



City of Chicago



SO2021-3112

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-H at 4901-4917 N Paulina St - App No. 20788T1
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 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 20th 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 = 42,075 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' = 27.75' 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 = 16.125' PROPOSED 55'-0"

REAR YARD OPEN SPACE 50' DWELLING UNIT = 50' x 27' = 1350 SF WITH A MINIMUM SIDE OF 5'

MAX FAR PROPOSED = 0 SF 25'-0" MIN IN FRONT YARD

17 x 24,750 SF = 42,075 SQUARE FEET PROPOSED 36,944 SQUARE FEET PROPOSED RATIO

47% PROPOSED 43%

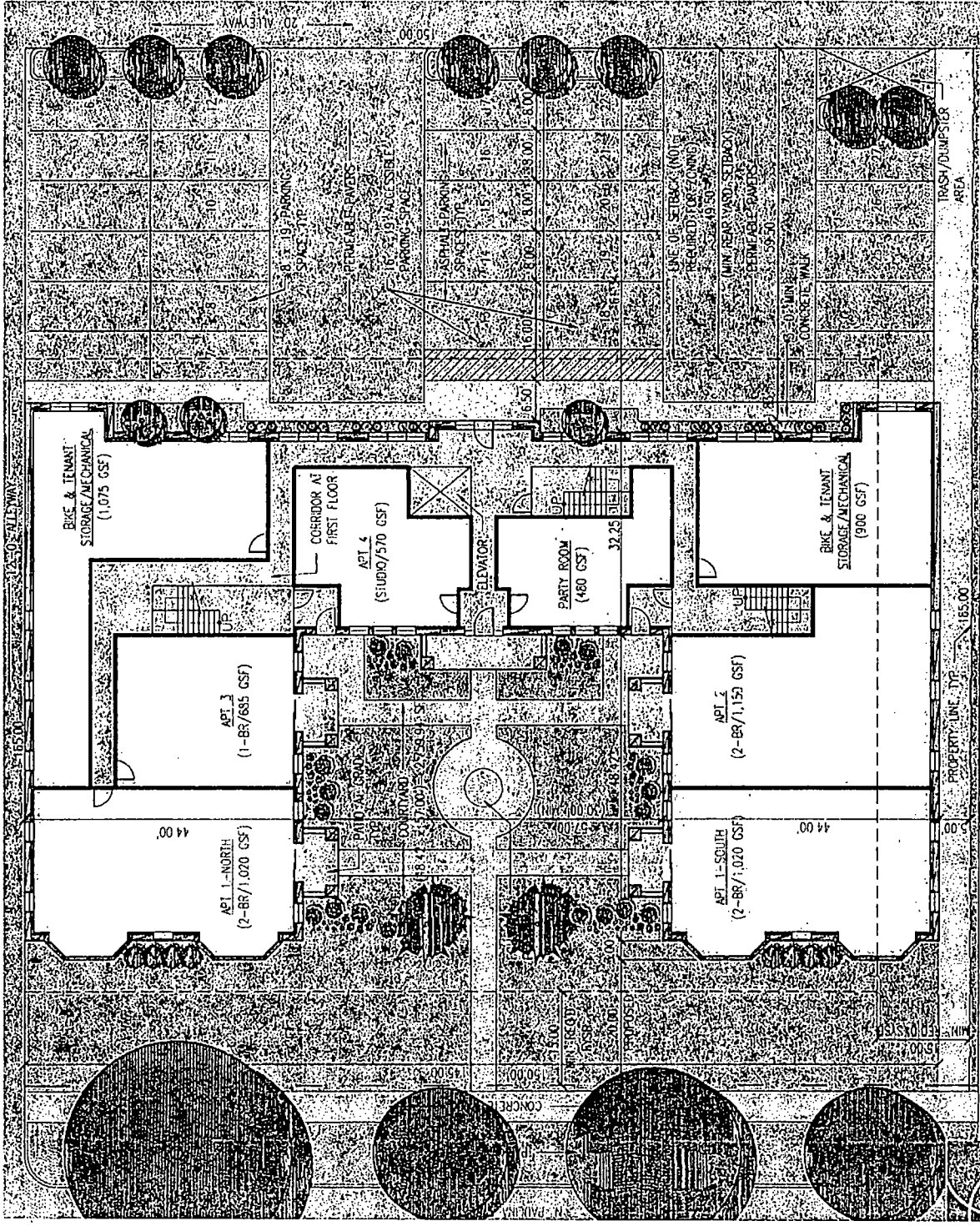
PER CHICAGO ZONING ORDINANCE 7-10-2020 REQUIRED PARKING 1 PER DWELLING UNIT 152

UNITS x 1 = 12 PARKING SPACES PROPOSED 27

REQUIRED 1 PROPOSED 0

(24,750 SF / 700 = 35 DWELLING UNITS MAXIMUM PROPOSED 32 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



NORTH

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

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

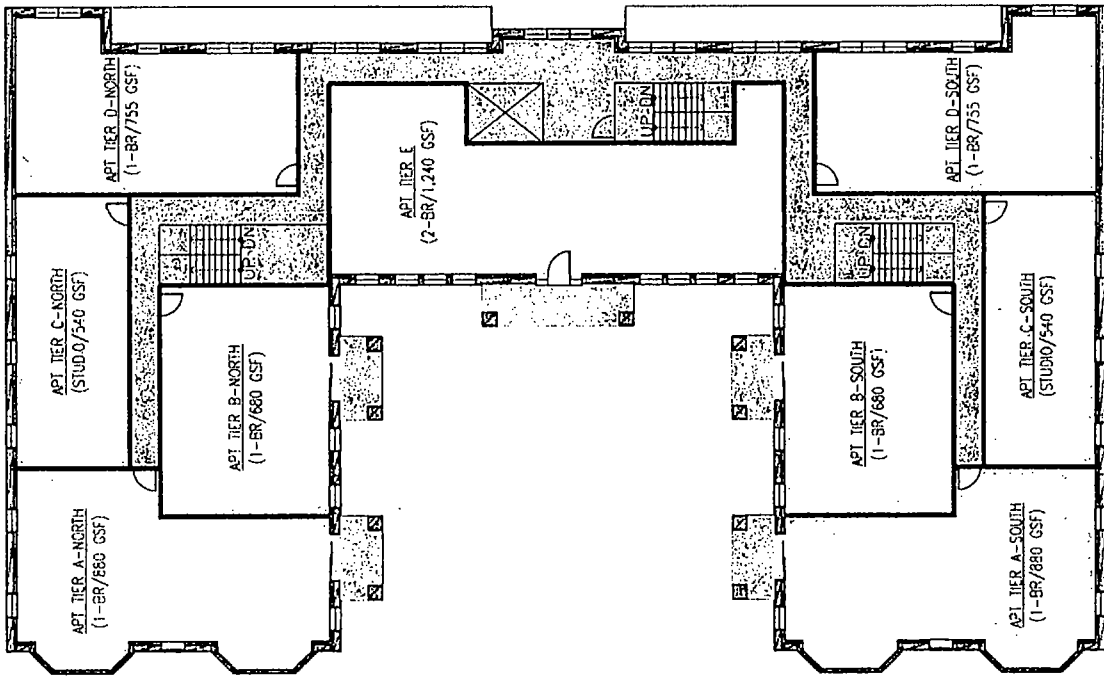
OSTER DALE ARCHITECTS



OSTER DALE ARCHITECTS

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

Hayes Properties



UNIT MIX TABLE - 32 UNITS

FLOOR	1 BR APT	2 BR APT	STUDIO APT	TOTAL
1 ST FLOOR	1	1	1	3
2 ND FLOOR	2	6	1	9
3 RD FLOOR	2	6	1	9
4 TH FLOOR	2	6	1	9
TOTAL	7	19	4	30

APARTMENT SUMMARY INFORMATION

TIER	TYPE	GSF/UNIT	1 ST (GSF)	2 ND (GSF)	3 RD (GSF)	4 TH (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	880	0	0	0	880
B	1 BR	680	680	0	0	0	680
C	STUDIO	540	540	0	0	0	540
D	1 BR	755	755	0	0	0	755
E	2 BR	1,240	1,240	0	0	0	1,240
APARTMENT UNIT TOTAL							32
TOTAL APARTMENT GROSS SQUARE FOOTAGE							22,390

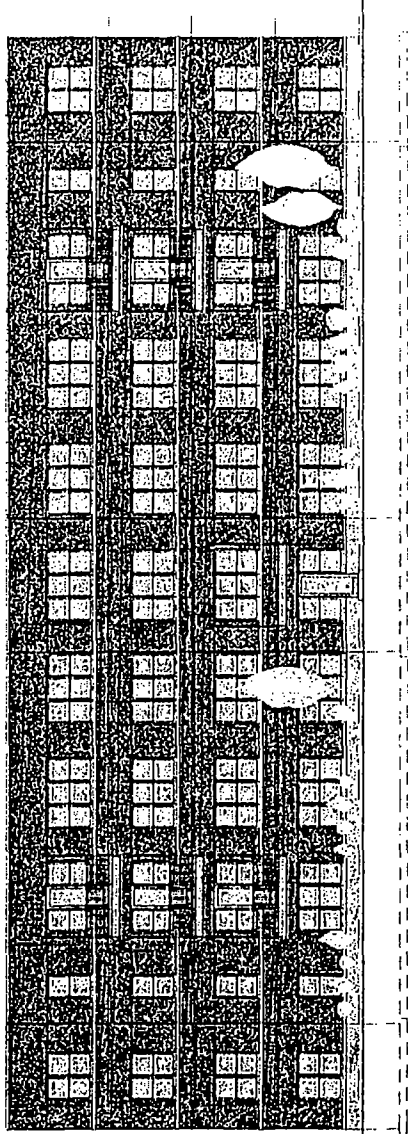
Typical Floor Plan (2nd, 3rd & 4th)
 SCALE: 1/16" = 1'-0"
 NORTH

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

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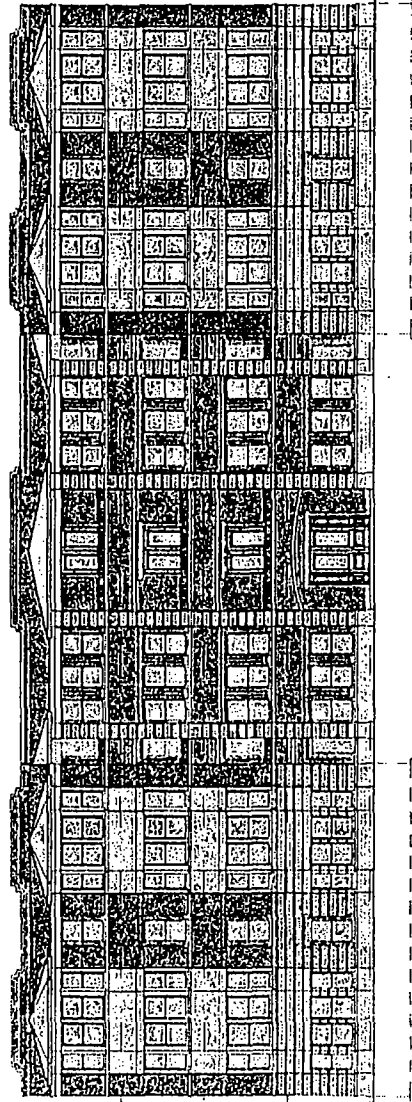


Hayes Properties
 32 Unit Apartment Building
 4907-4917 N Paulina
 Chicago, IL 60640



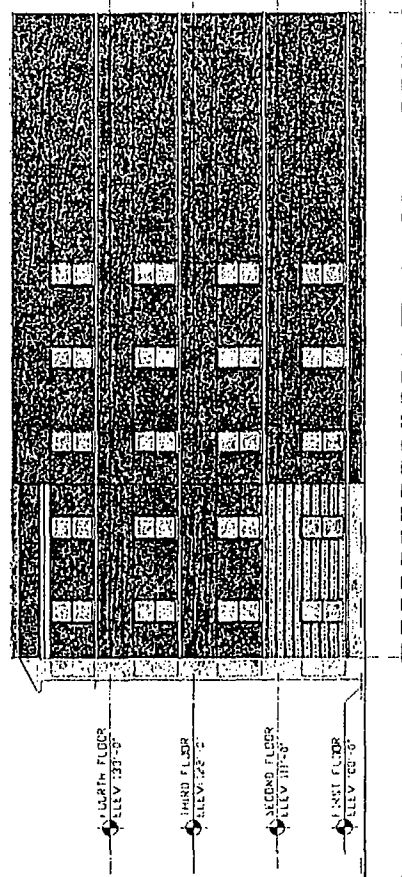
East (Rear) Elevation

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



West (Front) Elevation

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



South Elevation

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

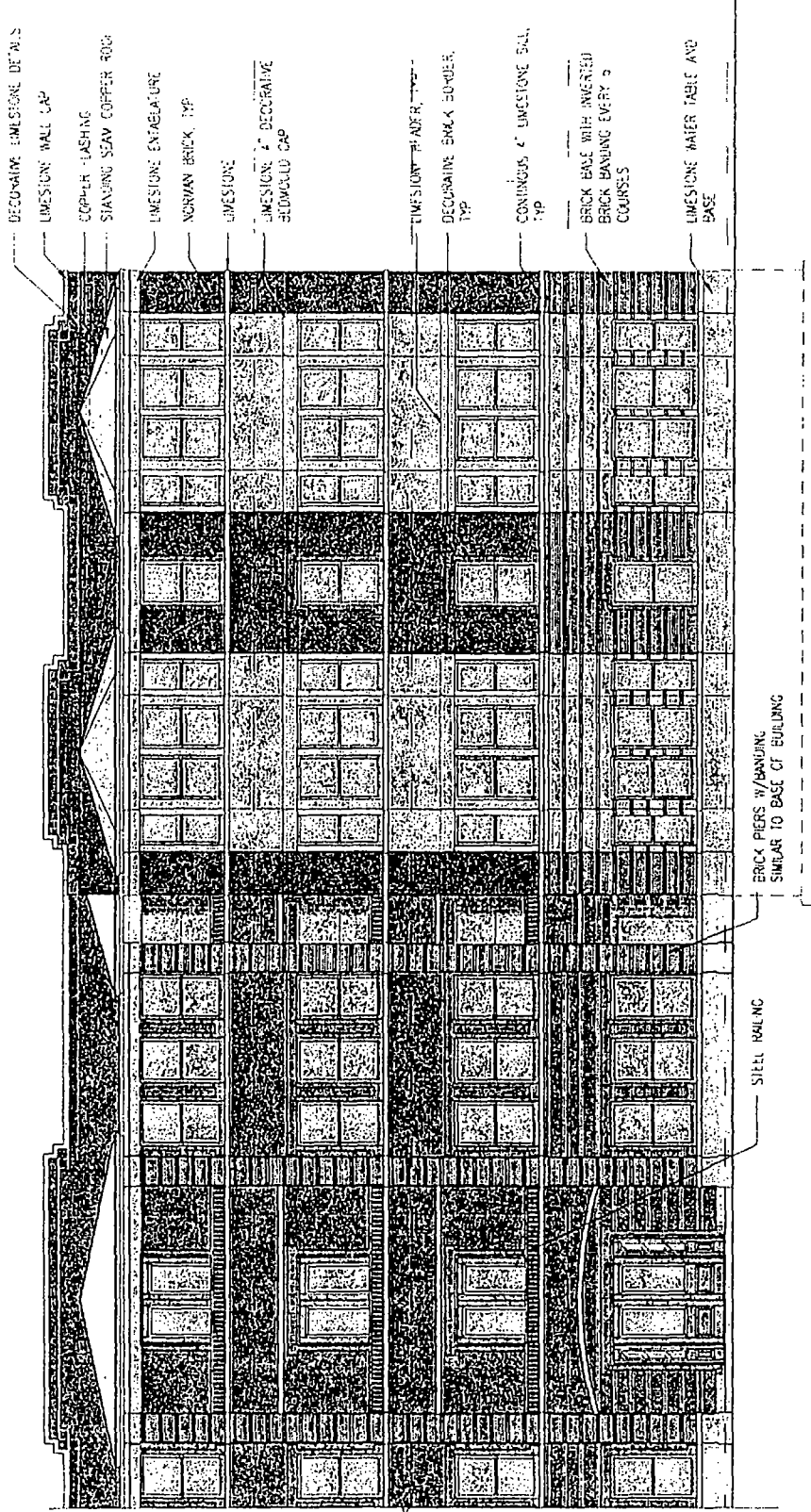


OSTER DALE
ARCHITECTS

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

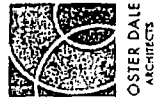
Hayes Properties
32 Unit Apartment Building
4907 - 4917 N Paulina
Chicago, IL 60640



Partial West Elevation

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

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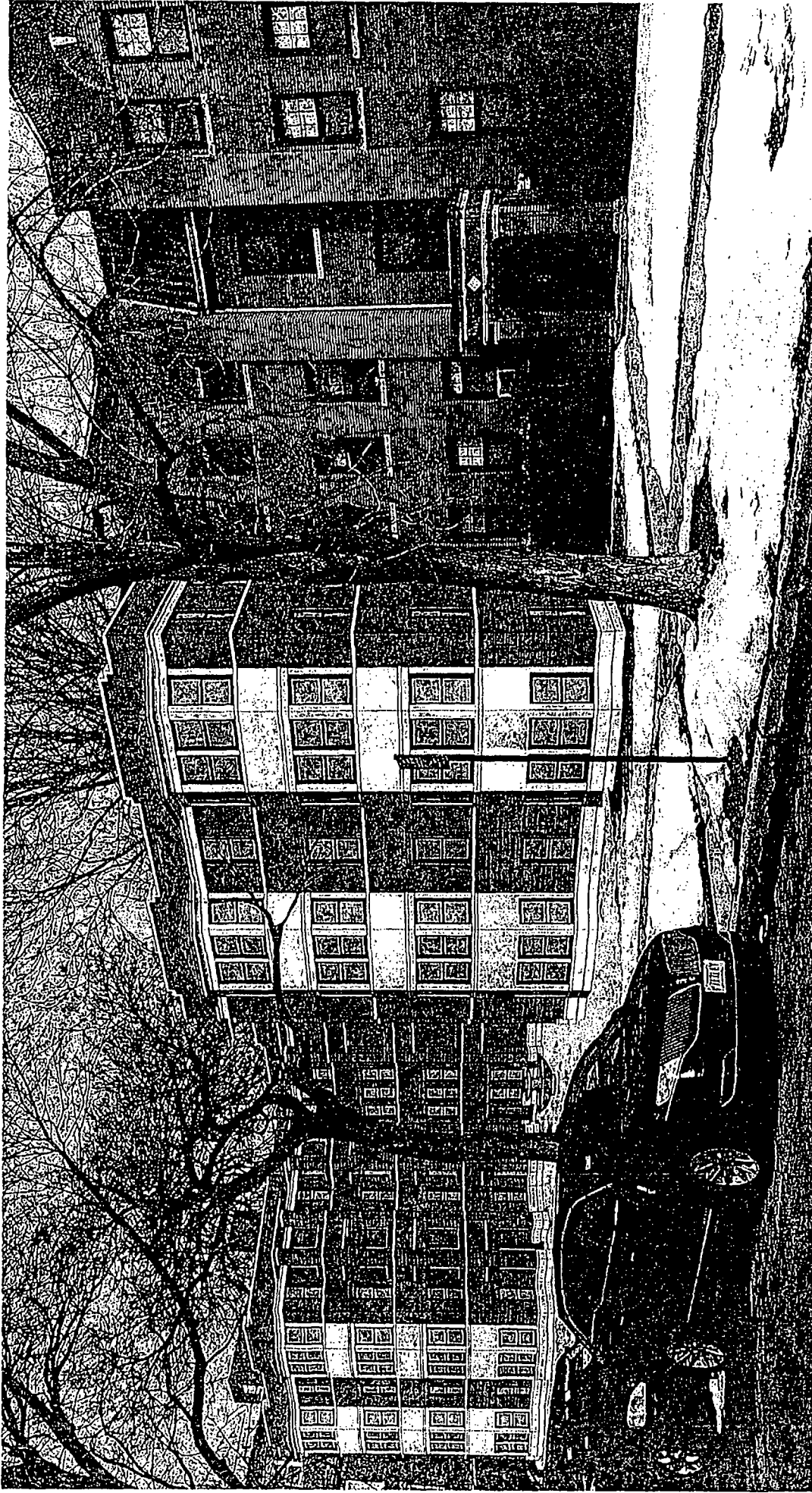


Proposed Building Diagram
 32 Units
 2/18/20

Preliminary - Not for Construction

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

Final for Publication



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Photo Montage View #1
Proposed Building Diagram
32 Units
2/18/20
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