



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-1207
Type: Ordinance
File created: 3/24/2021
Status: Passed
In control: City Council
Final action: 4/21/2021
Title: Zoning Reclassification Map No. 11-G at 4447-4459 N Hazel St/853-857 W Sunnyside Ave - App No. 20661T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-G
Attachments: 1. O2021-1207 (V1).pdf, 2. O2021-1207.pdf

Date	Ver.	Action By	Action	Result
4/21/2021	1	City Council	Passed	Pass
4/20/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/24/2021	1	City Council	Referred	

ORDINANCE Be it

Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current RM-5 Residential Multi-Unit District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Sunnyside Avenue; a line 80.0 feet east of and parallel to North Hazel Street; the public alley next south of West Sunnyside Avenue; and North Hazel Street;

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Common Address: 4447-4459 North Hazel Street/853-857 West Sunnyside Avenue

PROJECT NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT 4447.4459 NORTH HAZEL STREET/853-857 WEST SUNNYSIDE AVENUE

The Applicant requests a zoning change for the property located at 4447-4459 North Hazel Street/853-857 West Sunnyside Avenue from the RM-5 Residential Multi-Unit District to the B2-3 Neighborhood Mixed-Use District in order to construct a five (5) story, fifty-five (55) foot, tall, transit-oriented, residential building. The proposed building will have thirty-two (32) dwelling units located on the second through fifth floors, and sixteen (16) parking spaces and thirty-two (32) bicycle parking spaces located on the ground floor. The proposed building is approximately 1050 feet

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

kkkl N. HAZEL
CHICAGO, ILLINOIS 404<0™

SPACE VERSION

LIPKICIT - nbnNnt