



# City of Chicago



SO2016-7301

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/5/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-H at 4646 N Damen Ave - App No. 18978T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE ORDINANCE No. 18978-T1**

***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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.11-H in the area bounded by

a line 90 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 B3-3 Community Shopping District and a corresponding uses 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 North Damen Avenue

**FINAL FOR PUBLICATION**

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 4,924.9 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. The Applicant intends to raze the existing structures, at the property. The new proposed building will contain one commercial/retail space (1,830 square feet) - at grade level and nine (9) dwelling units – above (Floors 2 thru 4). Due to its close proximity to the local CTA Station, and pursuant to the Transit Oriented Development (TOD) Ordinance, there will be surface parking for four (4) vehicles, located at the rear of the property. The new proposed building will be masonry in construction, with glass accents, and measure 44 feet-4 inches in height.

- (A) The Project's Floor Area Ratio:  
13,104 square feet (2.66 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):  
547.2 square feet
- (C) The amount of off-street parking:  
4 vehicle parking spaces  
9 bicycle parking spaces

*\*Due to its close proximity to the CTA Station, the Applicant is seeking a 70% reduction in the required off-street parking - from 9 spaces to 4 spaces, pursuant to the Transit Oriented Development Ordinance.*

- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 30 feet-2 inches
  - c. Side Setbacks:  
North: 0 feet-0 inches  
South: 0 feet-0 inches

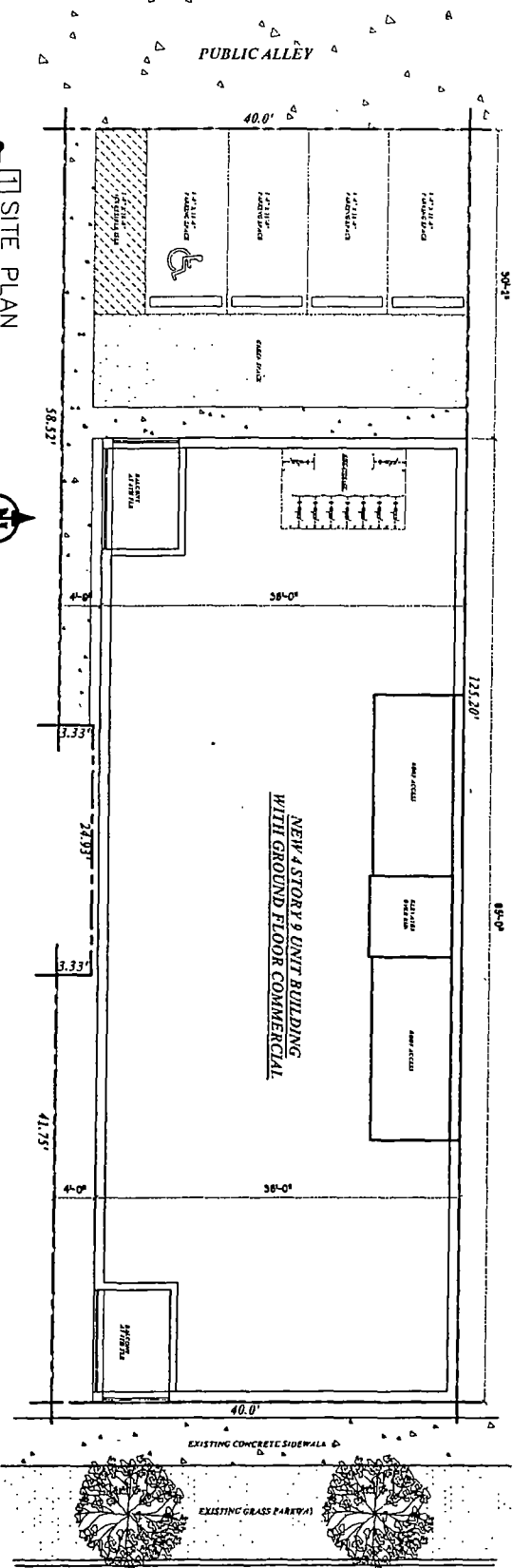
*\*The Applicant will seek a Variation for a reduction to the south side setback.*

- (E) Building Height:  
44 feet-4 inches

4646 NORTH DAMEN AVENUE

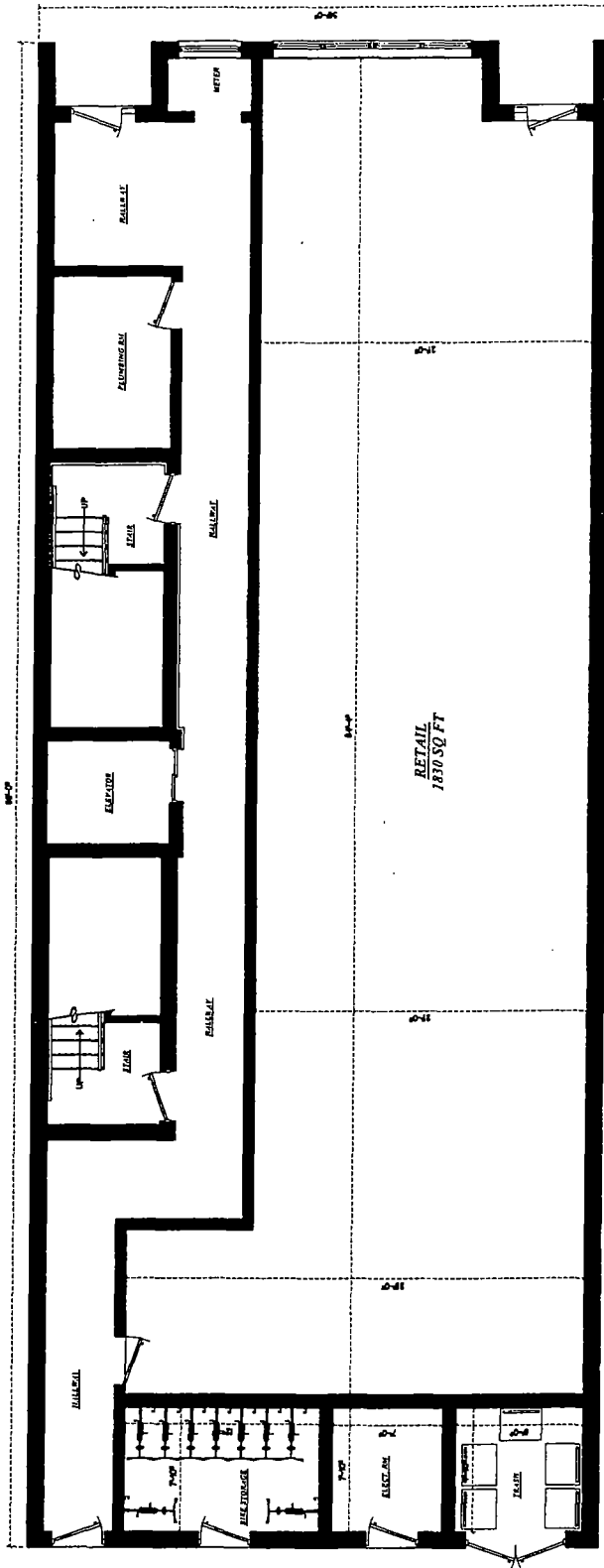
EXISTING GRASS PARKWAY

EXISTING CONCRETE SIDEWALK



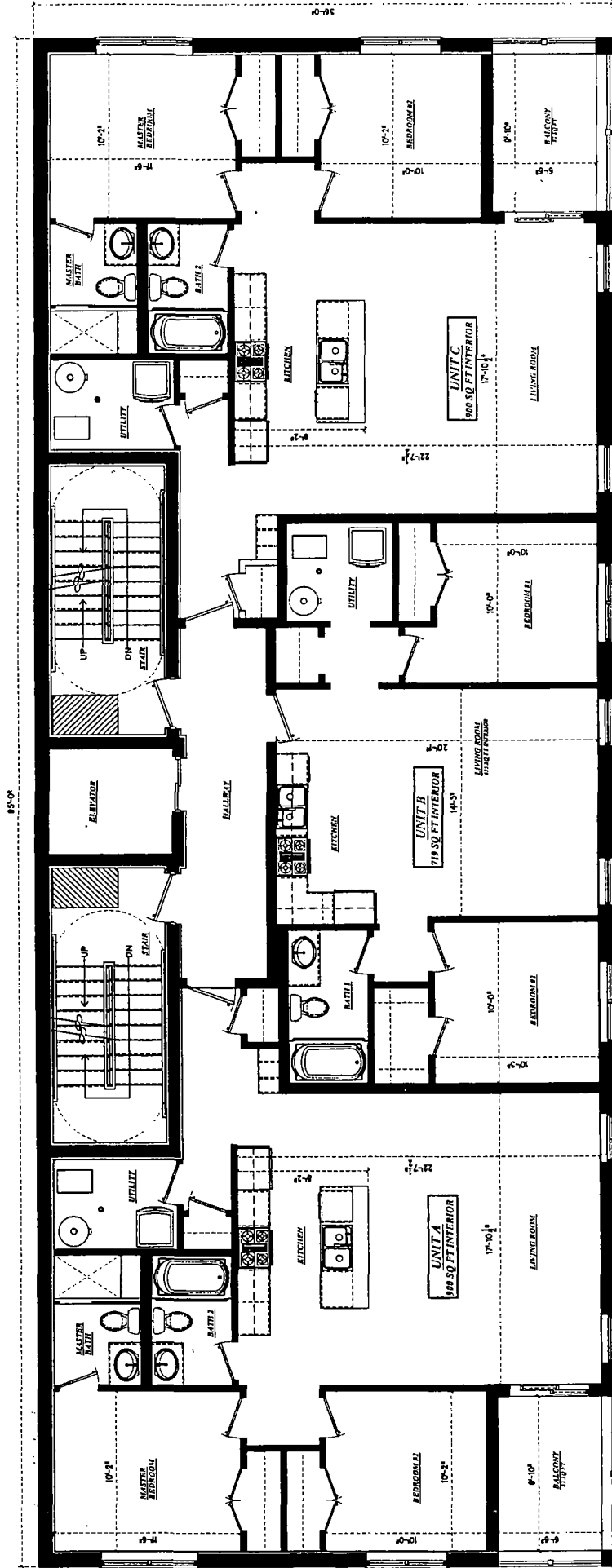
1 SITE PLAN

FINAL FOR PUBLICATION



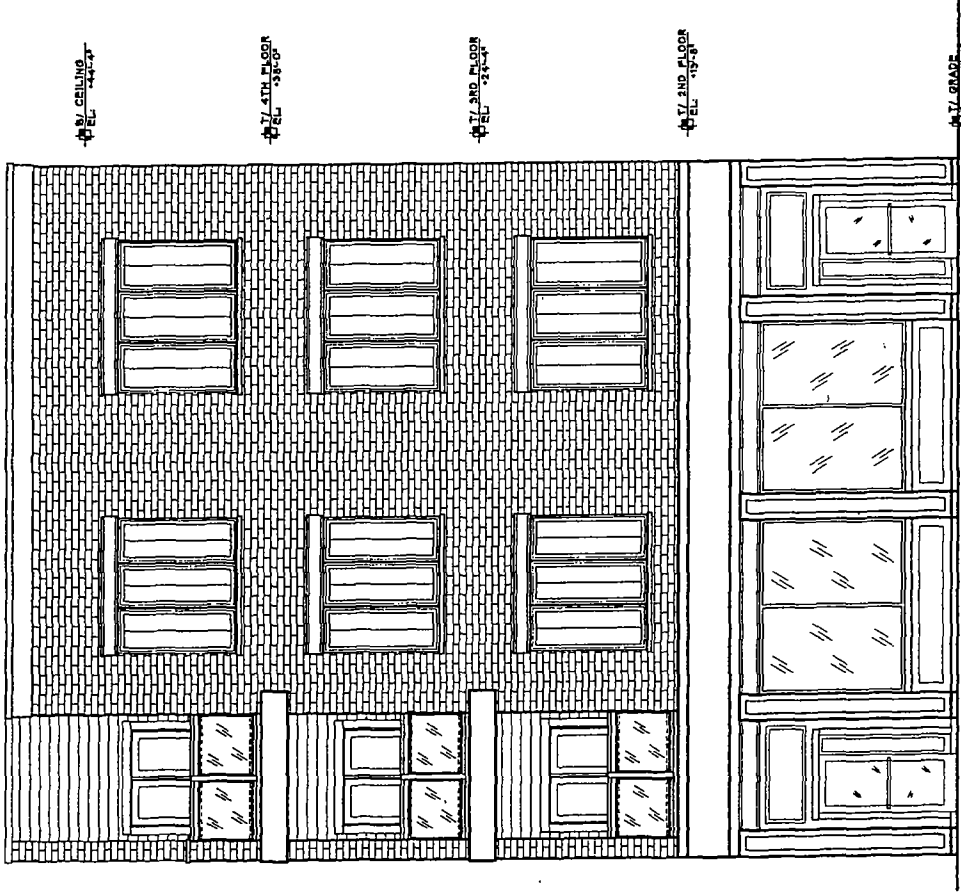

 A GROUND FLOOR PLAN  
 WITH ROOM DIMENSIONS

FOR PUBLICATION



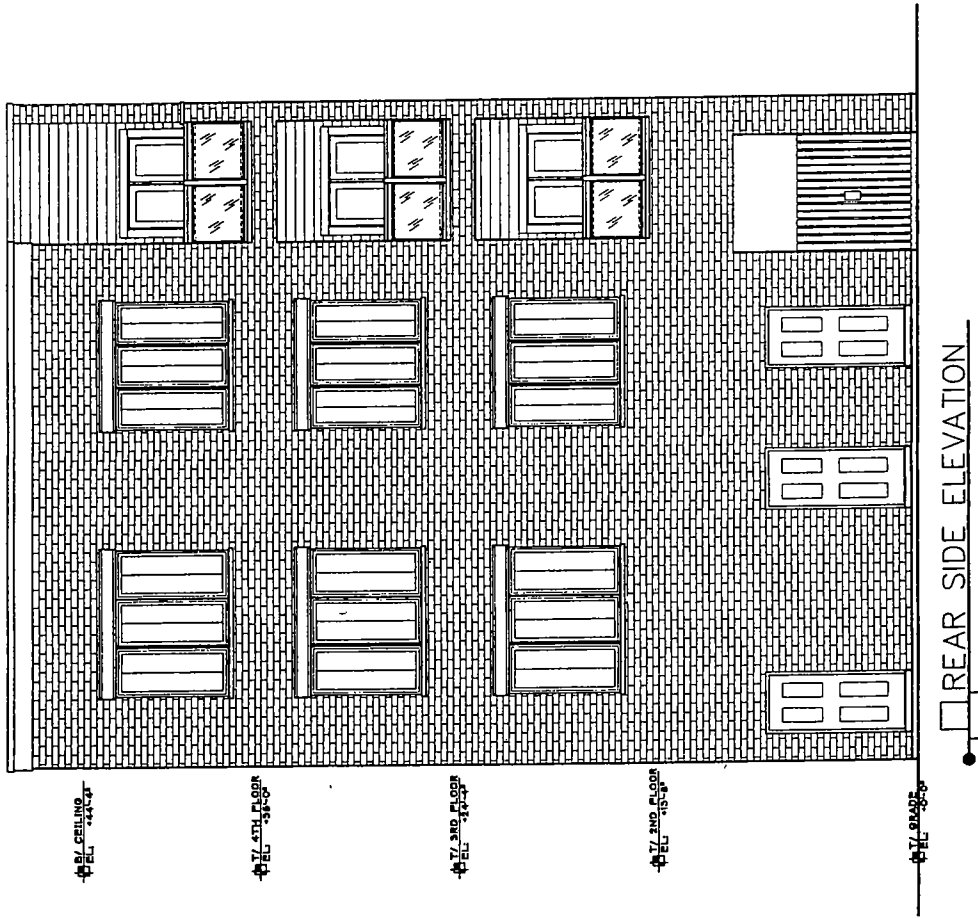

  
 TYPICAL FLOOR PLAN
   
 WITH ROOM DIMENSIONS

FINAL FOR PUBLICATION



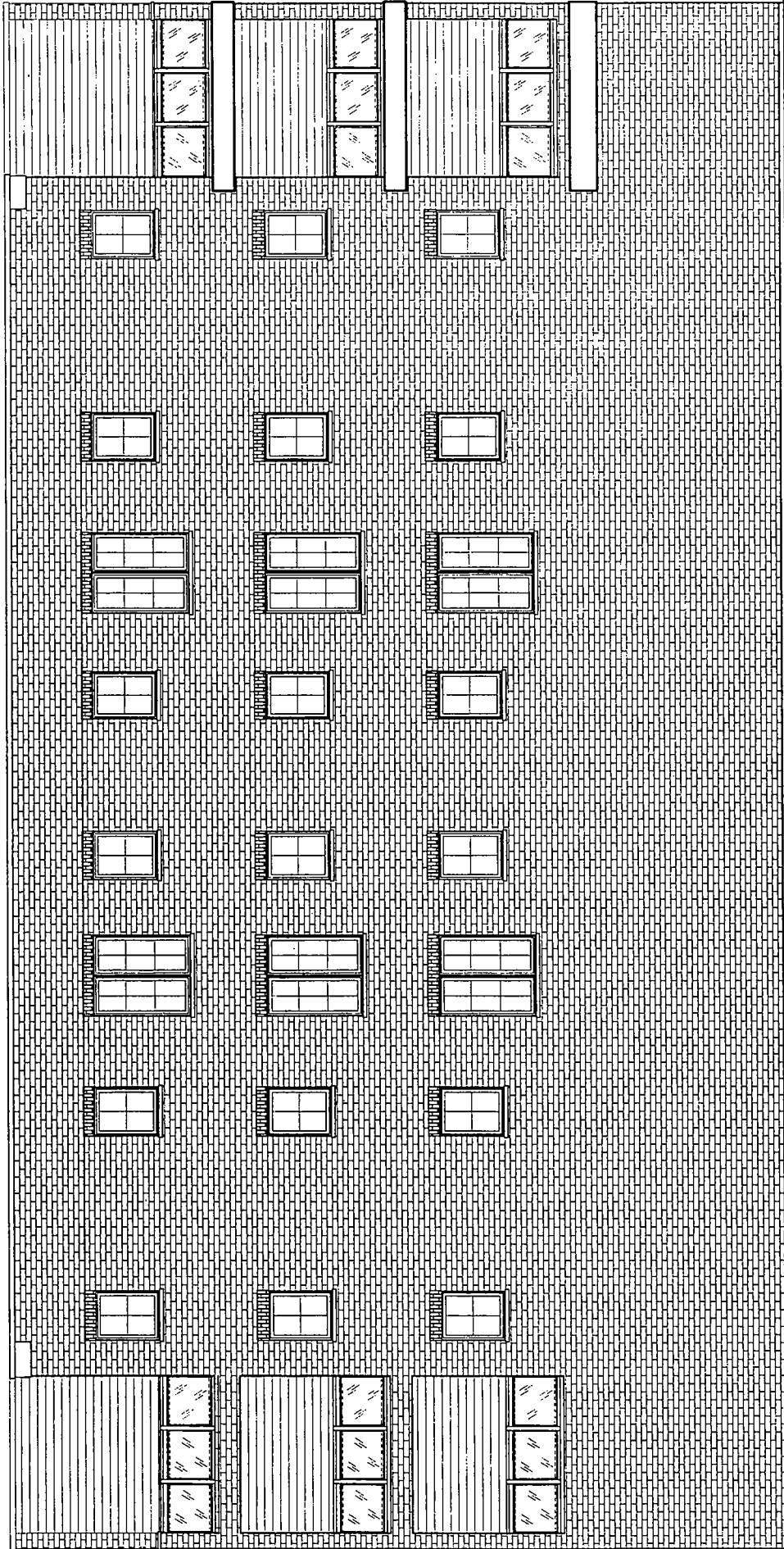
□ FRONT SIDE ELEVATION

**FINAL FOR PUBLICATION**



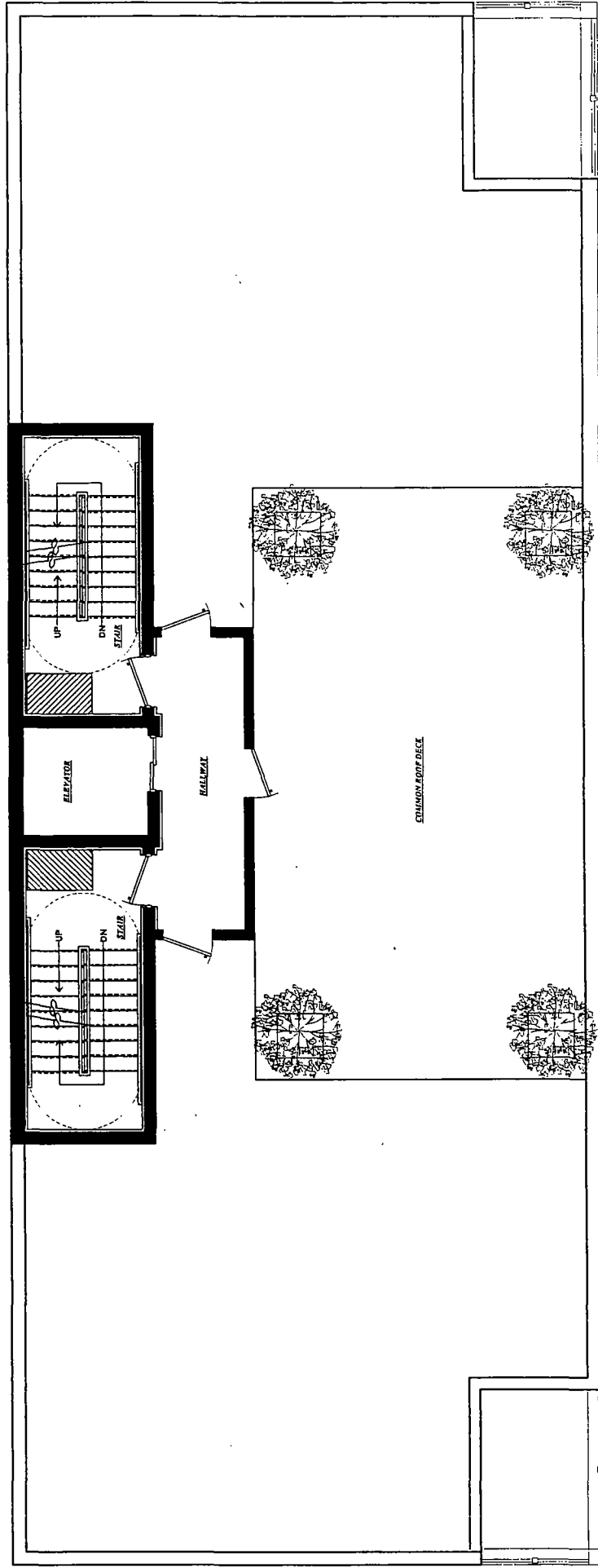
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LEFT SIDE ELEVATION

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ROOFTOP DECK

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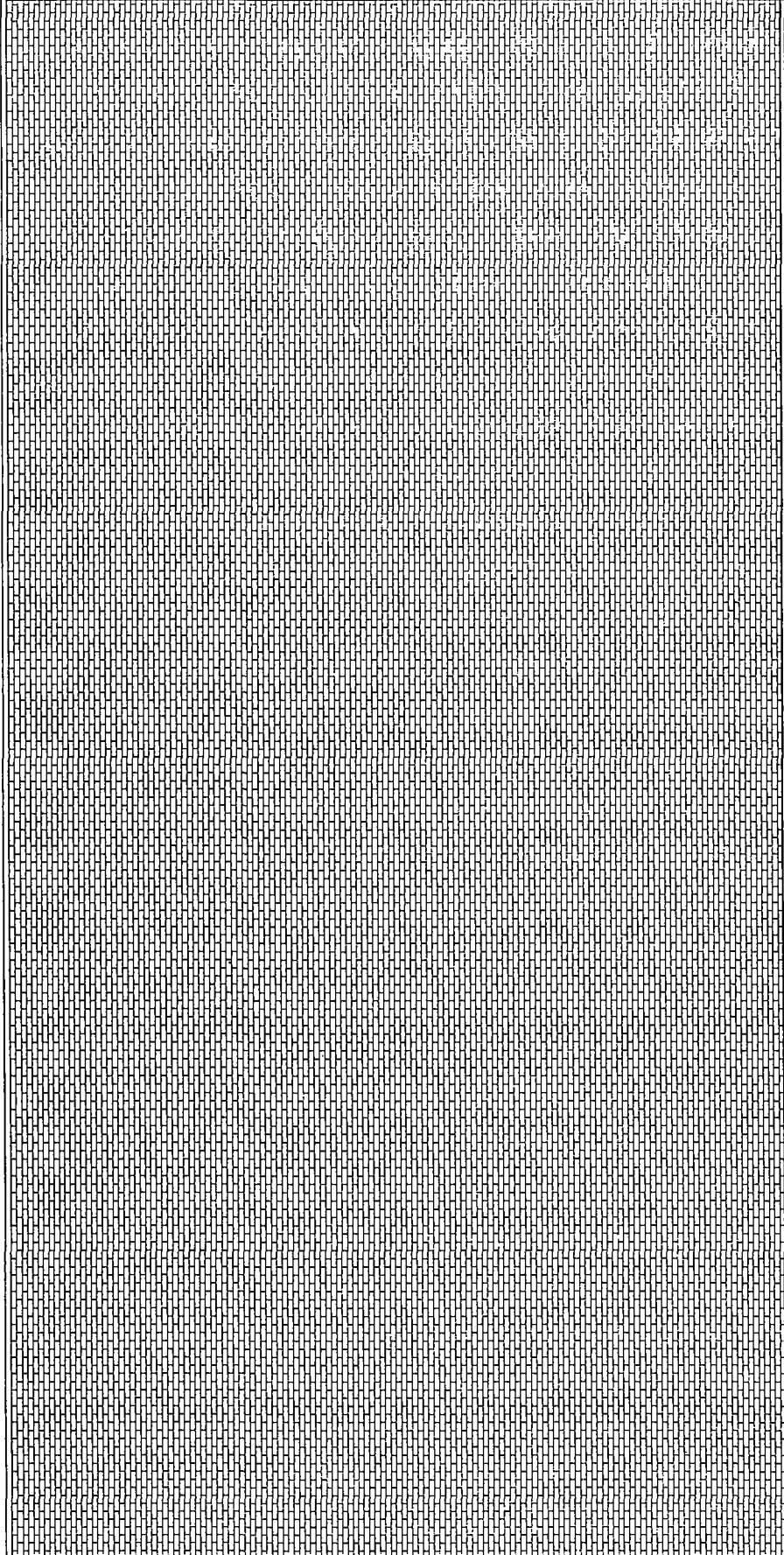
• 17' CEILING  
EL. 114.27

• 17' 4TH FLOOR  
EL. 113.00

• 17' 3RD FLOOR  
EL. 111.73

• 17' 2ND FLOOR  
EL. 110.46

• 17' 1ST FLOOR  
EL. 109.19



•  RIGHT SIDE ELEVATION

**FINAL FOR PUBLICATION**