

from N. Marine Drive between Foster Avenue and West Irving Park Road and, accordingly, is a Transit Served Location eligible for a reduction of the minimum lot area from 400 square feet per unit to a minimum of 300 square feet per unit, and a parking reduction of up to fifty (50) percent from the required thirty-two (32) parking spaces. Based on this, the applicant seeks a reduction of sixteen (16) parking spaces from the required thirty-two (32) parking spaces to the proposed (16) parking spaces. The subject property is within the boundaries of the Lake Michigan and Chicago Lakefront Protection Ordinance and the project will require review by the Plan Commission.

Lot Area	10,160 square feet
Floor Area Ratio	3.3
Building Area (for FAR calculation only)	33,050 square feet*
Density (Lot Area per Dwelling Unit)	317.5 square feet per unit**
Number of Dwelling Units	32
Commercial Space	None
Off-Street Parking	16 parking spaces***
Bicycle Parking	32 spaces
Setbacks:	
Front(north)	4.6 feet
Side (east)	5.0 feet
Side (west)	0.0 feet
Rear (south)	> 5.0 feet at ground floor > 15 feet at upper floors (applicant to seek relief for rear yard reduction per plans)****
Building Height	55 feet (to underside of top floor ceiling)

◆Additional 0.5 FAR based on 17-3-0403-B

**Reduction from the required 400 square feet per unit per Section 17-3-0402-B. ◆◆◆Reduction per 17-10-0102-B.

****Applicant to seek relief by administrative adjustment for the reduction of the rear yard setback at the residential levels.

Final for Publication

HAZEL APARTMENTS

4447-59 N. HAZEL ST.
851 -57 W. SUNNYSIDE AVE.
CHICAGO IL 60640

TYPE 1 ZONING CHANGE
RWI-5 TO B2-3 TSL 32 UNITS
16 PARKING SPACES(50%) 5 STORIES
TYPE 111-A CONSTRUCTION FULLY SPRINKLERED

March 1 6th, 2021

4447 N. HAZEL
CHICAGO, ILLINOIS 60640
VERSION

7.0

A TYP. FLOOR PLAN

¹ SCALE: 3/32"= 1'-0"

7.0

kkki N. HAZEL
CHICAGO, ILLINOIS 404<0™

SPACE VERSION

LINK/CIT - nbn/nnt