planned Development No. 17. Other portions of the project site (at 4911-4915 N. Paulina Street) are presently zoned RS-3.

To construct the proposed project, the Applicant seeks a change of zoning classification for the subject property from Institutional Planned Development No. 17 and RS-3, to RM-4.5.

The proposed apartment building will be four stories in height, and will contain approximately 36,944 square feet in floor area.

The following are the relevant bulk calculations for the proposed development:

- a) lot size of project site: 24,835.8 sf (150.52' x 165')
- b) floor area ratio: 1.49
- c) lot area per dwelling unit : 776.12 sf/unit
- d) off-street parking: 32 required, 27 provided\*
- e) setbacks:       front: 20.0'  
                          rear: 59.5'  
                          north (abutting alley): 0.0'  
                          south: 5.0'\*
- f) building height: 43'
- g) location of required open space: front courtyard\*

The existing three-story, 15-unit apartment building at 4901 N. Paulina Street will simultaneously be removed from Institutional Planned Development No. 17 as a consequence of the same application to amend its boundary referenced above; this property will be rezoned from Institutional Planned Development No. 17 to RM-4.5 as part of this application, but is not part of the project site and will remain unchanged.

\*Applicant will seek variations under Zoning Ordinance

| FAR AREA ABL  |                             |
|---------------|-----------------------------|
| PROPOSED (SF) | TOTAL (FAS)                 |
| 1ST FLOOR     | 9,236                       |
| 2ND FLOOR     | 9,236                       |
| 3RD FLOOR     | 9,236                       |
| 4TH FLOOR     | 9,236                       |
| TOTAL         | 36,944                      |
| MAX ALLOWED   | 17 x 24,750 SF = 420,750 SF |

ZONING & REGULATORY RELEVANT DATA

4917 N. PAULINA STREET  
CHICAGO, ILLINOIS 60640

ZONE [MAX 2 PROPOSED]

LOT SIZE 150.00 x 165.00 = 24,750.00 SQUARE FEET

MINIMUM FRONT YARD 15' OR 17% x 165' = 27.825' WHICHEVER IS LESS PROPOSED 20'-0"

MINIMUM SIDE YARD NONE ADJACENT ALLEYS OR SIDEWALKS 10' x 150' MINIMUM = 15' ON OTHER SIDE PROPOSED 6' MINIMUM SIDE 0'-0" @ SOUTH SIDE 0'-0"

REAR YARD 30' x 165' = 4950' OR 30' MINIMUM = 16.50' PROPOSED 55'-0"

REAR YARD OPEN SPACE 50' DWELLING UNIT = 50' x 27' = 1365 SF WITH A MINIMUM SIDE OF 5'

PROPOSED = 0 SF 35'-0" MIN IN FRONT YARD

MAX FAR 17 x 24,750.00 = 420,750 SQUARE FEET PROPOSED 26,944 SQUARE FEET PROPOSED RATIO

4% PROPOSED 4%

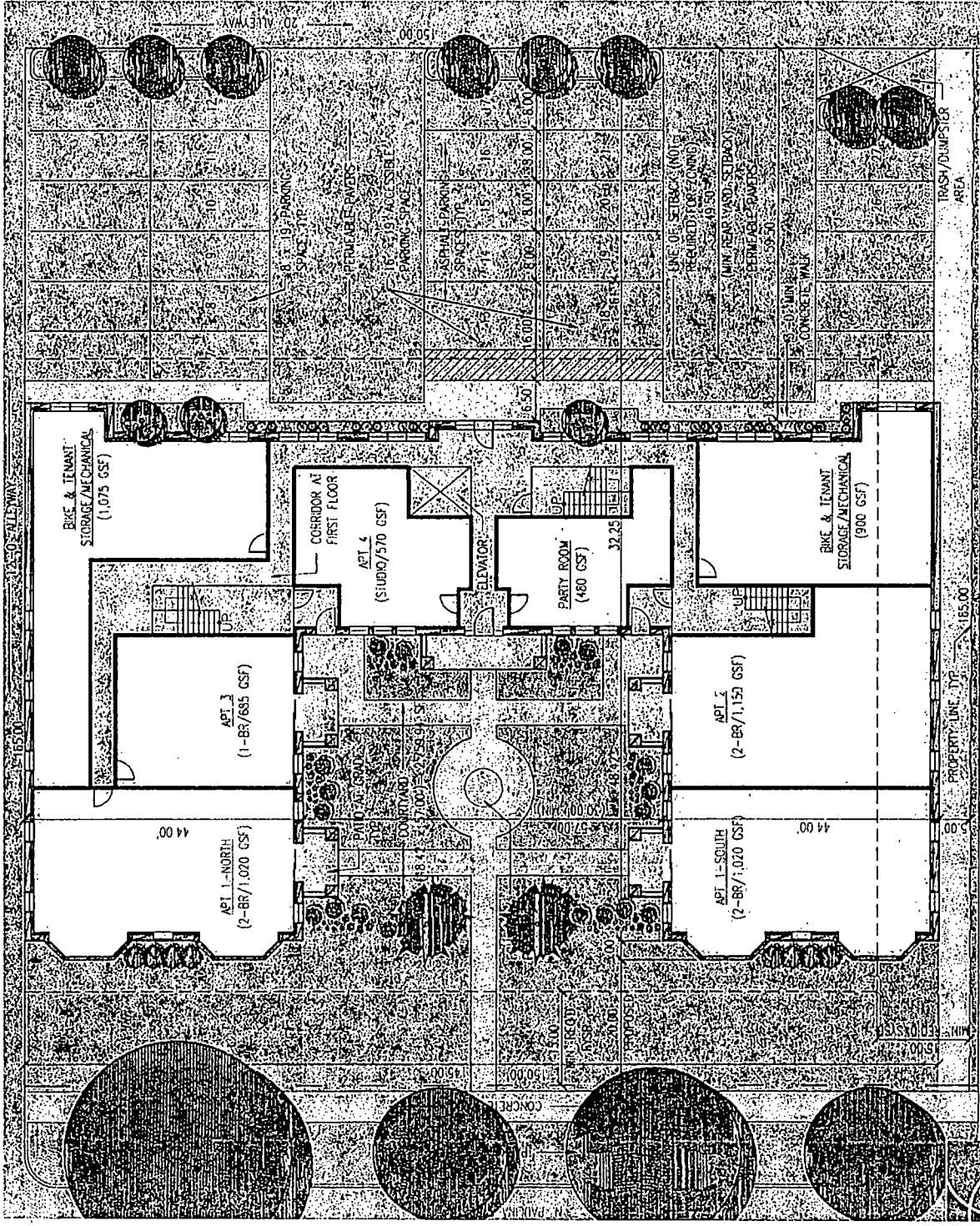
PER CHICAGO ZONING ORDINANCE 7-10-2020 REQUIRED PARKING 1 PER DWELLING UNIT 152

UNITS x 1 = 12 PARKING SPACES PROPOSED 27

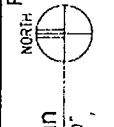
REQUIRED 1 PROPOSED 0

(24,750.00/100 = 247.50) MAXIMUM DWELLING UNIT PROPOSED 10 UNITS

ZONING RELIEF IS REQUIRED (4 ITEMS - SEE ABOVE)



Proposed Site/Building Diagram & Zoning Info - RM4.5  
32 Units  
2/18/20 (Updated 8/27/2021)  
Preliminary - Not for Construction



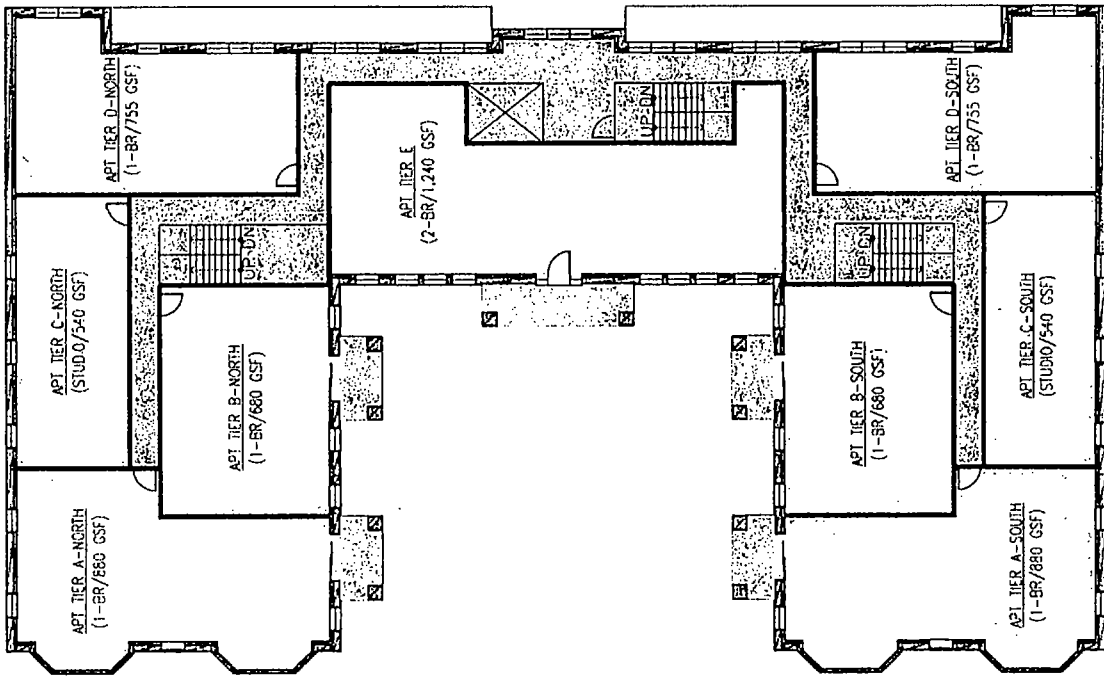
Site/1st Floor Plan  
SCALE 1/16" = 1'-0"

3717 North Ravenswood Suite 111  
Chicago, Illinois 60613  
773.327.1000 tel  
773.327.1008 fax



OSTER DALE ARCHITECTS

Hayes Properties  
32 Unit Apartment Building  
4907-4917 N. Paulina  
Chicago, IL 60640



UNIT MIX TABLE - 32 UNITS

| FLOOR                 | 1 BR APT | 2 BR APT | STUDIO APT | TOTAL |
|-----------------------|----------|----------|------------|-------|
| 1 <sup>ST</sup> FLOOR | 1        | 1        | 1          | 3     |
| 2 <sup>ND</sup> FLOOR | 2        | 6        | 0          | 8     |
| 3 <sup>RD</sup> FLOOR | 2        | 6        | 0          | 8     |
| 4 <sup>TH</sup> FLOOR | 2        | 6        | 0          | 8     |
| TOTAL                 | 7        | 19       | 2          | 28    |

APARTMENT SUMMARY INFORMATION

| TIER                                 | TYPE   | GSF/UNIT | 1 <sup>ST</sup> (GSF) | 2 <sup>ND</sup> (GSF) | 3 <sup>RD</sup> (GSF) | 4 <sup>TH</sup> (GSF) | APT MIX USE TOTAL |
|--------------------------------------|--------|----------|-----------------------|-----------------------|-----------------------|-----------------------|-------------------|
| 1                                    | 2 BR   | 1,020    | 2,040                 | 0                     | 0                     | 0                     | 2,040             |
| 2                                    | 2 BR   | 1,150    | 1,150                 | 0                     | 0                     | 0                     | 1,150             |
| 3                                    | 1 BR   | 685      | 685                   | 0                     | 0                     | 0                     | 685               |
| 4                                    | STUDIO | 570      | 570                   | 0                     | 0                     | 0                     | 570               |
| A                                    | 1 BR   | 880      | 0                     | 1,760                 | 1,760                 | 0                     | 3,520             |
| B                                    | 1 BR   | 680      | 0                     | 1,360                 | 1,360                 | 0                     | 2,720             |
| C                                    | STUDIO | 540      | 0                     | 1,080                 | 1,080                 | 0                     | 2,160             |
| D                                    | 1 BR   | 755      | 0                     | 1,510                 | 1,510                 | 0                     | 3,020             |
| E                                    | 2 BR   | 1,240    | 0                     | 2,480                 | 2,480                 | 0                     | 4,960             |
| APARTMENT UNIT TOTAL                 |        |          |                       |                       |                       |                       | 32                |
| TOTAL APARTMENT GROSS SQUARE FOOTAGE |        |          |                       |                       |                       |                       | 122,390           |

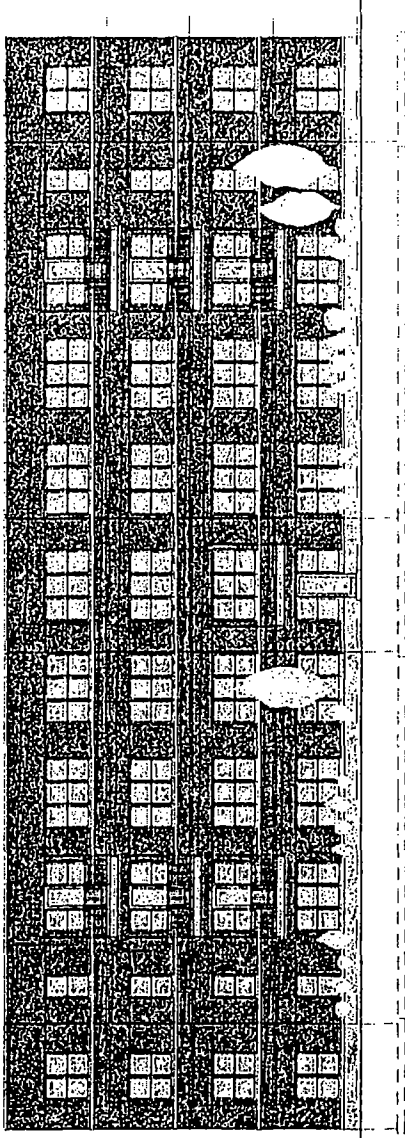
Typical Floor Plan (2nd, 3rd & 4th)  
SCALE: 1/16" = 1'-0"  
NORTH

Proposed Building Diagram  
32 Units  
2/18/20  
Preliminary - Not for Construction

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Hayes Properties  
32 Unit Apartment Building  
4907-4917 N Paulina  
Chicago, IL 60640

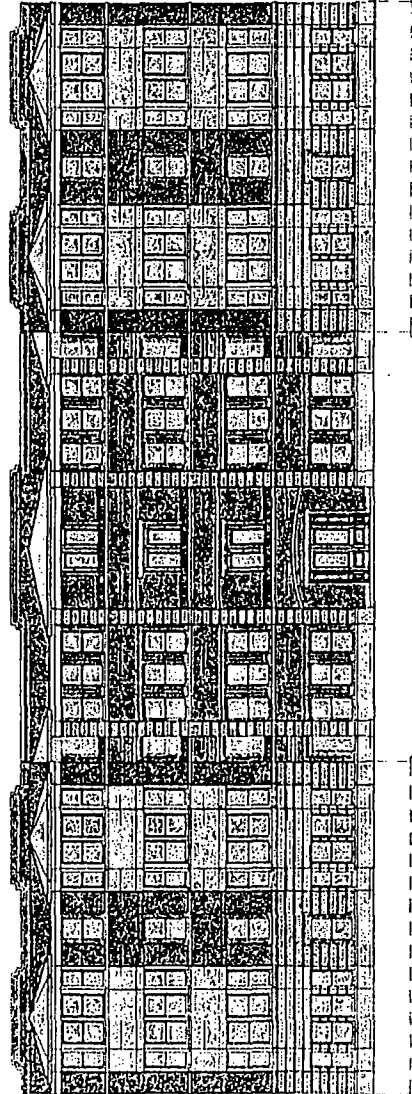


East (Rear) Elevation

SCALE: 1/16" = 1'-0"

Building Section/Courtyard Elevation

SCALE: 1/16" = 1'-0"



West (Front) Elevation

SCALE: 1/16" = 1'-0"

South Elevation

SCALE: 1/16" = 1'-0"



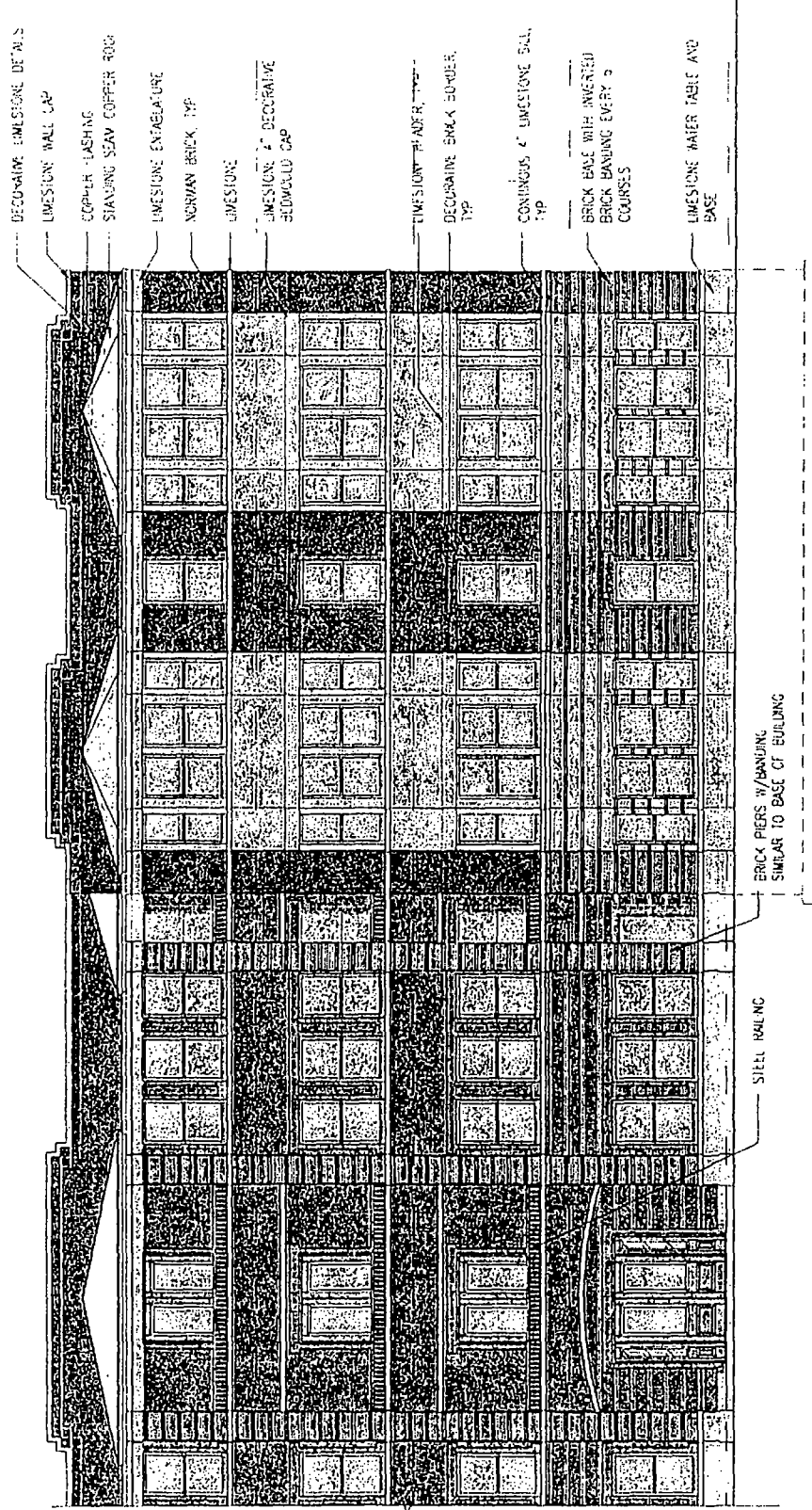
OSTER DALE  
ARCHITECTS

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Proposed Building Diagram  
32 Units  
2/18/20

Preliminary - Not for Construction

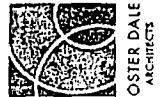
Hayes Properties  
32 Unit Apartment Building  
4907 - 4917 N Paulina  
Chicago, IL 60640



Partial West Elevation

SCALE: 1/8" = 1'-0"

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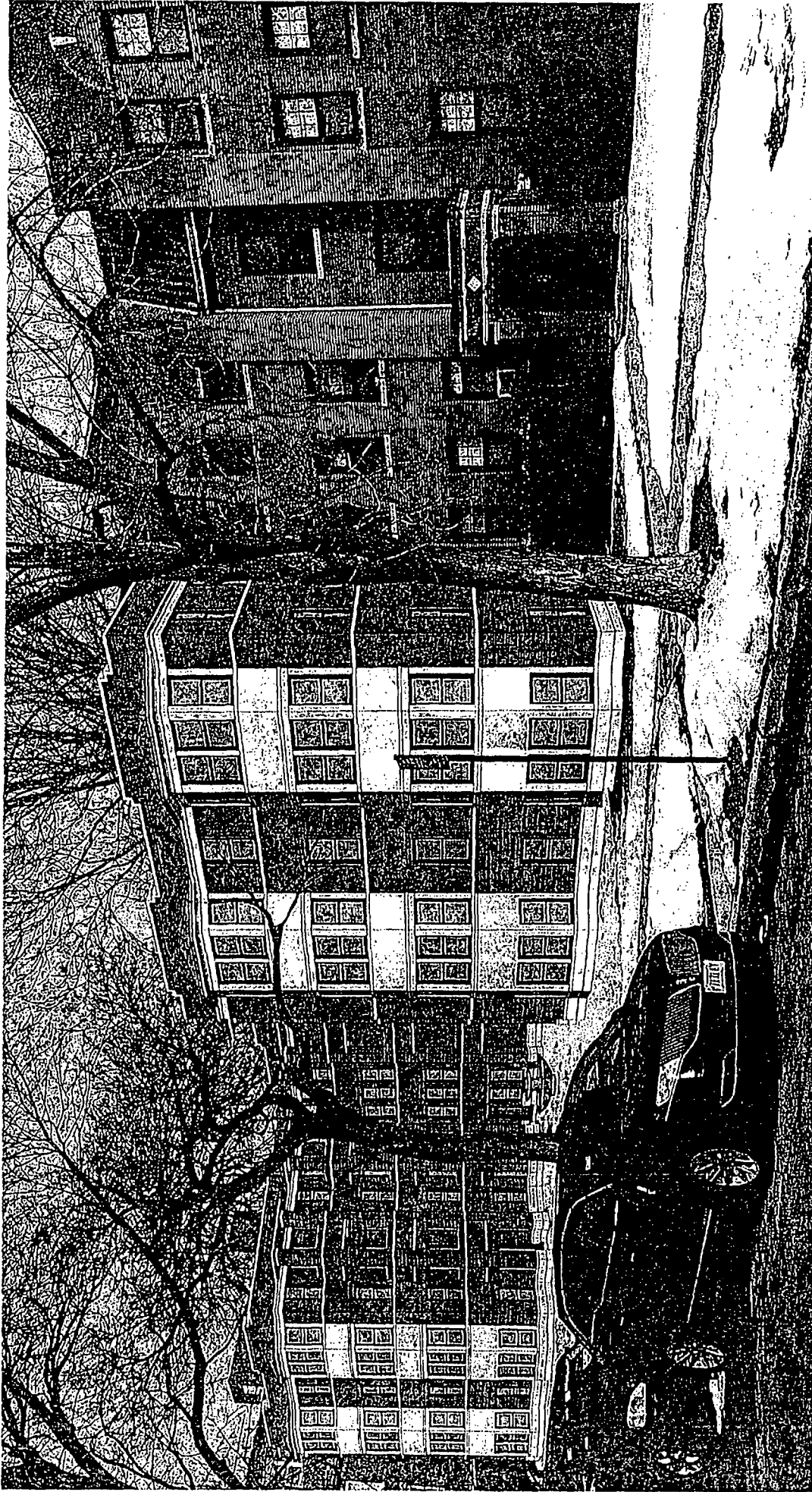


Proposed Building Diagram  
 32 Units  
 2/18/20

Preliminary - Not for Construction

Hayes Properties  
 32 Unit Apartment Building  
 4907- 4917 N. Paulina  
 Chicago, IL 60640

# Final for Publication



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OSTER DALE  
ARCHITECTS

Photo Montage View #1  
Proposed Building Diagram  
32 Units  
2/18/20  
Preliminary - Not for Construction

Hayes Properties  
32 Unit Apartment Building  
4907 - 4917 N. Paulina  
Chicago, IL 60640



# Final for Publication

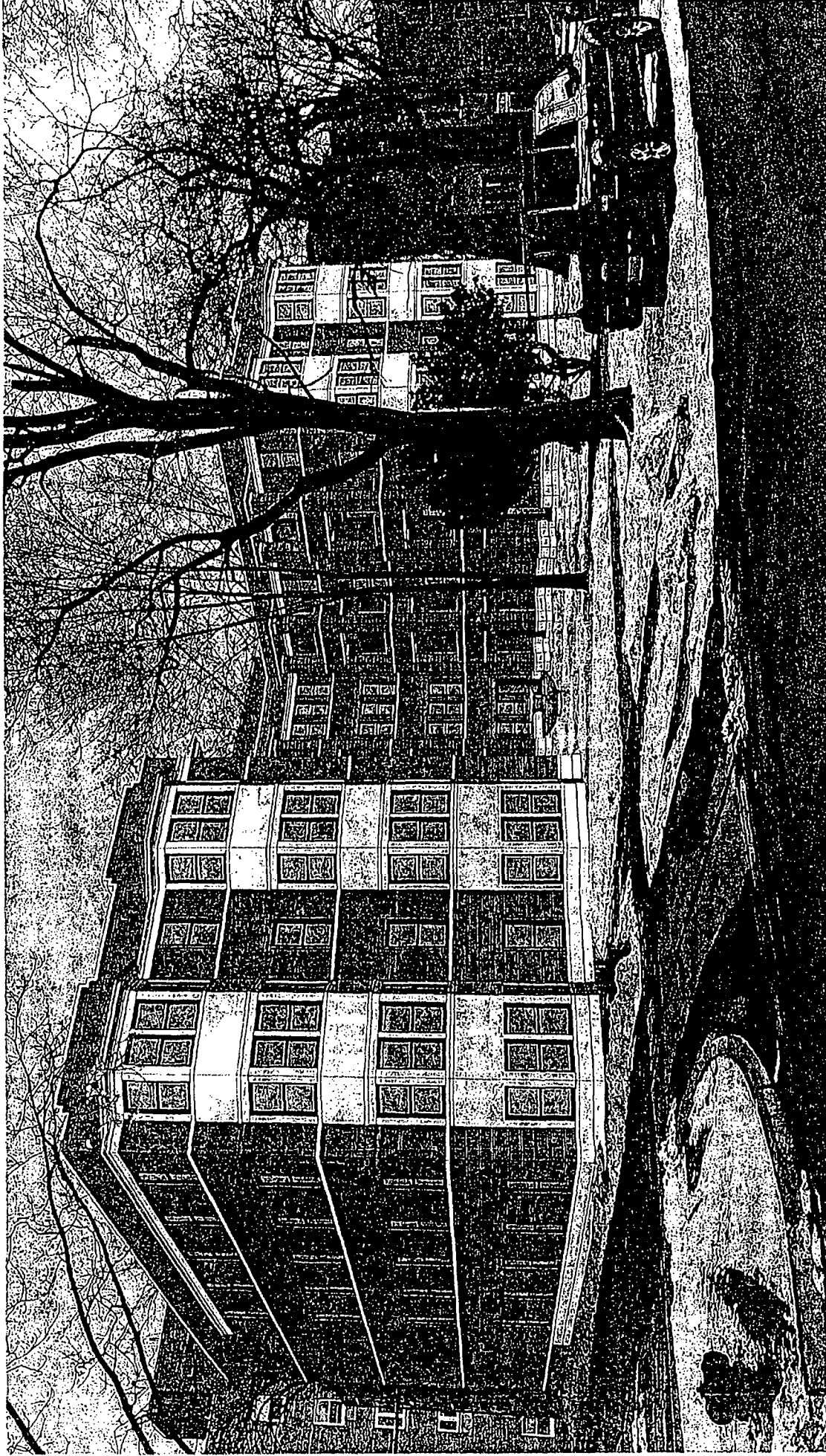


Photo Montage View #2  
Proposed Building Diagram  
32 Units  
2/18/20  
Preliminary - Not for Construction

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