



City of Chicago



SO2019-5535

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-G at 4738-4750 N Winthrop Ave - App No. 20088T1
Committee(s) Assignment:	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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT 4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 11-G in the area bounded by

A line 83.41 feet south of and parallel to West Lawrence Avenue;
North Winthrop Avenue; a line 216.73 feet south of and parallel to
West Lawrence Avenue; and the alley next west of and parallel to
North Winthrop Avenue

to those of a B2-5 Neighborhood Mixed-Use District.

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

Address: 4738 to 4750 North Winthrop Avenue, Chicago, Illinois

(SUBSTITUTE NARRATIVE AND PLANS)

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 4738-4750 NORTH WINTHROP AVENUE, CHICAGO, ILLINOIS

ZONING: B2-5 NEIGHBORHOOD MIXED-USE DISTRICT, TYPE I.

LOT AREA: 19,312 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A SURFACE PARKING LOT. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP A FOUR (4) STORY WITH A ROOFTOP STAIR ENCLOSURE, 84-UNIT RESIDENTIAL BUILDING [27 STANDARD UNITS AND 57 EFFICIENCY UNITS] WITH 37 OFF-STREET PARKING SPACES. THE APPLICANT REDUCED ITS PARKING BASED ON THE SUBJECT PROPERTY'S PROXIMITY TO A CTA TRANSIT STATION. THE APPLICANT WILL PROVIDE 20 OFF STREET PARKING SPACES AS NON-REQUIRED, NON-ACCESSORY PARKING TO A TENANT IN AN ADJACENT BUILDING. THE OBLIGATION TO PROVIDE SUCH 20 SPACES SHALL TERMINATE UPON THE END OF THE TERM OF THE LEASE. THE APPLICANT WILL PROVIDE 19 ACCESSORY PARKING SPACES FOR USERS WITHIN THE RESIDENTIAL BUILDING. APPLICANT WILL SEEK A VARIATION OF THE CHICAGO ZONING ORDINANCE TO REDUCE THE REAR YARD.

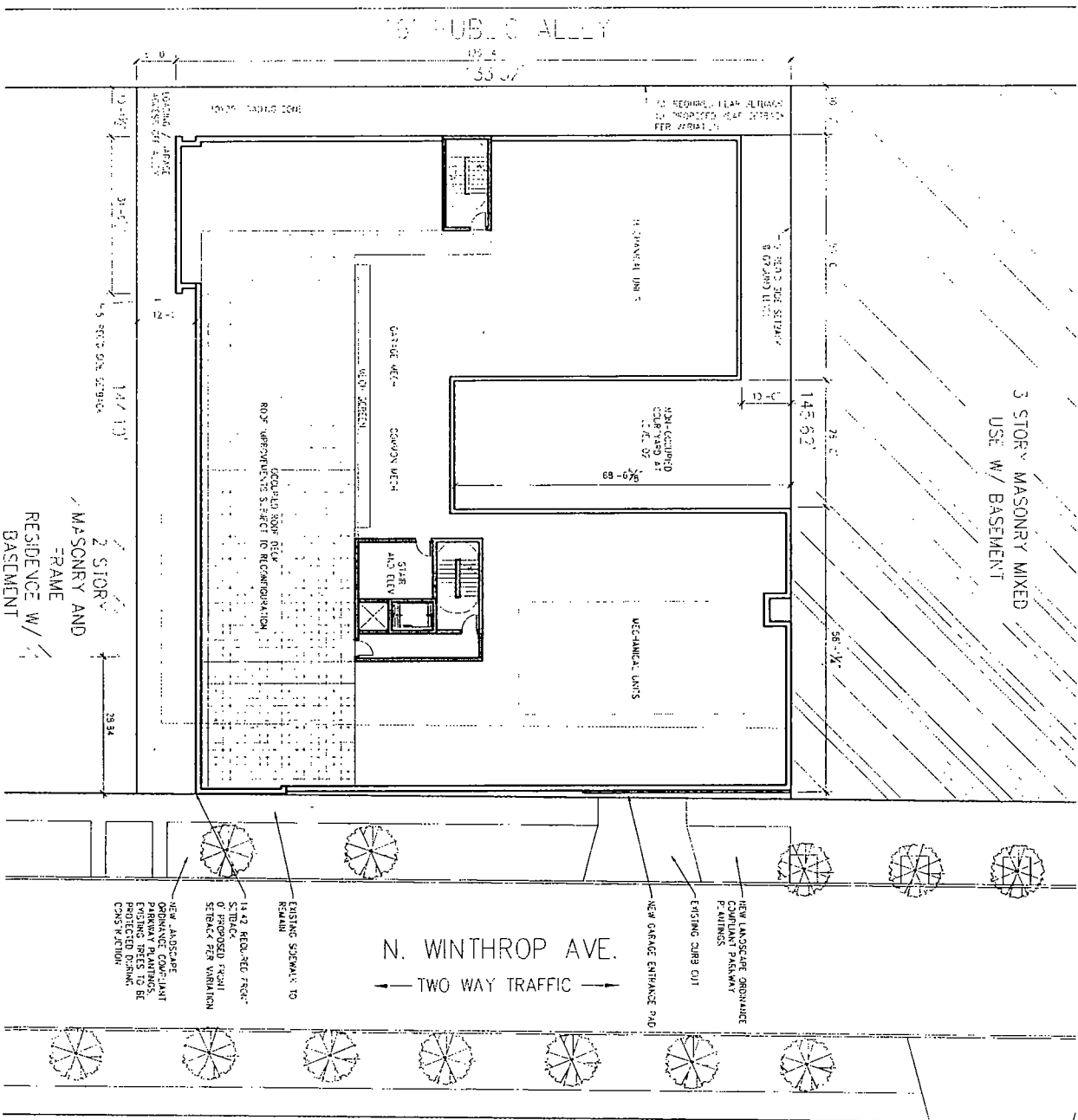
- (A) FLOOR AREA RATIO: 2.95; TOTAL FLOOR AREA IS 56,970.40 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): 57 X 135 SF = 7,695 SF; 27 X 200 SF= 5,400. TOTAL IS 13,095 SF WHICH IS LESS THAN 19,312 SF
- (C) THE AMOUNT OF OFF-STREET PARKING: 37 OFF-STREET PARKING SPACES AND 50 BIKE PARKING SPACES.*
- (D) SETBACKS:
 - A. FRONT SETBACK: 0.00 FEET**
 - B. REAR SETBACK: 10.0 FEET**
 - C. SIDE SETBACKS: 12.0 FEET (SOUTH) AND 0.0 FEET (NORTH)
 - D. BUILDING HEIGHT: 60.50 FEET (AS MEASURED PER CHICAGO ZONING ORDINANCE)

PURSUANT TO ATTACHED SET OF PLANS

* APPLICANT IS SEEKING PARKING REDUCTION BASED ON ITS STATUS AS A TRANSIT SERVED LOCATION.

** VARIATION REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE, § 17-13-1101.

OF GOOD TRANSIT AUTHORITY RED / PURPLE ZONE



ZONING SUMMARY

ZONE	B2-5
LOT AREA	19,312 SF
FAR	2.96
BUILDING AREA	57,212 SF
# OF UNITS	84
# OF EFF UNITS	57
(NO MAXIMUM DUE TO PROXIMITY TO CTA STATION)	
PARKING	37 (REDUCED BASED ON PROXIMITY TO CTA STATION)



(SUBSTITUTE NARRATIVE AND PLANS)

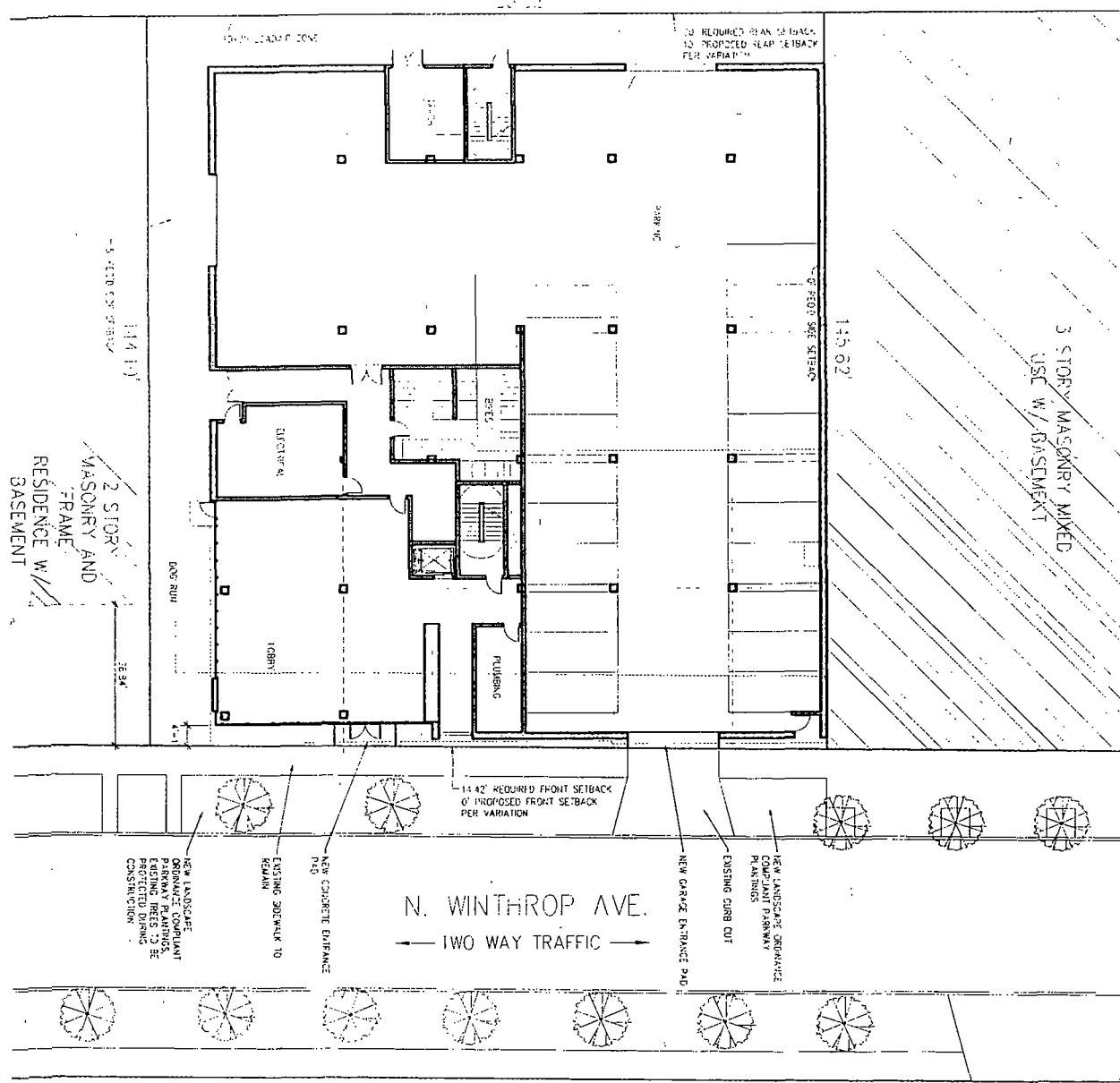
SCALE: 1/32" = 1'-0"

STYLE PLAN

TYPE 1 AMENDMENT I 4750 NORTH WINTHROP #18.09 August 22, 2019

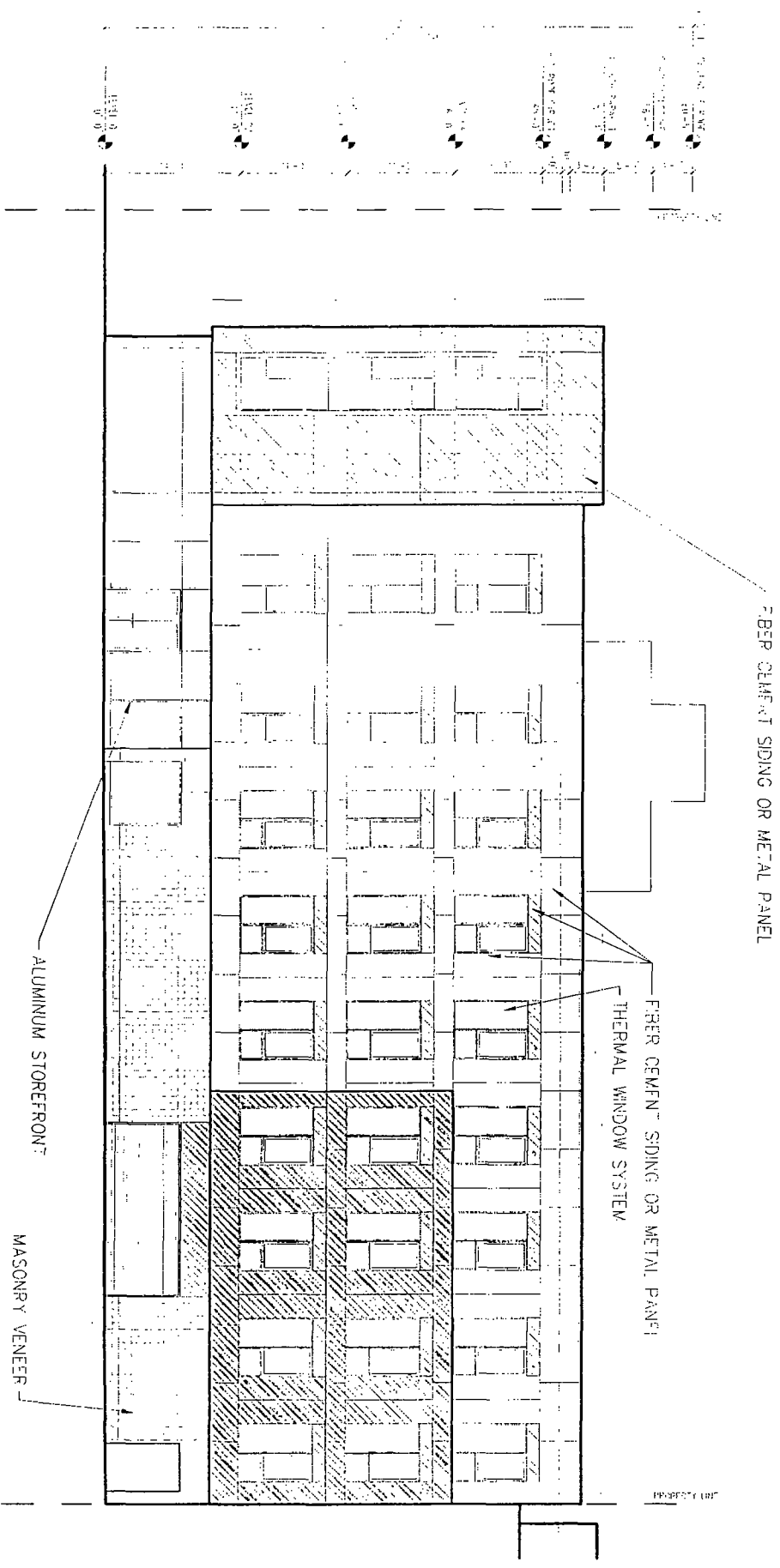
CHICAGO TRANSIT AUTHORITY RED / PURPLE LINE

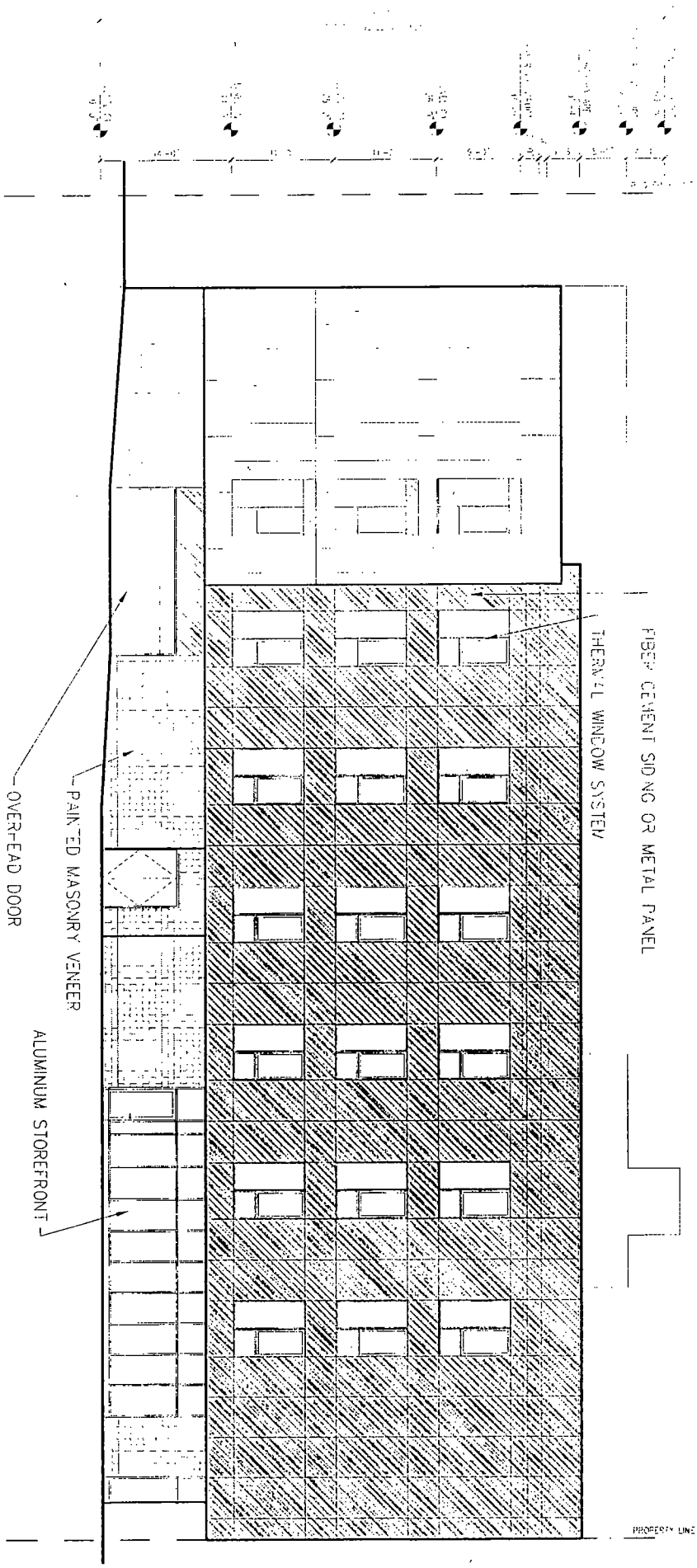
8' PUBLIC ALLEY

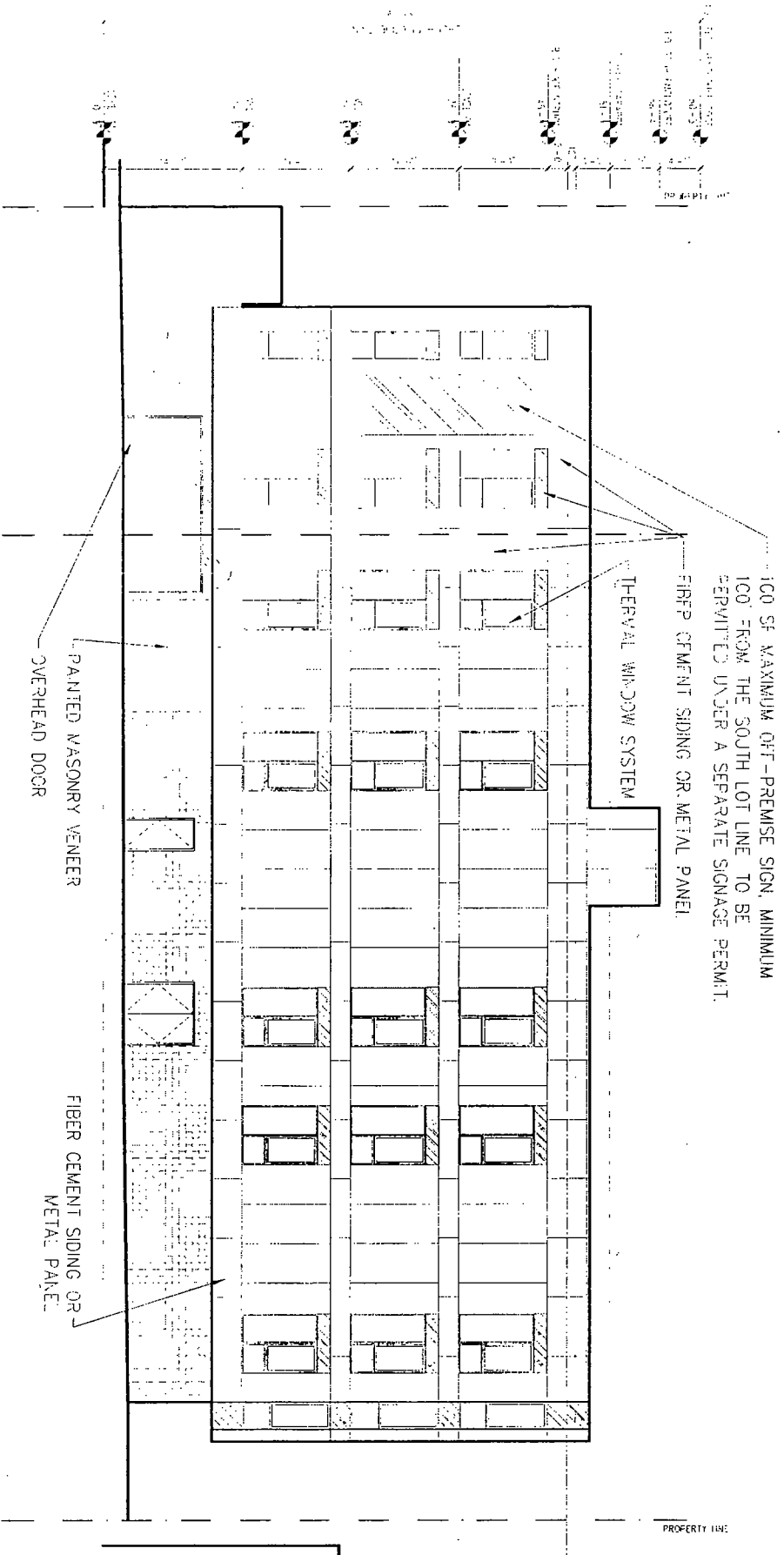


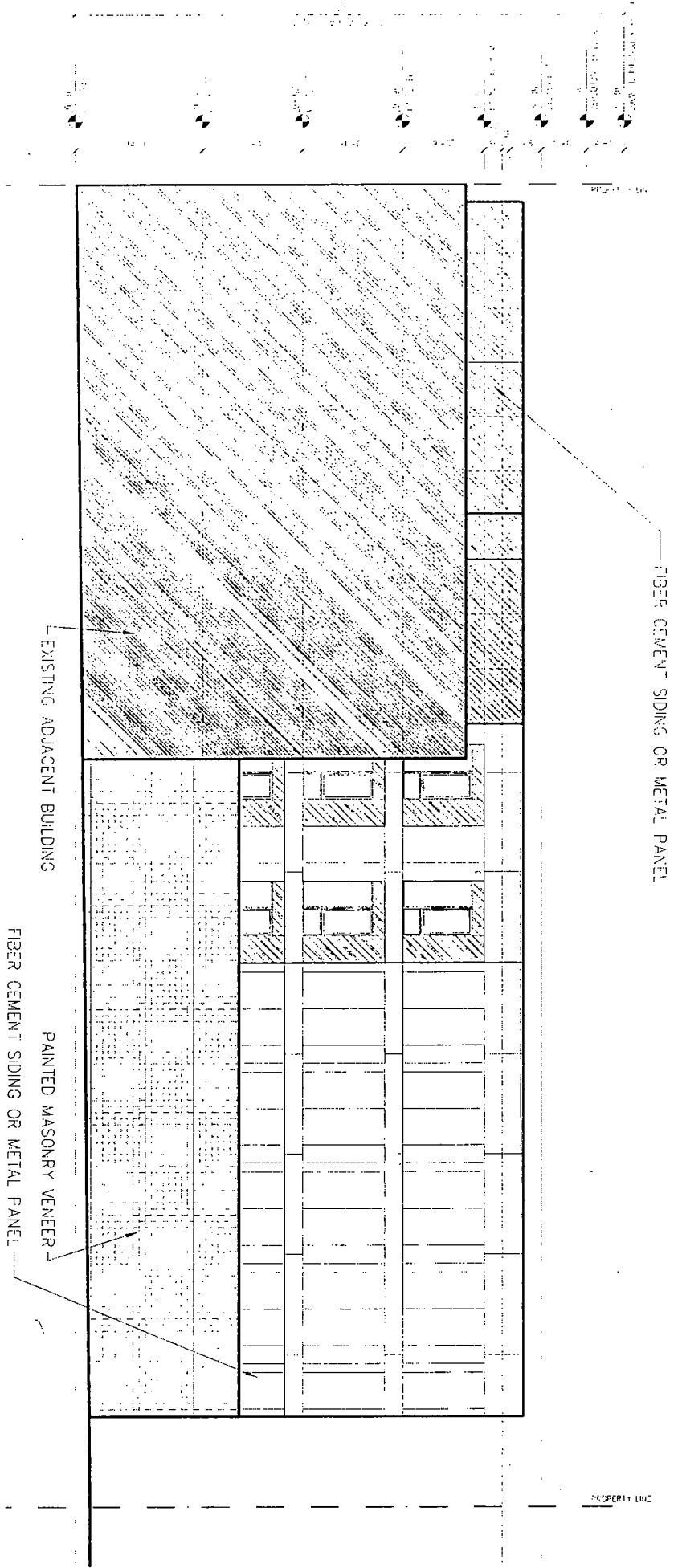
N. WINTHROP AVE.
← TWO WAY TRAFFIC →











FIBER CEMENT SIDING OR METAL PANEL

EXISTING ADJACENT BUILDING

PAINTED MASONRY VENEER

FIBER CEMENT SIDING OR METAL PANEL

PROPERTY LINE