



City of Chicago



SO2018-4983

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/27/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-K at 4433-4439 W Fullerton Ave - App No. 19719T1
Committee(s) Assignment:	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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 5-K in the area bounded by:

West Fullerton Avenue; North Kenneth Avenue; the public alley parallel to and south of West Fullerton Avenue; and a line 82.57 feet west of and parallel to North Kenneth 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: 4433-4439 W. Fullerton Ave.

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**Substitute Narrative and Plans
Type I Rezoning Attachment
4433-4439 W. Fullerton**

The Project

DAG 4433 W Fullerton LLC, an Illinois limited liability company, the owner of the subject site (the "Applicant"), is proposing to convert one of the four first floor retail spaces to a residential dwelling unit and another of the first floor retail spaces to a business live work unit within the existing building. Two of the retail spaces are to remain as retail space.

To construct the proposed Project, the Applicant seeks a change of zoning classification for the subject property from B1-1 to B2-3.

The Site

The 10,329.51 square foot corner site (82.57 feet along Fullerton and 125.1 feet along Kenneth) is located at 4433-4439 W. Fullerton. The land use in the immediate area of the proposed rezoning is a one story day care to the west, a 3 story masonry multi-family residential building with retail on the first floor (fronting Fullerton) to the east across Kenneth Ave., a one story strip center with a parking lot to the north across Fullerton, and a two story masonry building to the south across the alley.

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

floor area ratio: 2.39 (no change);

lot area per dwelling unit : 491.88 square feet per dwelling unit. If only one business live/work unit is added, the business live/work unit is excluded from minimum lot area per dwelling unit calculation per Zoning Ordinance Sec. 17-9-0103.1-C.8.

off-street parking: 0 spaces; no loading. Additional parking is not required for addition of single dwelling unit per the final sentence of Section 17-10-0101-B.2(a) of the Zoning Ordinance (business live/work units are not residential dwelling units). Additional parking is not required for addition of single business live/work unit per Section 17-10-0207-C of the Zoning Ordinance, as the subject property was constructed prior to August 1, 2012.*

setbacks: front along Fullerton = 0.15 feet (no change)
 rear = 0.15 feet (no change)
 side/west= 0.00 feet (no change)
 side/east = 0.00 (no change)

building height: approximately 37 feet (no change)

* However, if it determined that relief from the parking standards of the Zoning Ordinance is required, the Applicant may seek such relief at the appropriate time.

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FAR AREA & LAND USE TABLE

	APARTMENTS (EXISTING)	COMMERCIAL SPACE (EXISTING)	APARTMENT UNITS (PROPOSED)	LIVE/WORK UNITS (PROPOSED)	COMMERCIAL SPACE (PROPOSED)	EXISTING (SF)	PROPOSED (SF)	TOTAL (AC'UAL) (FAR)
NORTH 1ST FLOOR	0	4	1	1	2	4,377	0	4,377
NORTH 2ND FLOOR	4	0	0	0	0	4,212	0	4,212
NORTH 3RD FLOOR	4	0	0	0	0	4,212	0	4,212
NORTH TOTAL	8	4	1	1	2	12,801	0	12,801
SOUTH BASEMENT	N/A	N/A	N/A	N/A	N/A	3,975	0	3,975
SOUTH 1ST FLOOR	4	0	0	0	0	3,975	0	3,975
SOUTH 2ND FLOOR	4	0	0	0	0	3,975	0	3,975
SOUTH 3RD FLOOR	4	0	0	0	0	3,975	0	3,975
SOUTH TOTAL	12	0	0	0	0	15,900	0	15,900
COMBINED TOTAL	20	4	1	1	2	32,678	0	32,678
MAX ALLOWED						30 x 10,329.51 SF = 30,988.53 SF		

***BASEMENT IS MORE BELOW GRADE THAN ABOVE AND DOES NOT COUNT TOWARD FAR AREA**
****TOTAL RESIDENTIAL UNIT COUNT = 21, EXCLUDING ONE BUSINESS LIVE/WORK UNIT (4437 W FULLERTON AVE.)**

ZONING & BUILDING CLASSIFICATION DATA

ADDRESS: 4433-4439 W FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

ZONE: B1-1 (PROPOSED CHANGE TO B2-3)

LOT SIZE: 82.57' x 125.10' = 10,329.51 SQUARE FEET

MINIMUM FRONT YARD: NO FRONT SETBACK REQUIRED EXISTING = 0.15' (NO CHANGES)

MINIMUM SIDE YARD: NO SETBACKS REQUIRED UNLESS PROPERTY ADJUTS R-ZONED PROPERTY EXISTING = 0.02' @ EAST (NO CHANGES) 0.23' @ WEST (NO CHANGES)

REAR YARD: NO REAR SETBACK REQUIRED FOR EXISTING BUILDING W/NO PROPOSED ADDITION EXISTING = 0.15' (NO CHANGES)

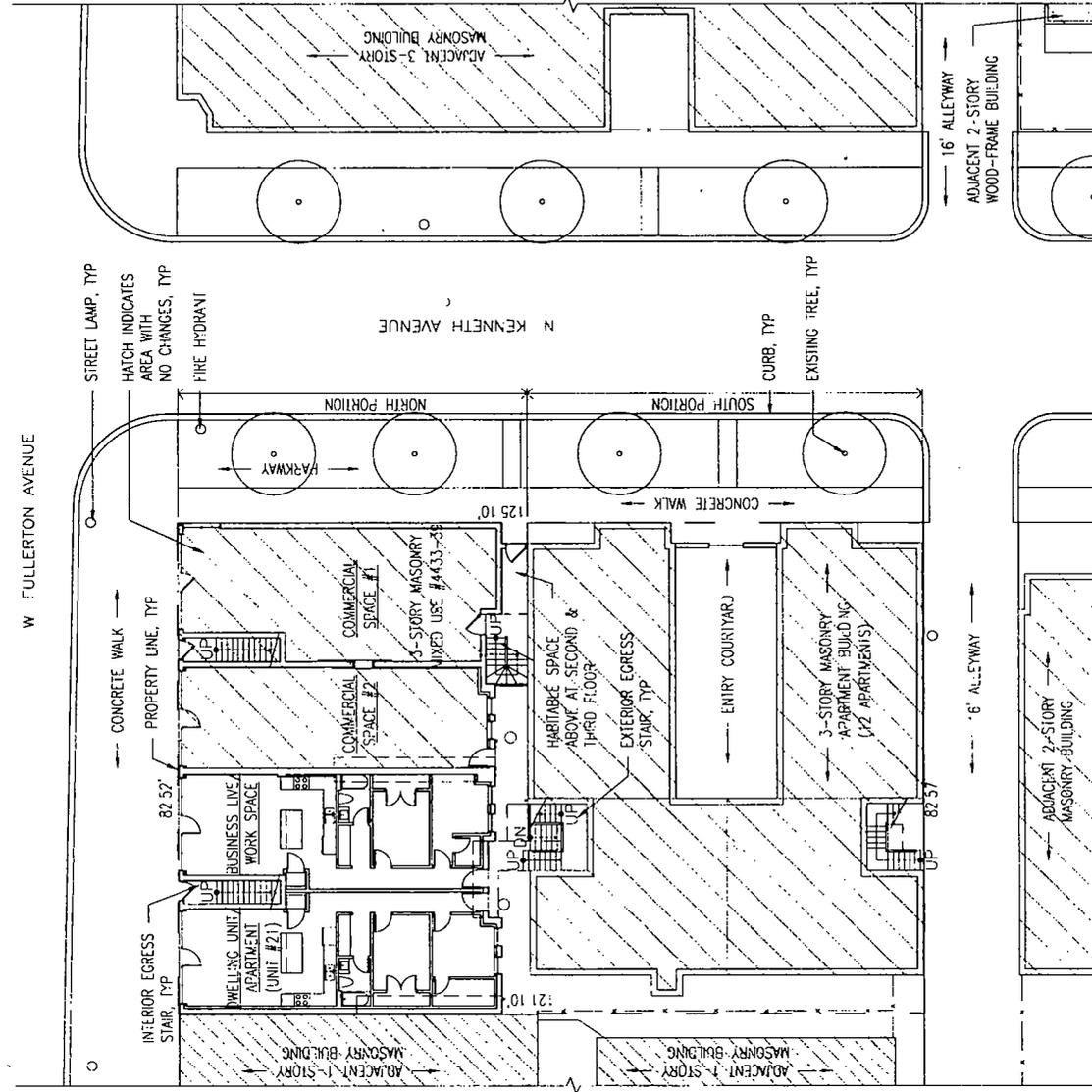
MAX F.A.R.: 3.0 x 10,329.51 = 30,988.53 SQUARE FEET EXISTING FAR = 24,726 SQUARE FEET (NO CHANGES)

HEIGHT LIMIT: 38' EXISTING = 36.83' VIF (NO CHANGES)

M/A CALCULATION: 10,329.51 SQ FT / 21 RESIDENTIAL UNITS = 492 SQ FT PER DWELLING UNIT (EXCLUDING THE 1 BUSINESS LIVE/WORK SPACE), WHICH IS GREATER THAN THE 400 SQ FT PER DWELLING UNIT MINIMUM

NOTE: ZONING CHANGE IS REQUIRED FOR ADDING ONE DWELLING UNIT & 1 BUSINESS LIVE/WORK UNIT ON THE FIRST FLOOR

Partial Renovation of a Mixed Used Building:
 4433-39 W. Fullerton Avenue
 Chicago, IL 60639



Site Plan
 SCALE: 1" = 20'-0"

NOTE: PROJECT TO BE BUILT SUBSTANTIALLY IN CONFORMANCE WITH THESE DRAWINGS

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

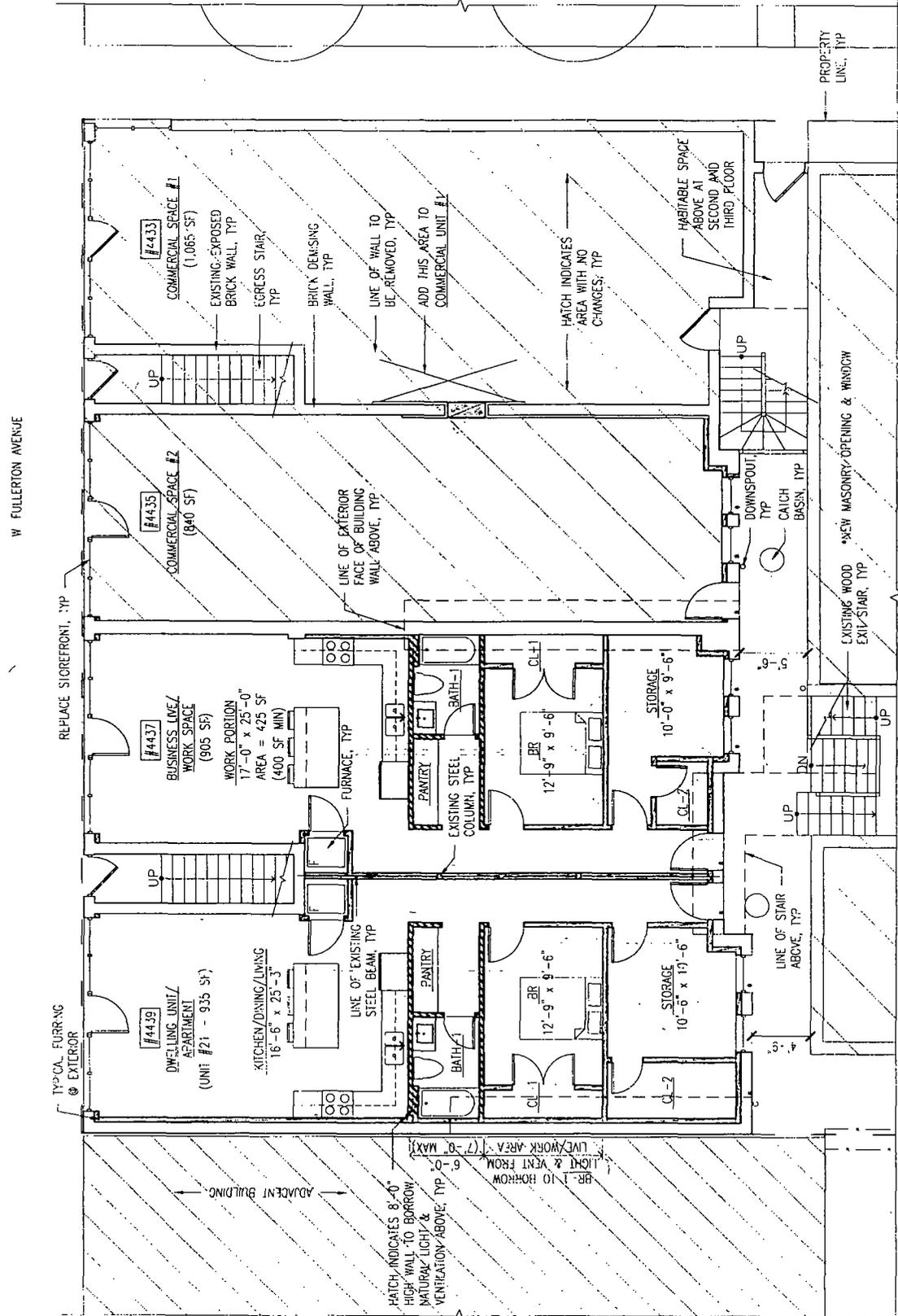
Proposed Design
 6/14/18 (Revised 8/22/18)
 Preliminary - Not for Construction

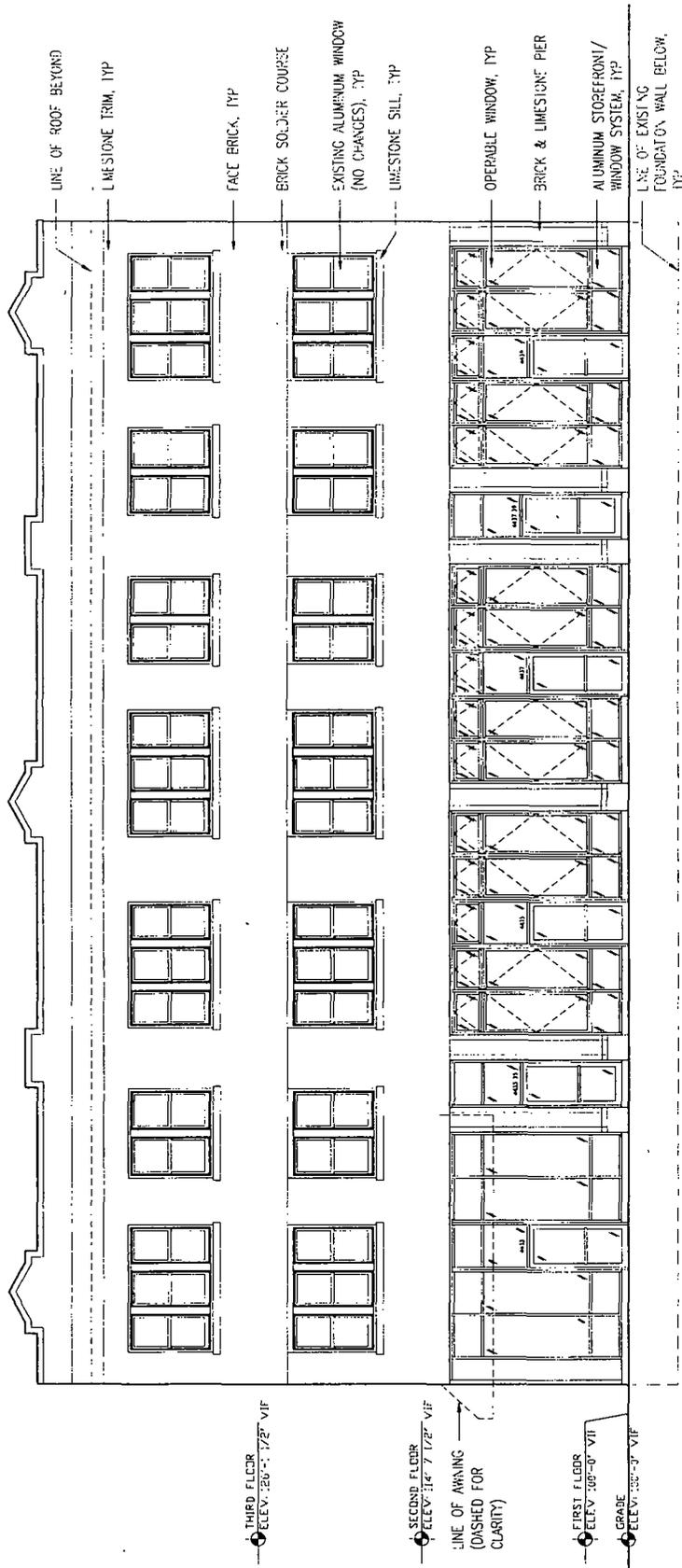
FOSTER DALE ARCHITECTS

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BORROWED LIGHT & VENT CALCULATIONS:	
TYPICAL BR	= 147 SQUARE FEET
LG-T REQUIREMENT = (147)(0.06)	= 8.82 SQUARE FEET
VENT REQUIREMENT = (147)(0.04)	= 5.88 SQUARE FEET
APPROXIMATE LIGHT & VENT AREA SUPPLIED = 46.00 SQUARE FEET	
LENDING LIGHT & VENT CALCULATIONS:	
*THE LENDING ROOM MUST MEET NATURAL LIGHT & VENT REQUIREMENTS AFTER THE LIGHT AND VENT FROM THE BORROWED ROOM'S SUBTRACTED FROM THE TOTAL LIGHT & VENT PROVIDED	
TYPICAL ALLEY/DWING/AREA OF LIVING/WORKS AREA	= 420 SQUARE FEET
LG-T REQUIREMENT = (420)(0.06)	= 25.20 SQUARE FEET
VENT REQUIREMENT = (420)(0.04)	= 16.80 SQUARE FEET
APPROXIMATE LIGHT & VENT AREA SUPPLIED = 114.00 SQUARE FEET	

N KENNETH AVENUE





North (W. Fullerton Avenue) Elevation
 SCALE 1/8" = 1'-0"

Partial Renovation of a
 Mixed Used Building;
 4433-39 W. Fullerton Avenue
 Chicago, IL 60639

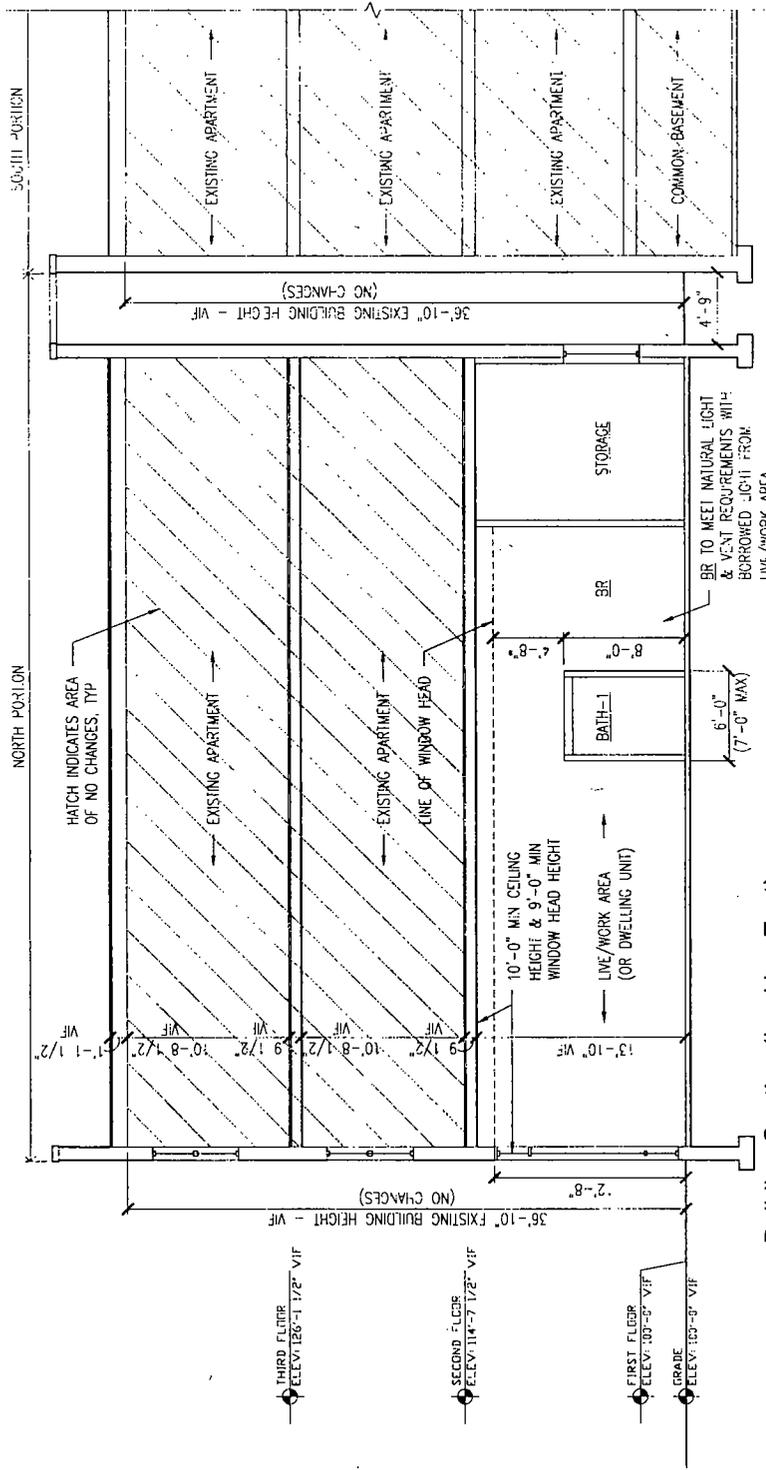
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Building Section (Looking East)
 SCALE 1/8" = 1'-0"

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Partial Renovation of a
 Mixed Used Building:
 4433-39 W. Fullerton Avenue
 Chicago, IL 60639

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NOT
 PROJECT TO BE BUILT SUBSTANTIALLY IN
 CONFORMANCE WITH THESE DRAWINGS

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*VERTICAL DIMENSION FOR CALCULATING
 BORROWED NATURAL LIGHT & VENTILATION

*BR TO MEET NATURAL LIGHT
 & VENT REQUIREMENTS WILL
 BORROWED LIGHT FROM
 LIVE/WORK AREA

10'-0" MIN CEILING
 HEIGHT & 9'-0" MIN
 WINDOW HEAD HEIGHT

LIVE/WORK AREA
 (OR DWELLING UNIT)

BATH-1

BR

STORAGE

EXISTING APARTMENT

EXISTING APARTMENT

EXISTING APARTMENT

COMMON-BASEMENT

THIRD FLOOR
 ELEV: 126'-1 1/2" VIF

SECOND FLOOR
 ELEV: 114'-9 1/2" VIF

FIRST FLOOR
 ELEV: 102'-0" VIF

GRADE
 ELEV: 102'-0" VIF

36'-10" EXISTING BUILDING HEIGHT - VIF
 (NO CHANGES)

HATCH INDICATES AREA
 OF NO CHANGES, TYP

36'-10" EXISTING BUILDING HEIGHT - VIF
 (NO CHANGES)

36'-10" EXISTING BUILDING HEIGHT - VIF
 (NO CHANGES)