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NARRATIVE AND PLANS
TYPE I Rezoning Attachment
4125 and 4127 West 5th Avenue
From RT-4 to RM-4.5

The Property
The subject property is situated in a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District on the south side of West 5th Avenue. It is located in a Transit Served Location approximately 1,150 feet from the CTA Pulaski Blue Line Station Entrance.

The property is one zoning lot comprised of two vacant parcels that includes Lot 10, also known as 4127 West 5th Avenue and Lot 11, also known as 4125 West 5th Avenue.

The Project
TECHCO SAVVY INC. (the "Applicant") seeks to rezone the property to split the lots into two individual zoning lots to allow construction of one three-story building on each lot (approx. 36.0 foot height). The buildings will each include three dwelling units, two surface parking spaces, and three bicycle spaces.

The Applicant seeks to rezone the property from an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5, Residential Multi-Unit District.

As part of the rezoning application, the Applicant also seeks all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and also including: 1) an optional variation under section 17-13-1101-B to reduce the east side yard setbacks per section 17-2-0309 on Lots 10 and 11 from 2.0 feet to 0.65 feet; 2) an optional variation under section 17-13-1101-B to reduce the combined side yard setbacks per section 17-2-0309 on Lots 10 and 11 from 5.0 feet to 3.65 feet; and 3) an optional variation under section 17-13-1101-B to reduce the rear yard setback per section 17-2-0306 on Lots 10 and 11 from 37.50 feet to 34.87 feet.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	Lot 10: 2,956.17 square feet Lot 11: 2,956.17 square feet
FAR:	Lot 10: 1.248 Lot 11: 1.248
Floor Area:	Lot 10: 3,690 square feet Lot 11: 3,690 square feet
Residential Dwelling Units:	Lot 10: 3 Lot 11: 3
MLA Density:	Lot 10: 985.3 square feet Lot 11: 985.3 square feet
Height:	Lot 10: 36.0 feet Lot 11: 36.0 feet
Automobile Parking:	Lot 10: 2 Lot 11: 2
Bicycle Parking:	Lot 10: 3 Lot 11: 3

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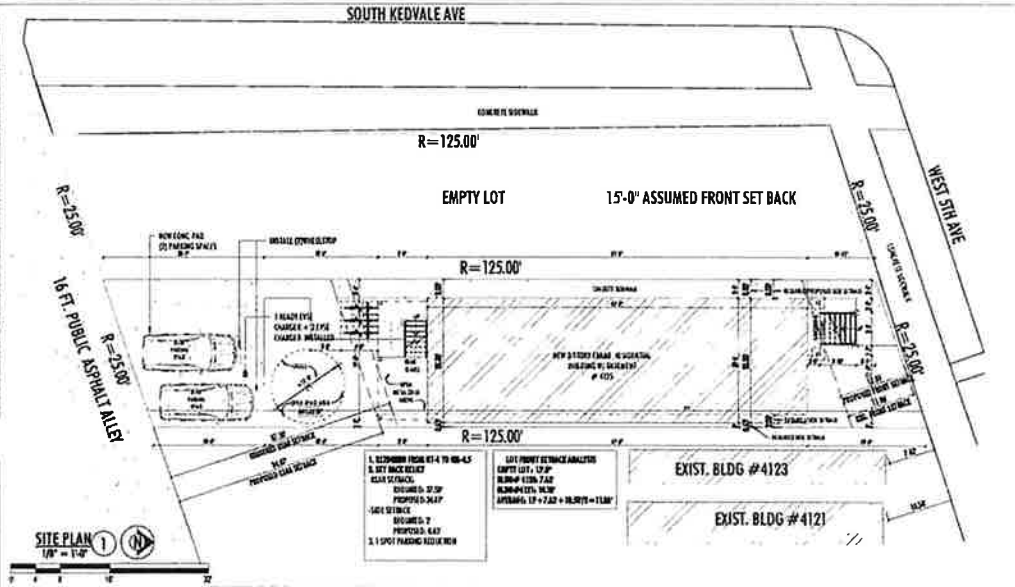
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TYPE I Rezoning Attachment
4125 and 4127 West 5th Avenue
From RT-4 to RM-4.5

Rear Yard Open Space:		Lot 10: 491.45 square feet Lot 11: 491.45 square feet
Setbacks	Front (5th Ave):	Lot 10: 11.31 feet Lot 11: 11.31 feet
	East:	Lot 10: 0.65 feet* Lot 11: 0.65 feet*
	West:	Lot 10: 3.0 feet Lot 11: 3.0 feet
	Rear (South):	Lot 10: 34.87* Lot 11: 34.87*

A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

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SPR 2019 CBC: NEW CONSTRUCTION 3-STORY (3) D.U. FRAME BLDG WITH BSMT & REAR METAL PORCH/DECK WITH ROOF ACCESS. NEW (2) CAR CONC. PARKING PAD; CONSTRUCTION TYPE V-A & R-5 OCCUPANCY
4125 W 5TH AVE, CHICAGO, IL, 60624




ZONING MAP

AERIAL MAP


REAR RENDER


FRONT RENDER

PROFESSIONAL DESIGN FIRM
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RESIDENTIAL // COMMERCIAL
RENOVATIONS // RENOVATION
NEW CONSTRUCTION

SUBMISSIONS

I HAVE A 3D CAD OF THESE PLANS WITH PREVIOUS VERSIONS OF BLDG. PLANS AND CAN PROVIDE UPON REQUEST

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2014 CHICAGO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES

NEW CONSTRUCTION 3-STORY (3) D.U. FRAME BLDG WITH BSMT & REAR METAL PORCH/DECK WITH ROOF ACCESS. NEW (2) CAR CONC. PARKING PAD; CONSTRUCTION TYPE V-A & R-5 OCCUPANCY
4125 W 5TH AVE, CHICAGO, IL, 60624

Project No.
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4125 W 5TH AVE

	Initial	Date	Comments
Permit Set			
Revision 1			
Revision 2			
Revision 3			
Revision 4			
Revision 5			
Revision 6			
Revision 7			
Revision 8			
Revision 9			
Revision 10			
Revision 11			
Revision 12			
Revision 13			
Revision 14			
Revision 15			
Revision 16			
Revision 17			
Revision 18			
Revision 19			
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Revision 49			
Revision 50			

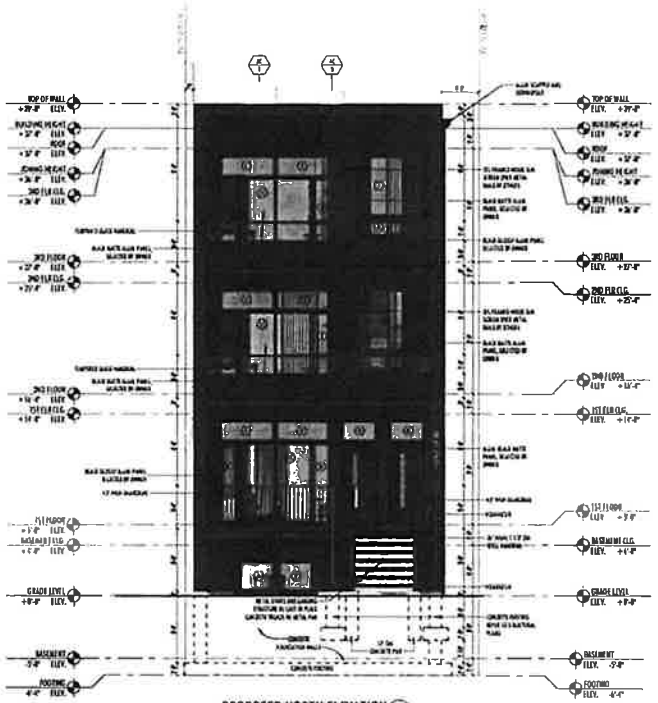
SITE PLAN & GENERAL INFORMATION

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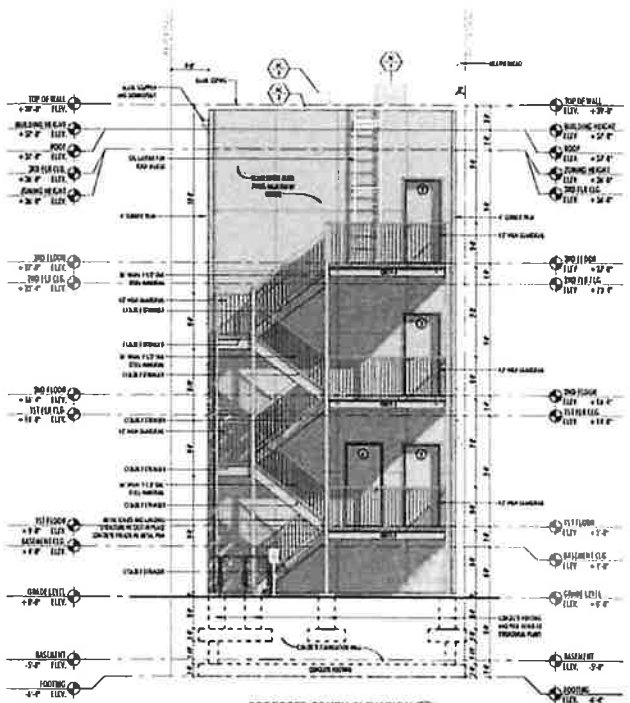
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PROPOSED NORTH ELEVATION (2)
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION (3)
1/4" = 1'-0"

0 2 4 8 16

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LEGEND

NEW CONSTRUCTION 3-STORY (3) D.U. FRAME BLDG WITH BSMT & REAR METAL PORCH/DECK WITH ROOF
ACCESS. NEW (3) CAR CONC. PARKING PAD;
CONSTRUCTION TYPE V-A & R-3 OCCUPANCY
4123 N 56th Ave, CHICAGO, IL. 60634

Project No.
10108.STOK
4123 W 56th Ave

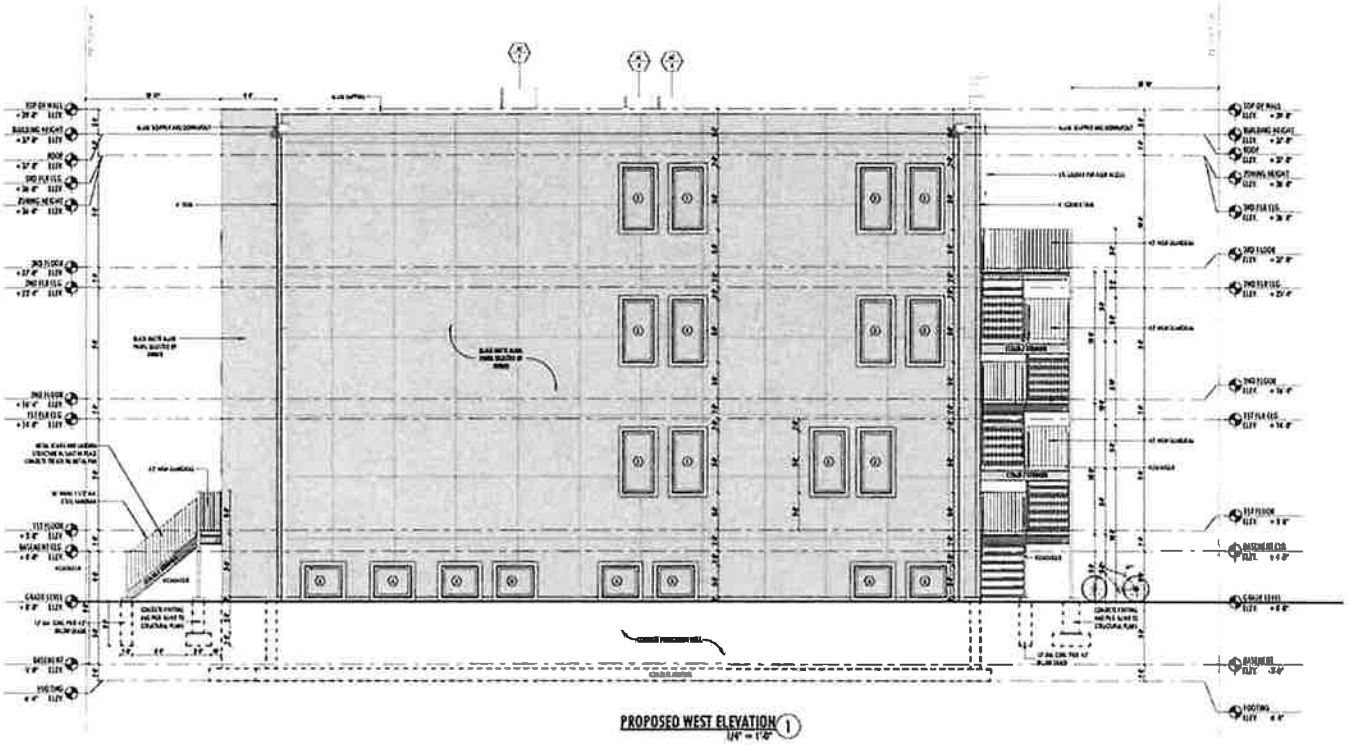
PROPOSED NORTH & SOUTH ELEVATIONS

Title

A-5.0

Sheet No.

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PROPOSED WEST ELEVATION (1)
1/4" = 1'-0"

LIC# 184.007984

ARCHITECTURE + DESIGN
4440 N. ELSTON AVE
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LEGEND

NEW CONSTRUCTION 3-STORY (3) D.U. FRAME BLDG WITH BSMT & REAR METAL PORCH/DECK WITH ROOF ACCESS. NEW (3) ONE CONC. PARKING PAD; CONSTRUCTION TYPE V-A & R-3 OCCUPANCY
4125 W 5th Ave, CHICAGO, IL, 60624

Project No.
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4125 W 5th Ave

PROPOSED WEST ELEVATION

Title

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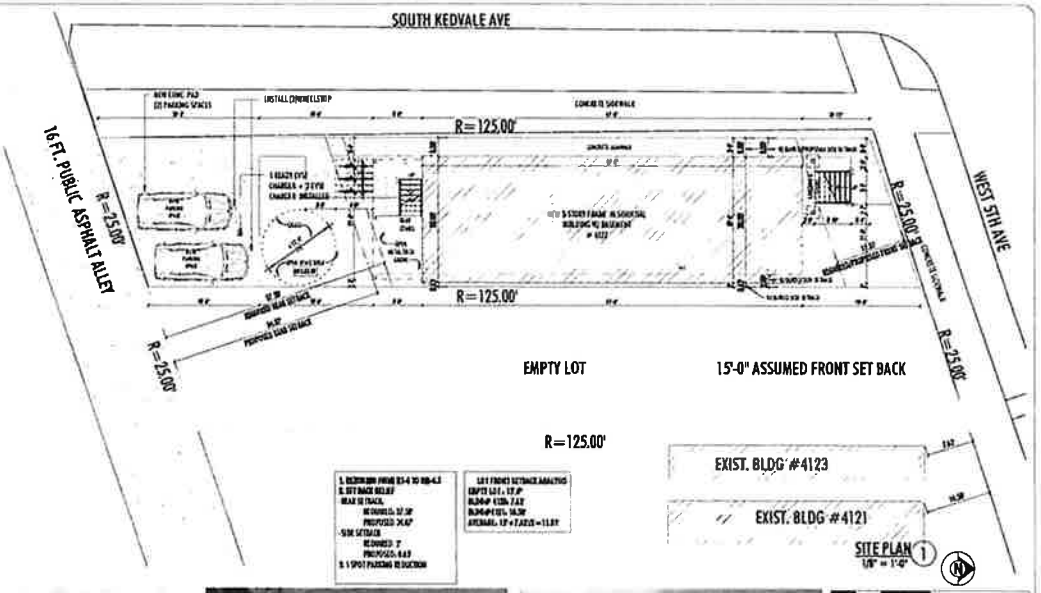
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SPR 2019 CBC: NEW CONSTRUCTION 3-STORY (3) D.U. FRAME BLDG WITH BSMT & REAR METAL PORCH/DECK WITH ROOF ACCESS. NEW (2) CAR CONC. PARKING PAD; CONSTRUCTION TYPE V-A & R-5 OCCUPANCY

4127 W 5TH AVE, CHICAGO, IL, 60624



ZONING MAP



AERIAL MAP



REAR RENDER



FRONT RENDER

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NEW CONSTRUCTION

STATEMENTS

NEW CONSTRUCTIONS 3-STORY (3) D.U. FRAME BLDG WITH BSMT & REAR METAL PORCH/DECK WITH ROOF ACCESS. NEW (2) CAR CONC. PARKING PAD; CONSTRUCTION TYPE V-A & R-5 OCCUPANCY
4127 W 5TH AVE, CHICAGO, IL, 60624

Project No.
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4127 W 5TH AVE

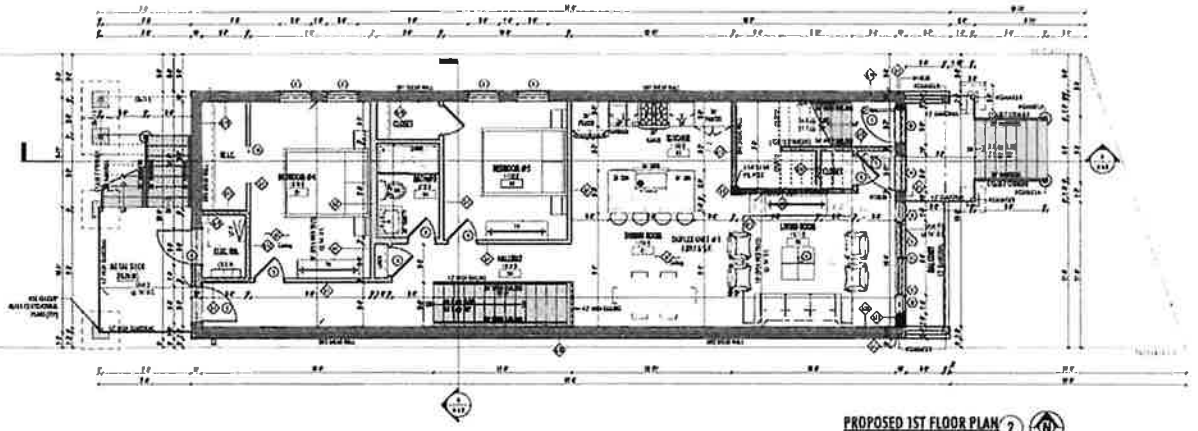
Issued	Date	Description

SITE PLAN & GENERAL INFORMATION

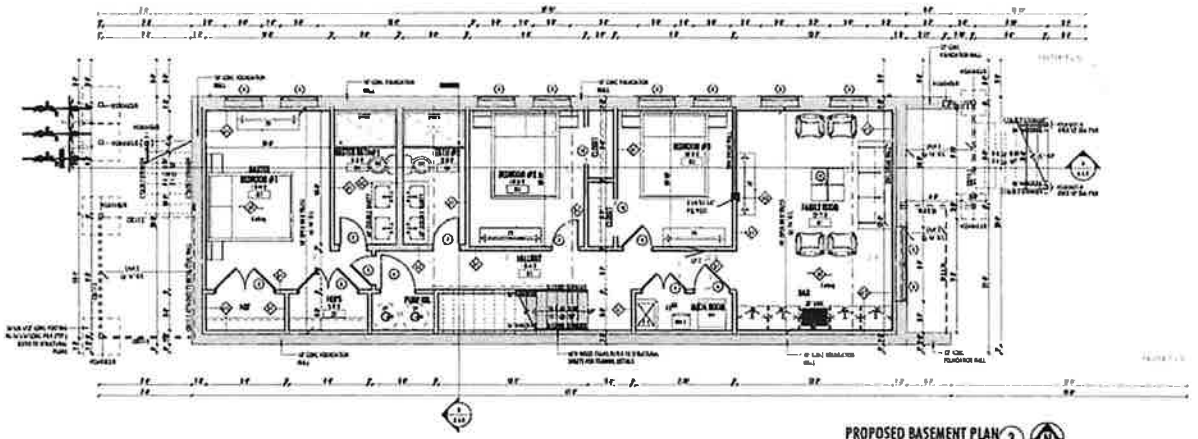
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PROPOSED 1ST FLOOR PLAN 2
1/4" = 1'-0"



PROPOSED BASEMENT PLAN 3
1/4" = 1'-0"

LIC# 184.007984

BLOC

ARCHITECTURE + DESIGN

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LEGEND

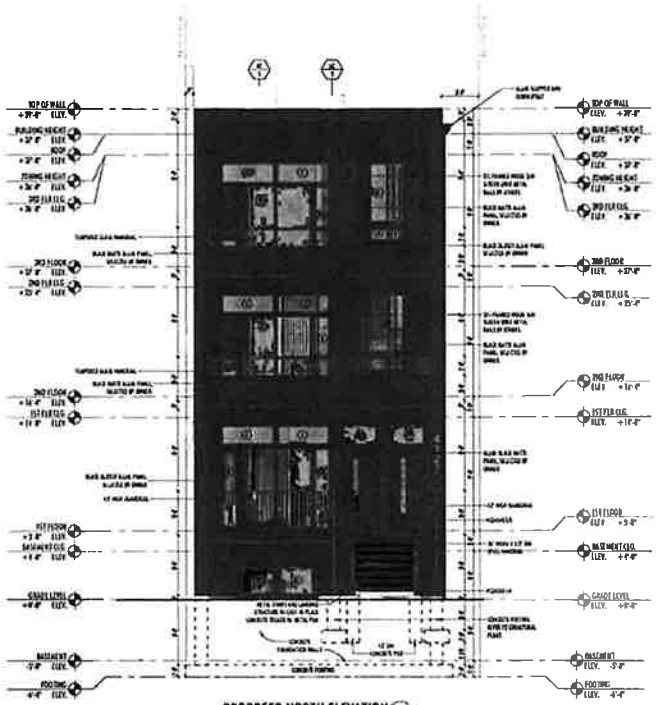
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4137 W 5th Ave, CHICAGO, IL, 60624

Project No.
10108STOR
4137 W 5th Ave

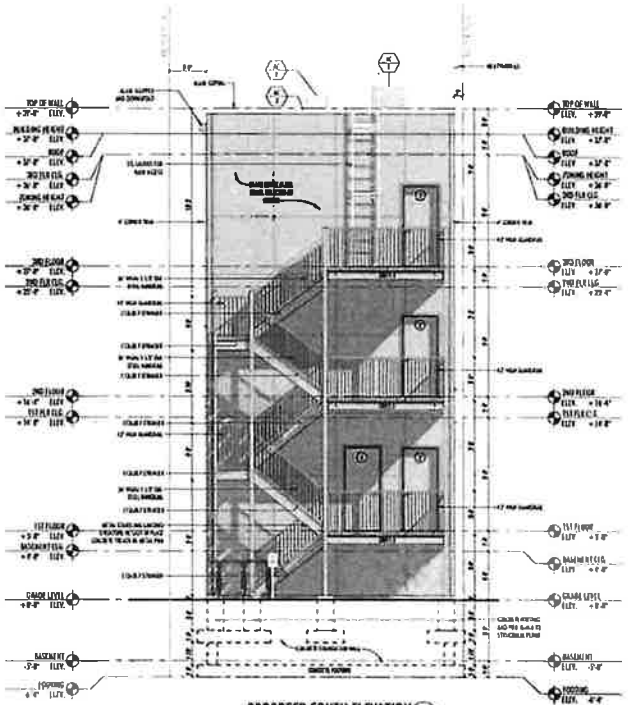
Revisions			
Revisions			
Revisions			

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PROPOSED NORTH ELEVATION (2)
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION (3)
1/4" = 1'-0"

0' 2' 4' 8' 16'

LIC# 184.007984

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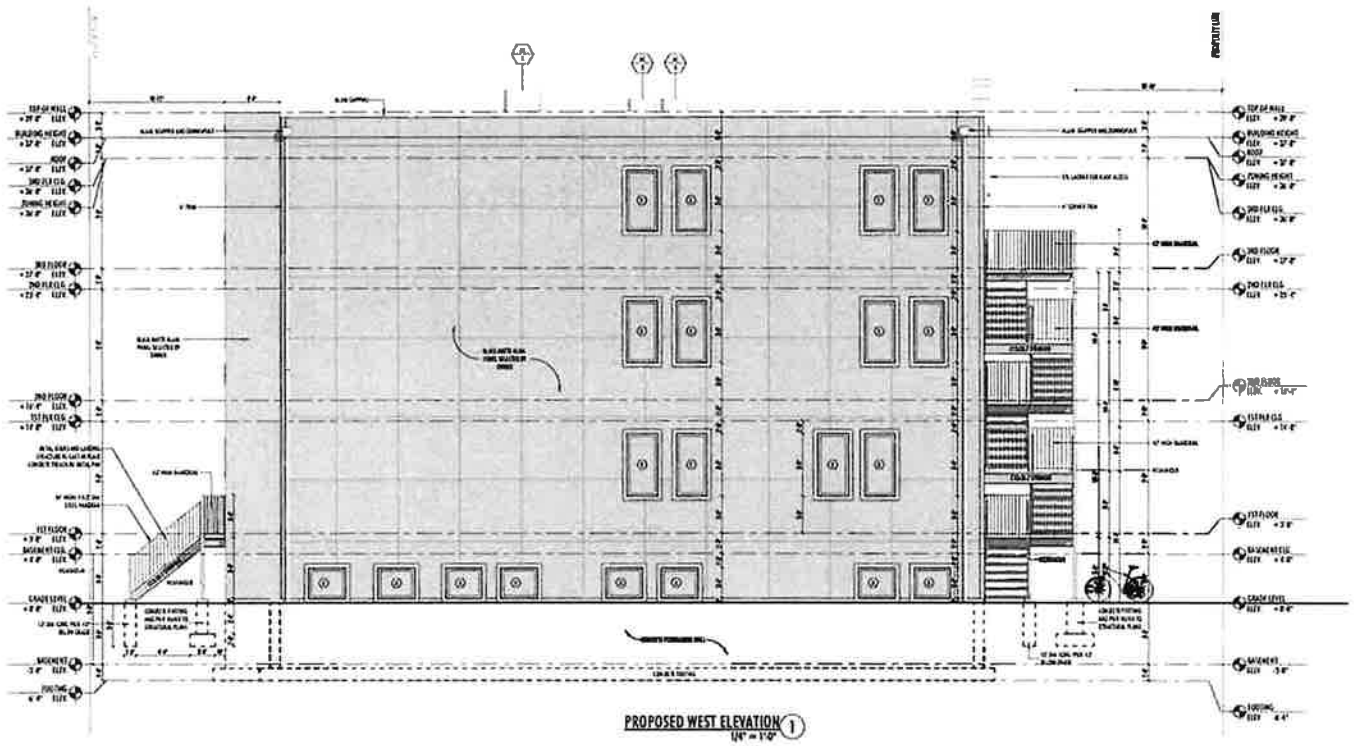
NEW CONSTRUCTION 3 STORY (2) D.U. FRAME BLDG WITH BSMT & REAR METAL PORCH/DECK WITH ROOF
ACCESS. NEW (2) CAR CONC. PARKING PAD;
CONSTRUCTION TYPE V-A & R-3 OCCUPANCY
4127 W 5th Ave, CHICAGO, IL, 60624

Project No.
1010051.01
4127 W 5th Ave

PROPOSED NORTH & SOUTH ELEVATIONS
Title

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PROPOSED WEST ELEVATION (1)
1/4" = 1'-0"



LEGEND

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PERMIT PURPOSES ONLY
STATE OF ILLINOIS

NEW CONSTRUCTION 3 STORY (3) D.U. FRAME BLDG WITH REAR & REAR METAL PORCH/DECK WITH ROOF ACCESS, NEW (3) CAR CONC. PARKING PAD; CONSTRUCTION TYPE V-A & R-3 OCCUPANCY
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Project No.

4137 W 5th Ave

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PROPOSED WEST ELEVATION

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