

4738 to 4750 North Winthrop Avenue, Chicago, Illinois

Final for Publication

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 1. 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

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