



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2019-5535  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/24/2019 **In control:** City Council  
**Final action:** 9/18/2019  
**Title:** Zoning Reclassification Map No. 11-G at 4738-4750 N Winthrop Ave - App No. 20088T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-G  
**Attachments:** 1. SO2019-5535.pdf, 2. O2019-5535.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed as Substitute	Pass
9/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	1	City Council	Referred	

## Final for Publication

### ORDINANCE

*BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:*

SECTION L 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.

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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