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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

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