



City of Chicago



SO2019-2738

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/10/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 4729 N Winchester Ave - App No. 20012T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 11-H in the area bounded by

the alley next north of and parallel to West Leland Avenue; the alley next east of and parallel to North Winchester Avenue; a line 242 feet north of and parallel to West Leland Avenue; and North Winchester Avenue,

to those of an RM-5 Residential Multi-Unit 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:

4729 North Winchester Avenue

17-13-0303-C (1) Narrative Zoning Analysis
4729 North Winchester, Chicago, Illinois

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 7,623 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject property. The existing two-story building and detached garage will be razed. The new proposed building will contain a total of eight (8) dwelling units, between the basement and 4th Floor. There will be off-street parking for seven (7) vehicles, located in and between three detached garages – at the rear of the lot, as well as interior parking for two (2) vehicles, located within the basement of the proposed new building – for a total of nine (9) onsite parking spaces. The new proposed building will be masonry in construction and will measure 47 feet-0 inches in height.

(A) The Project's Floor Area Ratio: 12,874 square feet (1.69 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):
8 dwelling units (953 square feet)

(C) The amount of off-street parking: 9 parking spaces

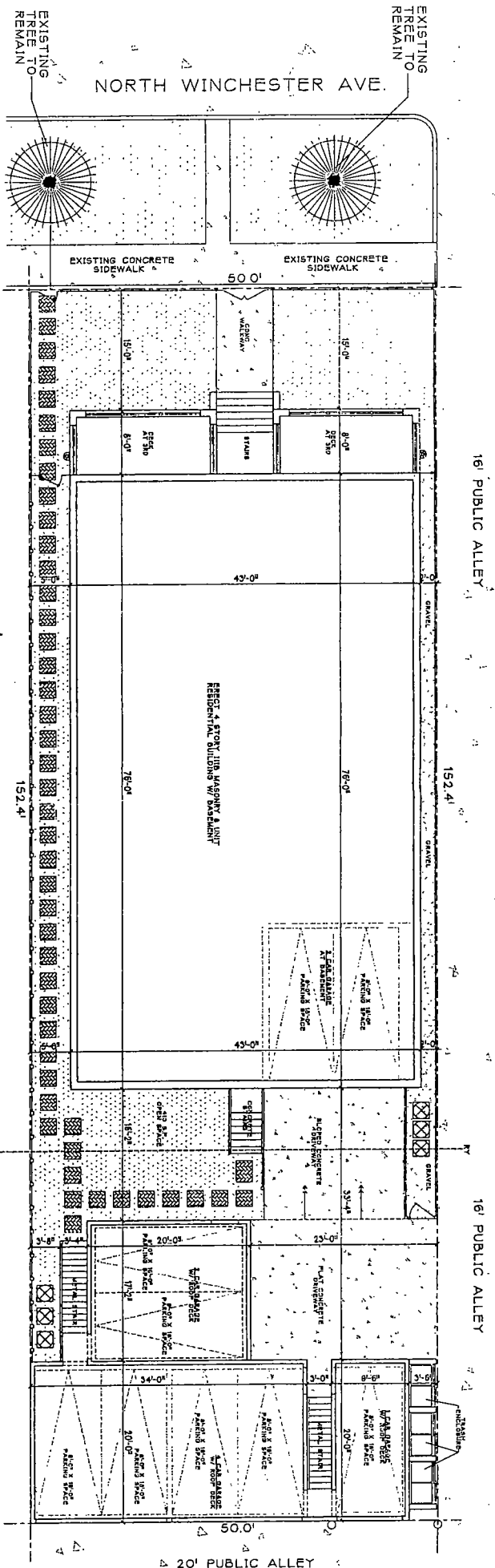
(D) Setbacks:

- a. Front Setback: 15 feet-0 inches
- b. Rear Setback: 53 feet-4 inches
- c. Side Setbacks:
 - North: 2 feet-0 inches
 - South: 5 feet-0 inches

**The Applicant will seek Variations for any deviations from the required setbacks for the new proposed building.*

(E) Building Height:
47 feet-0 inches

Final for Publication



1" = 10' SCALE



ZONING SET BACK INFORMATION

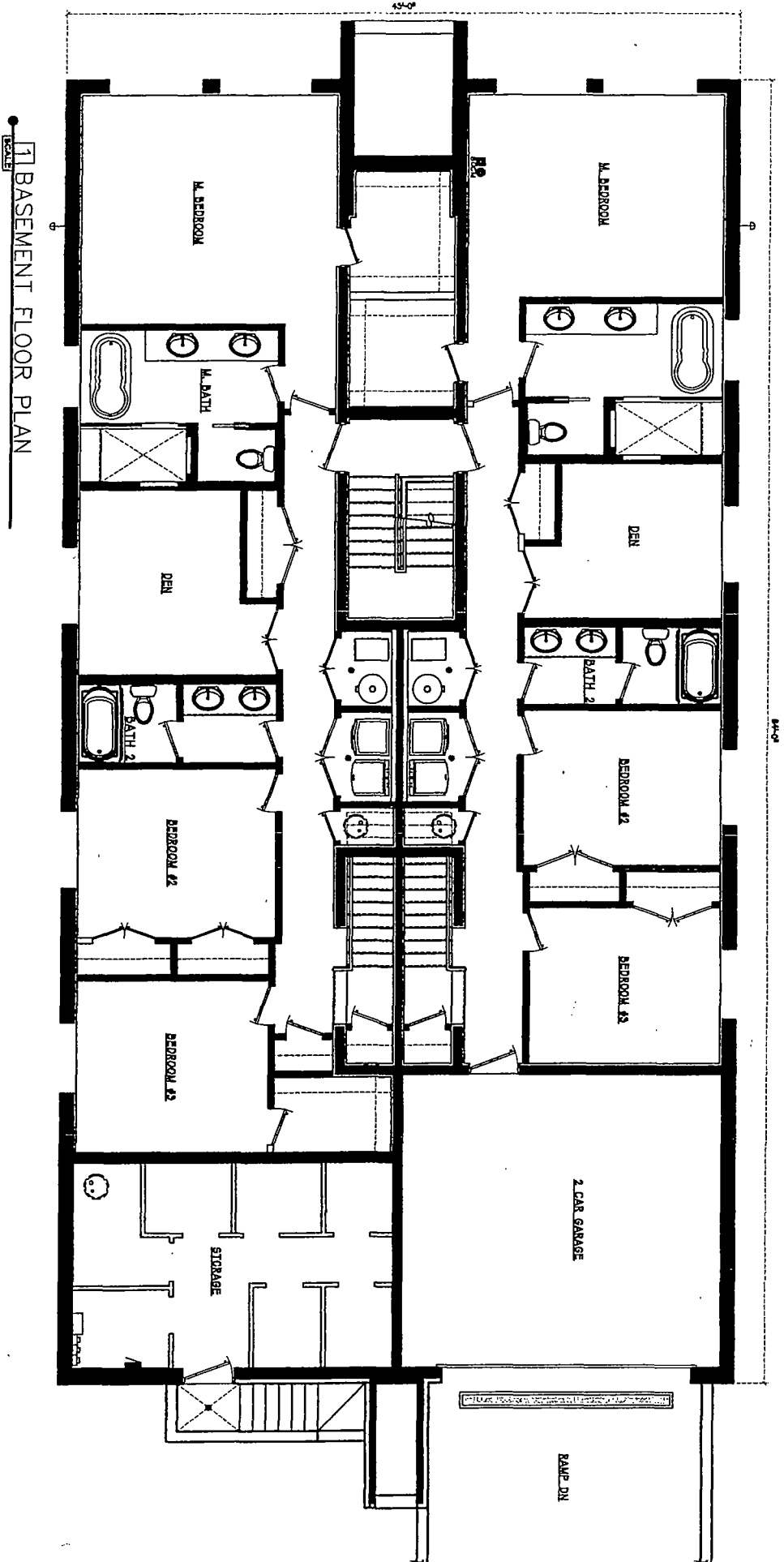
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
FRONT YARD SETBACK REQUIREMENT	15'-0" MAX. REQUIREMENT	0'-0"	8'-0"
SIDE YARD SETBACK REQUIREMENT	10' MIN. SETBACK FOR 10' MIN. LOT WIDE	8'-0"	8'-0"
REAR YARD SETBACK REQUIREMENT	30' OF LOT DEPTH	45'-0"	33'-10"
MAXIMUM MEAN HEIGHT ALLOWED	TO BUILDING OF 10' HEIGHT	47'-0"	53'-4"
REAR YARD OPEN SPACE REQUIREMENT	CODE DESCRIPTION	REQUIRED	ACTUAL
OPEN SPACE REQUIREMENT	36 SQ. FT. PER UNIT	402 SF	410 SF

PROPOSED ZONING INFORMATION - RM-5 (REQUESTED)

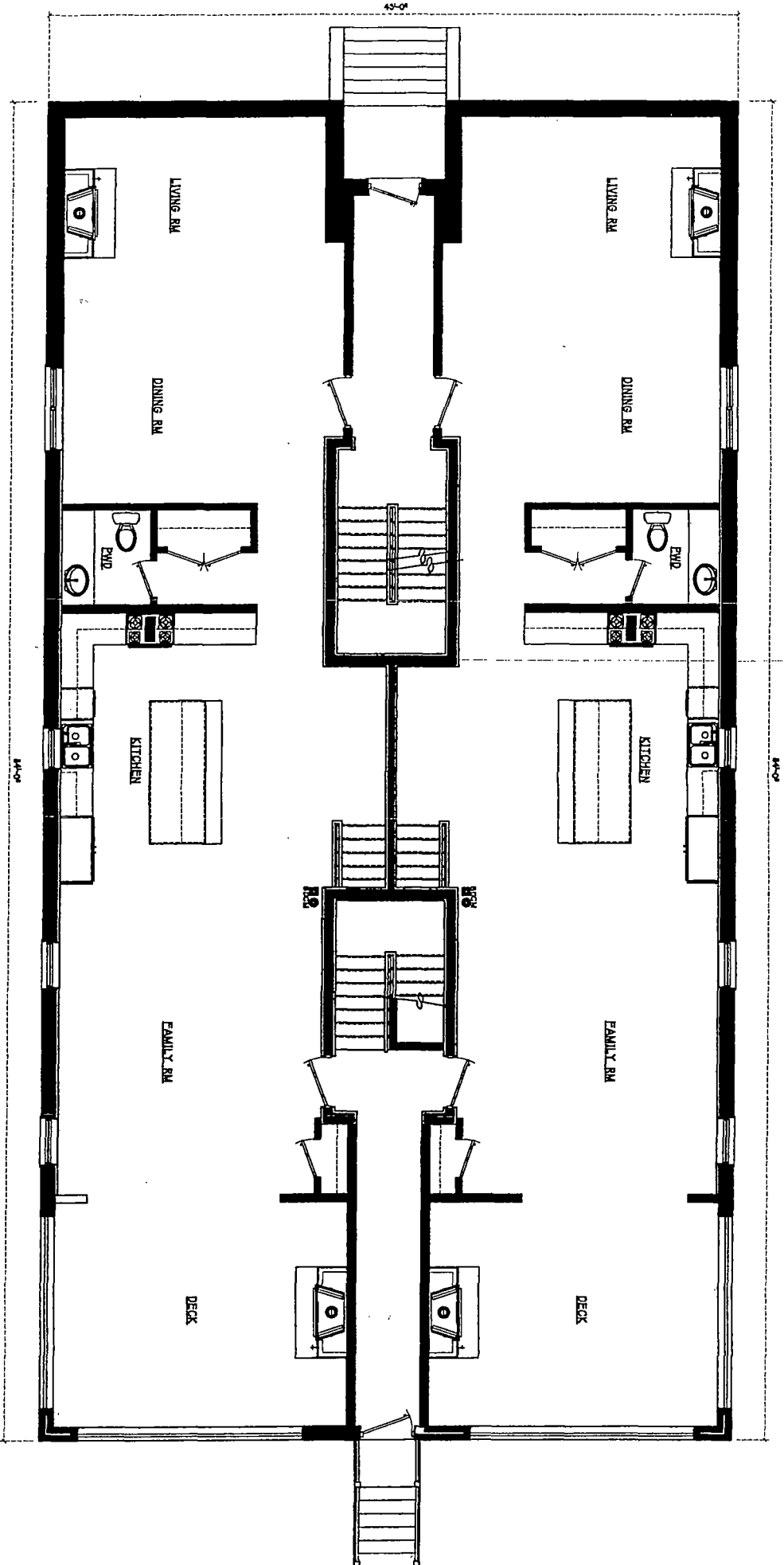
ZONING CLASSIFICATION	RM-5	140-2077 UNIT REQUESTED	ACTUAL
LOT DIMENSIONS	SEE SITE PLAN	ALLOWABLE HEIGHT: 47'-0"	ACTUAL: 53'-4"
LOT AREA	7620 SQ. FT.	X 20-MAXIMUM BUILDABLE SQUARE FOOTAGE	15,240
ACTUAL SQUARE FOOTAGE PER PLANS			12,874

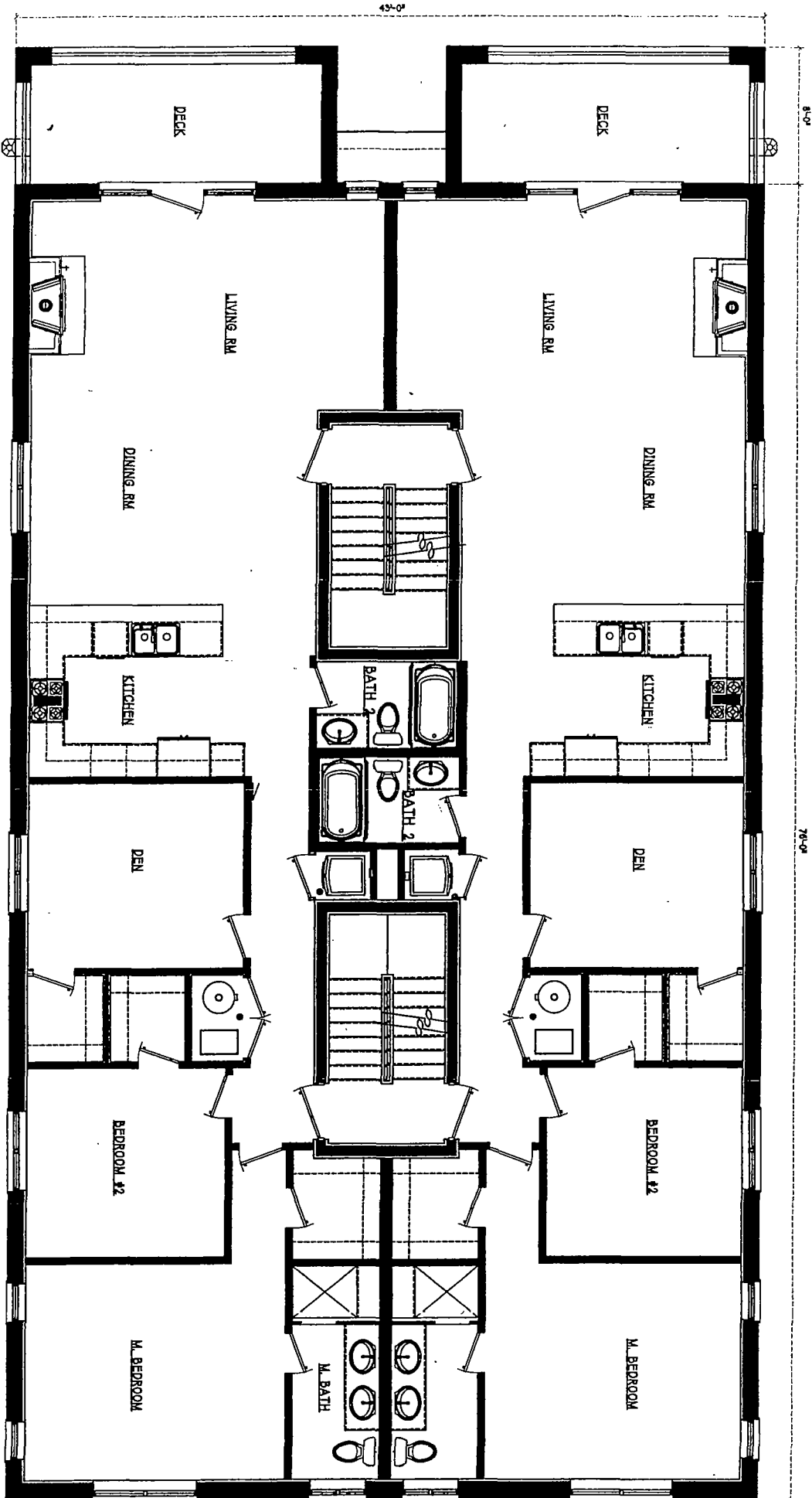
3760 SF - 2ND FLOOR
3288 SF - 1ST FLOOR
3288 SF - 1ST FLOOR

Final for Publication



Final for Publication

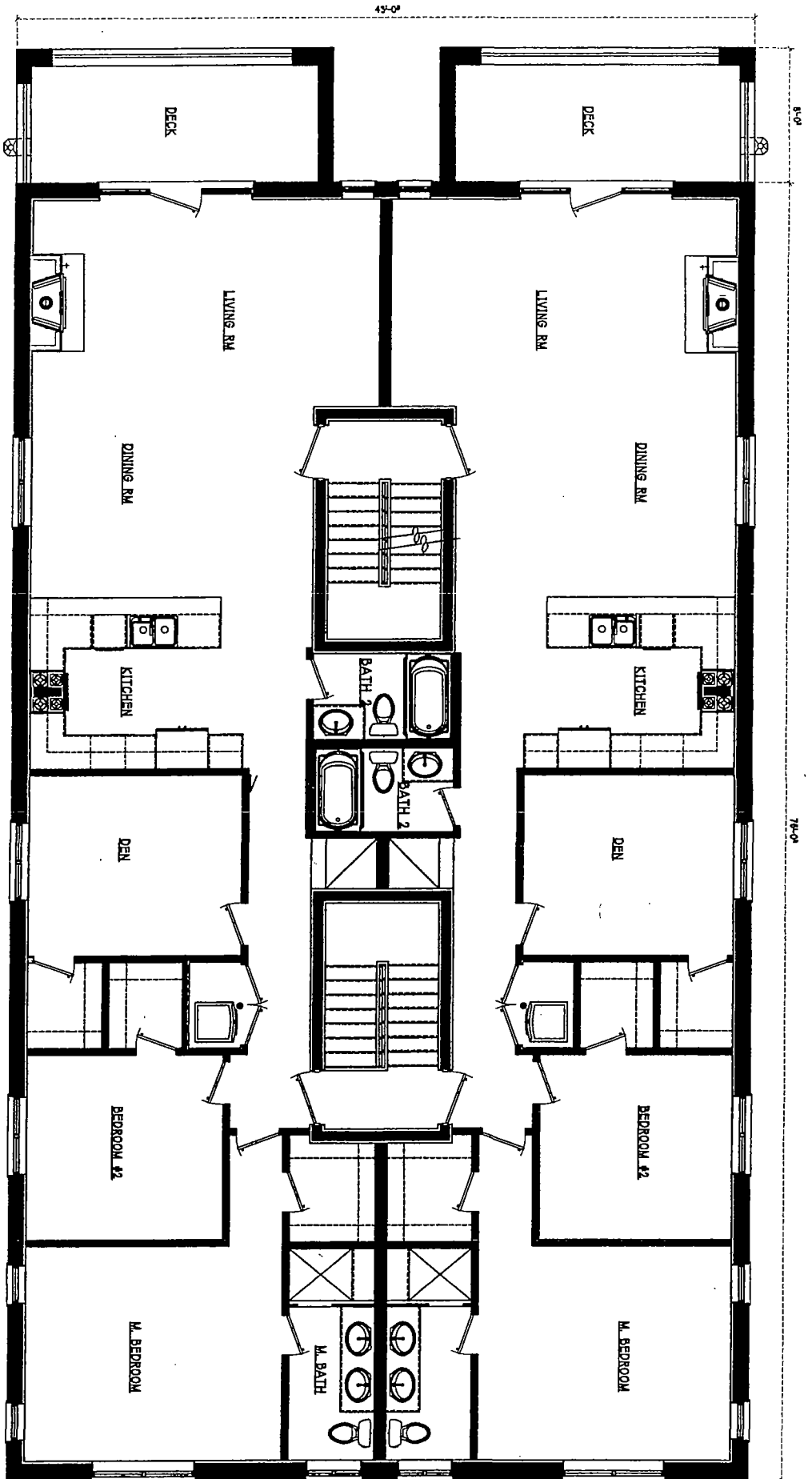




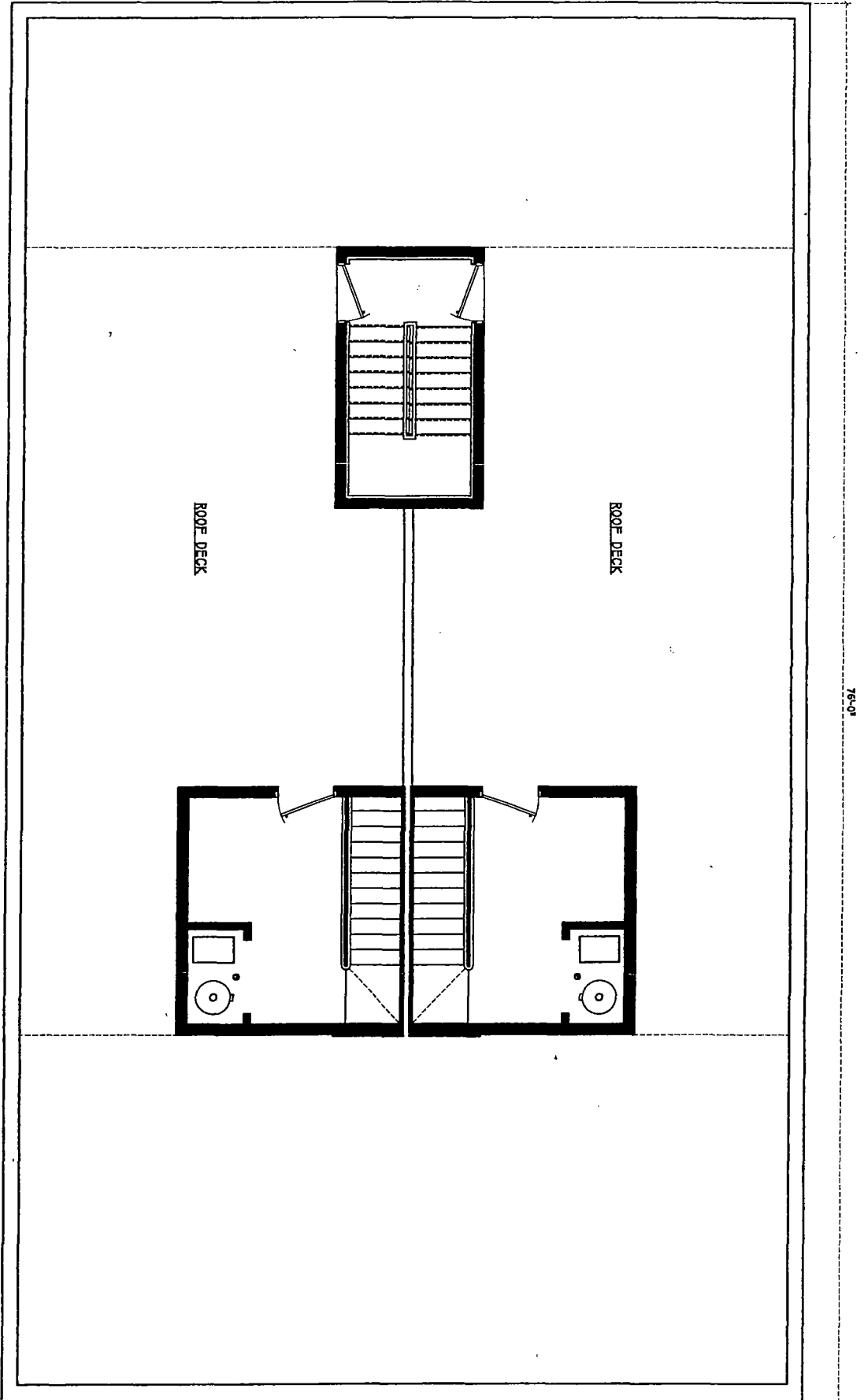
3 SECOND/THIRD FLOOR PLAN

SCALE

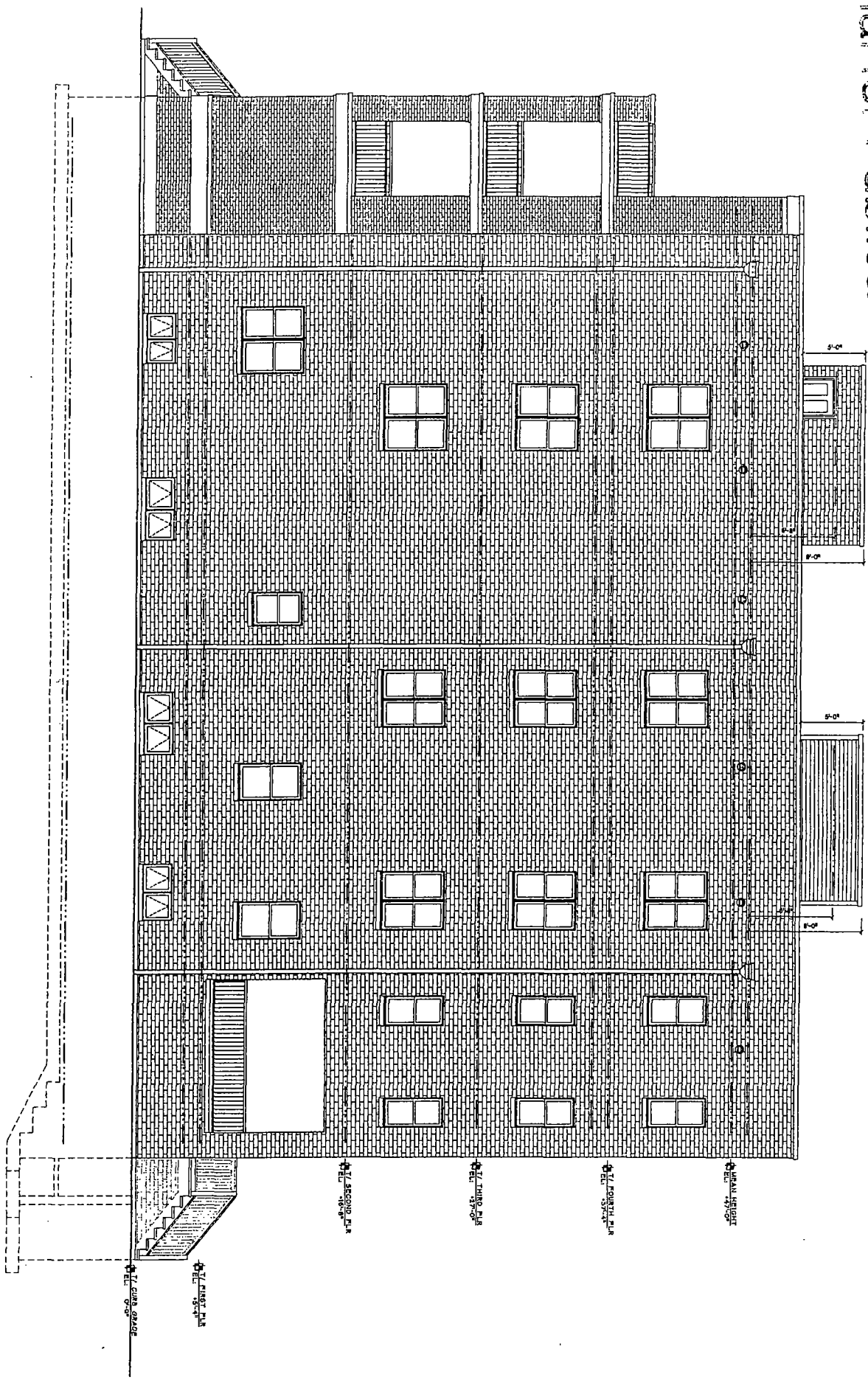
Final for Publication



SCALE
FOURTH FLOOR PLAN

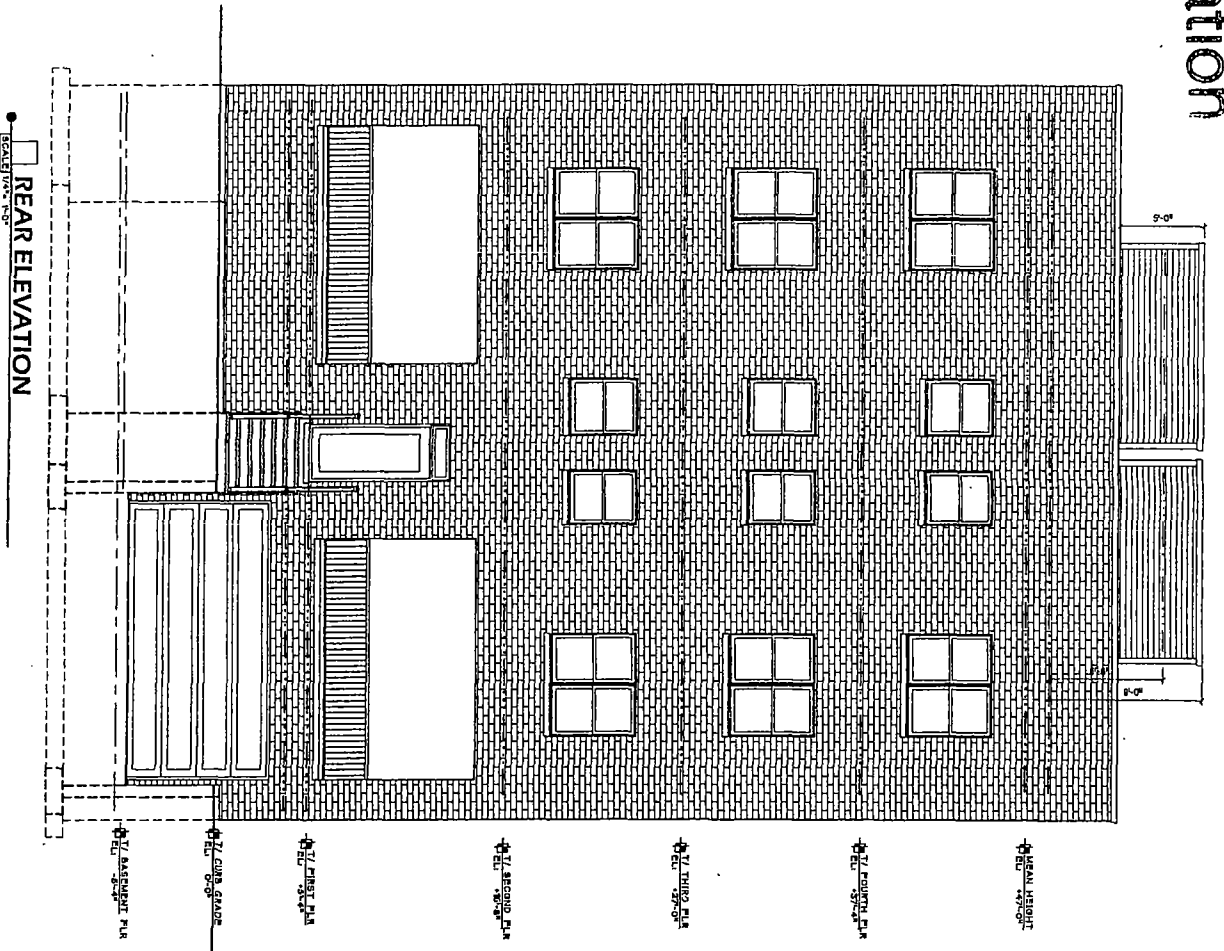


4 ROOF PLAN
SCALE

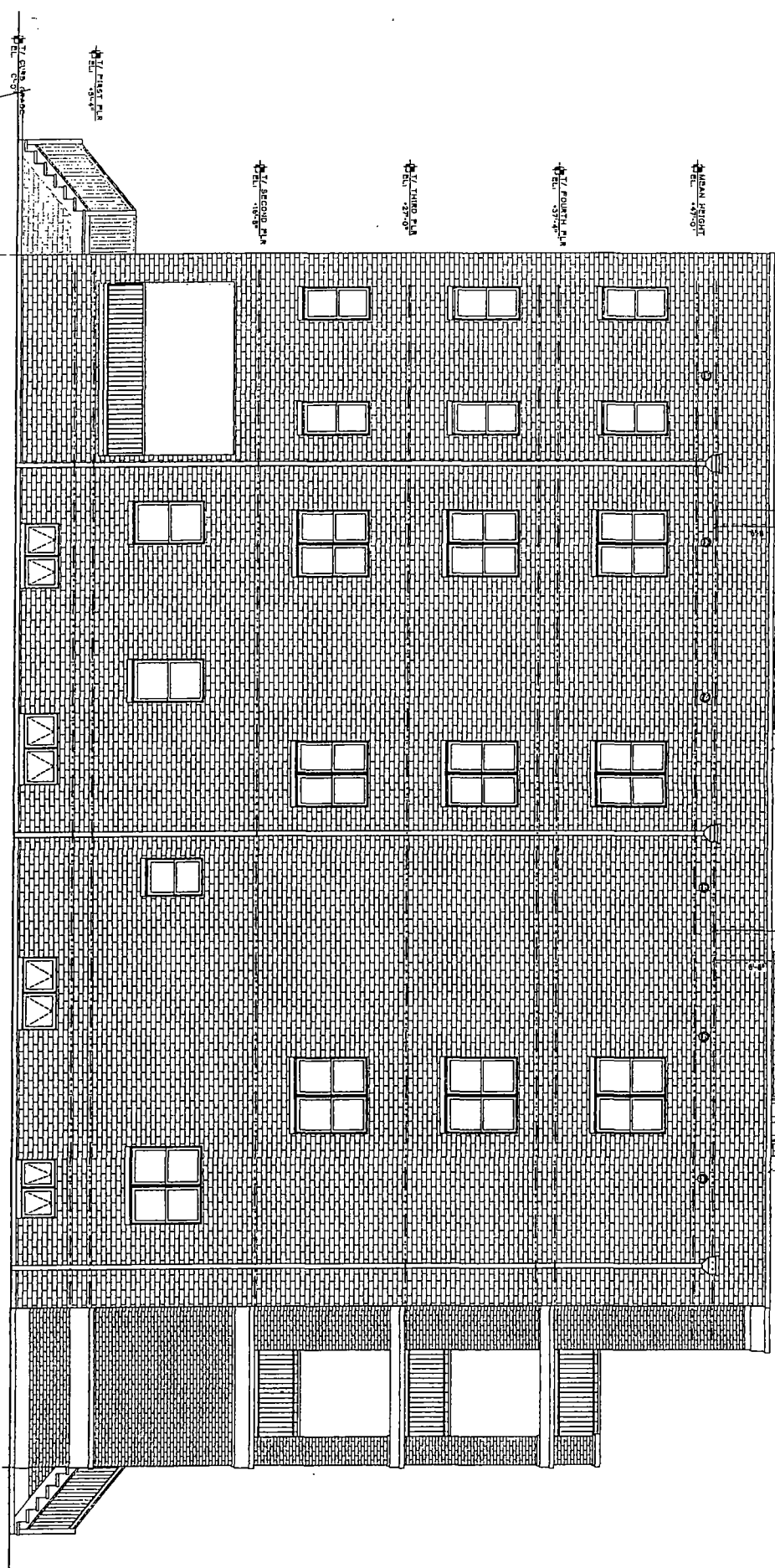


RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



~~SECRET~~ SECOND PLAN
16-8



LEFT SIDE ELEVATION

Final for Publication

