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SUBSTITUTE
PROJECT NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT 4920-4924 NORTH SHERIDAN ROAD

The Applicant requests a zoning change for the property located at 4920-4924 North Sheridan Road from the B3-2 Community Shopping District to the B2-5 Neighborhood Mixed-Use District in order to construct a five (5) story, fifty-seven (57) foot tall, transit-oriented, residential building with residential amenities on the ground floor and a roof deck. The proposed building will have thirty-one (31) dwelling units located on the first through fifth floors, three (3) parking spaces and thirty-two (32) bicycle parking spaces located on the ground floor.

The proposed building is approximately 891 feet from the CTA Red Line station at Argyle and accordingly, is a Transit Served Location subject to the standards set forth in Section 17-3-0500 of the Chicago Zoning Ordinance ("CZO") (Pedestrian Street Standards) and eligible for a reduction of the applicable parking requirement of fifty (50%) of the unit count, or sixteen (16) parking spaces. Based on this, the applicant seeks a reduction of twelve (12) parking spaces from the required sixteen (16) parking spaces to the proposed three (3) parking spaces in accordance with CZO Section 17-10-0102-B.

Lot Area	7,150 square feet
Floor Area Ratio	3.5 proposed
Building Area (for FAR calculation only)	24,900 square feet
Density (Lot Area per Dwelling Unit)	231 square feet per unit
Number of Dwelling Units	31 total, including 9 efficiency units and 22 non-efficiency dwelling units
Commercial Space	None
Off-Street Parking	3 parking spaces (1)
Bicycle Parking	32 spaces
Setbacks:	
Front (east)	1.33 feet (2)
Side (north)	0.5 feet (3)
Side (south)	0.83 feet (4)
Rear (west)	6.0 feet (5)
Building Height	57.0 feet (to underside of top floor ceiling); 74.5 feet (to the top of the elevator overrun)

The proposed development will require zoning relief in accordance with the review and approval procedures set forth in Section 17-13-0303-D of the CZO (Optional Administrative Adjustment and Variation) as follows:

(1) An administrative adjustment for the reduction of the required parking count from sixteen (16) parking spaces to three (3) parking spaces (CZO Section 17-10-0102-B);

(2) A variation for the reduction of the front yard setback from the required 14.71 feet to the proposed one 1.33 feet (CZO Section 17-13-1103-B);

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(3) A variation for the reduction of the north side setback from the required 5.0 feet to the proposed 0.5 feet (CZO Section 17-13-1103-B);

(4) A variation for the reduction of the south side setback from the required 5.0 feet to the proposed 0.83 feet (CZO Section 17-13-1103-B); and

(5) A variation for the reduction of the rear yard setback from the required 30.0 feet to the proposed 6.0 feet (CZO Section 17-13-1103-B).

17-3-0308 Specific Criteria for Transit-Served Locations.

1) The subject project complies with the applicable standards of Section 17-10-0102-B such that it is located within 1320 feet from a CTA station, is within a B district and proposes at least 1:1 bicycle parking.
2) The subject project complies with the standards and regulations of Section 17-3-0504, except Paragraphs H and C, with respect to building location, doors and entrances, off-street parking requirements, parking requirements and driveways and vehicle access.
3) The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology for a "Local Activity Center", which encourages higher density residential uses near such rail stations.
4) The project will not have a number of parking space in excess of 50% of the Minimum Automobile Parking Ratio.
5) The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation ("CDOT") and will be reviewed by CDOT in accordance with that Plan.

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4920 N. SHERIDAN ROAD

PROPOSED MULTIFAMILY RESIDENTIAL BUILDING

31 UNITS

DEVELOPERS:
KENNY LAU & ANDY LAU

ARCHITECTS:
SPACE ARCHITECTS + PLANNERS
JAY KELLER - PRINCIPAL
TESS SEKALIAS - PROJECT ARCHITECT

ZONING ATTORNEY:
THOMPSON COBURN LLP
KATRIINA MCGUIRE - PARTNER

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ZONING ANALYSIS

ZONING ANALYSIS Prepared by: TS date: 07.01.24

A. Description:

Project Name:
Location: 4920 N Sheridan Dr. Chicago, IL 60640

- Current Building/Property Use(s): Vacant
- Allowed Building/Property Use(s): Mixed-use
- Site Area: 7,150 SF
- Lot Depth: 143.00
- Lot Width: 50.00

B. Zoning Requirements:

- District (currently B3-2): B2-5
- TOD (yes/no): Yes (Marine Dr. bus & Argyle CTA)
- Floor area ratio: 5.0 **(3.5 proposed)**
- Maximum buildable area: 35,750 **(~24,900 proposed)**
- Min. commercial space area: 1,430 if provided **(none proposed)**
- Lot Area per unit: 200 or 135/efficiency
- Maximum number of units: 39 (w/ 30% studios) **(31 w/ 30% studios prop.)**
- Maximum number of eff. units: 30%
- Maximum Building Height: 65' (no commercial space)
- Front Yard Setback: 7'-6" or 50% of adjacent lots RT-4 (1'-4"prop.)
- Side Yard Setback: 10'-0" combined (4'-10"& 5'-2")
- Rear Yard Setback: 30' @ dwelling units **(6'-0" proposed)**
- Rear Yard Open Space: N/A
- Building Separation: 22'
- Blank Wall Requirements: N/A
- Off Street Loading: (1) 10x25' if 25k+ SF of residential area
- Off Street Parking: 50% max per TOD
- Bicycle Parking: 1/unit
- Pedestrian street (yes/no): Per TSL status
- National Register (yes/no): No

REQUIRED ZONING RELIEF:

PARKING REDUCTION BEYOND 50% IN TRANSIT SERVED LOCATION

REAR YARD SETBACK REDUCTION - 30'-0" TO 6'-0"

FRONT YARD SETBACK REDUCTION - 7'-6" TO 1'-4"

POTENTIAL GREEN INITIATIVES:

DESIGN BUILDING TO MEET ENERGY STAR RATING

USE NATURAL LANDSCAPING ELEMENTS WHERE PROVIDED

PROVIDE A GREEN ROOF

REDUCING INDOOR WATER USE BY 10% BEYOND CODE REQUIREMENTS

PROXIMITY TO PUBLIC TRANSIT

EV CHARGING

BIKE PARKING

ELECTRIC APPLIANCES

CLOSED CELL INSULATION TO IMPROVE BUILDING PERFORMANCE

LOW VOC MATERIALS

WHITE TPO ROOF

UNIT MIX:

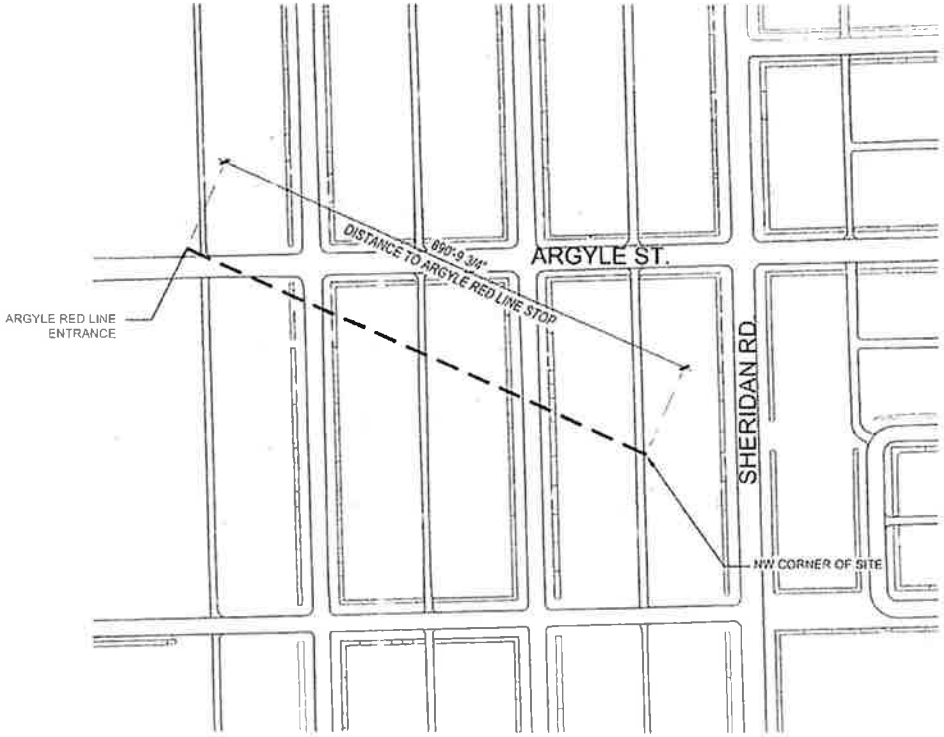
STUDIOS	-	9
1 BED	-	18
2 BED	-	4

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I HEREBY CERTIFY THAT THE CTA/BUILDING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, IS CORRECT AND TO SCALE, BASED ON THE CITY OF CHICAGO 80 ACRE MAP INFORMATION AVAILABLE AT THE TIME IT WAS PREPARED. I ALSO CERTIFY THAT THE PROJECT IN QUESTION IS WITHIN THE BOUNDARIES OF THE TRANSIT ORIENTED DEVELOPMENT/TRANSIT SERVED LOCATION GUIDELINES AND IS LOCATED ON A DESIGNATED PEDESTRIAN STREET. THE PROJECT ENTRY IS WITHIN 2460' 0" OF THE NEAREST CTA RED LINE STOP MEASURED "AS THE CROW FLIES"

SIGNED J Keller JAY KELLER DATE 07 02 2024

LICENSED ARCHITECT JAY M KELLER 001-018443 STATE OF ILLINOIS



TSL MAP & STATEMENT

SCALE: 1" = 200'

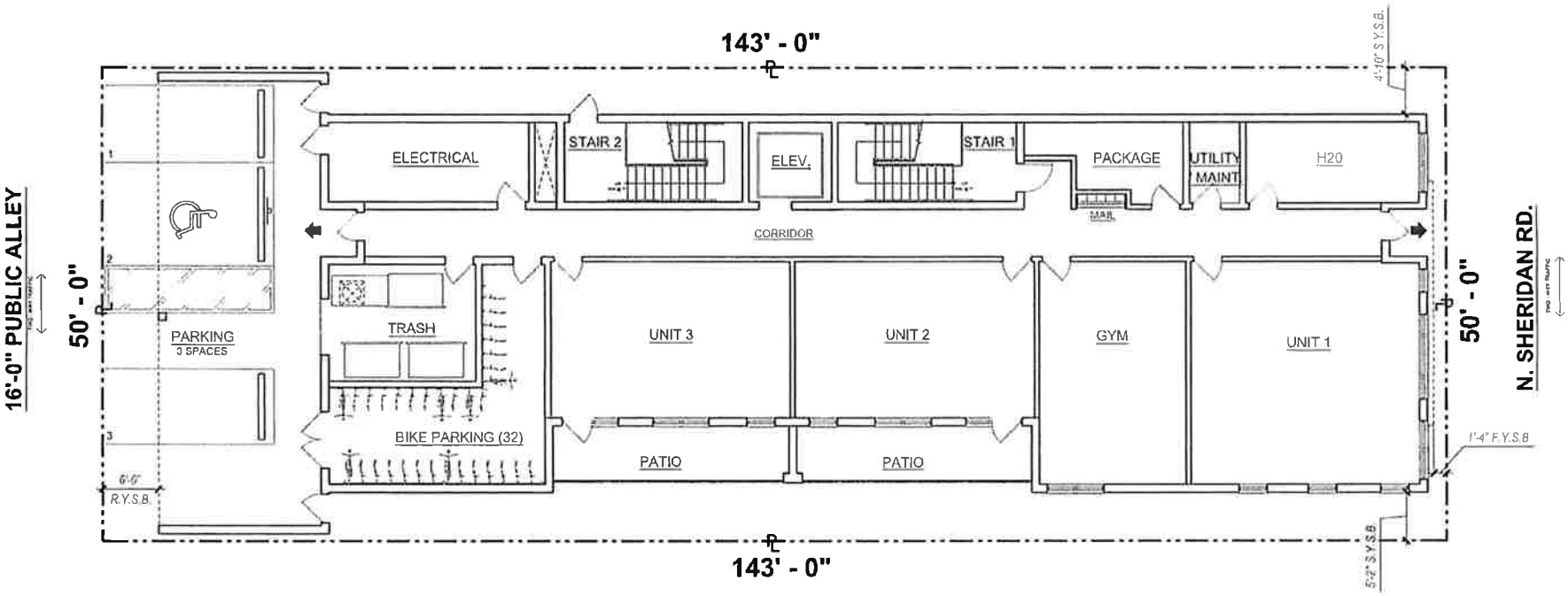
4920 N. SHERIDAN RD.
CHICAGO, ILLINOIS 60640

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1 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

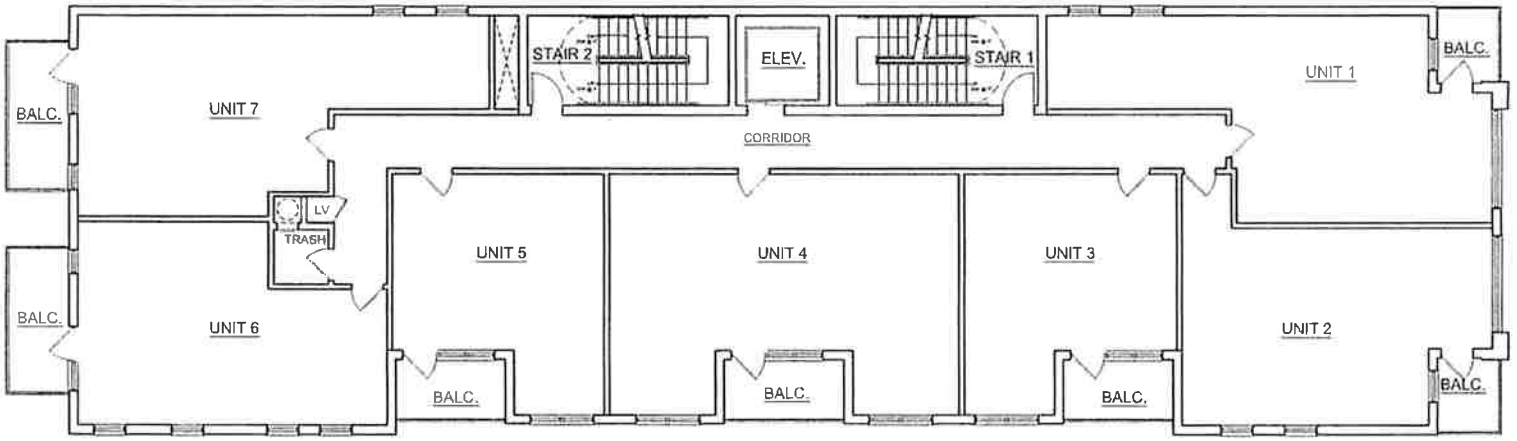
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1 2ND - 4TH FLOOR PLAN

SCALE: 3/32" = 1'-0"

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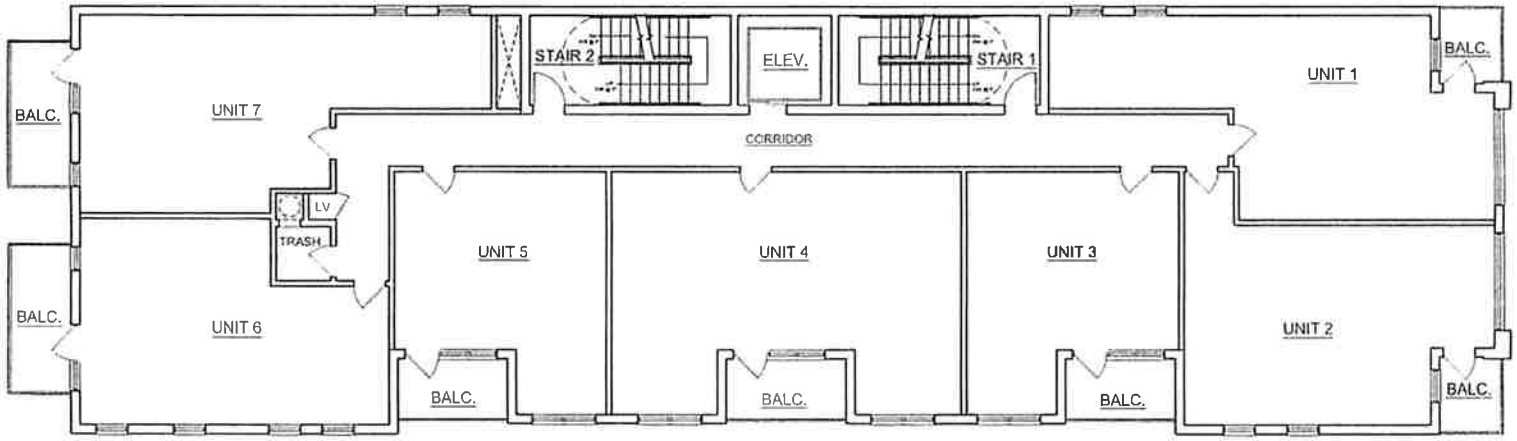
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1 5TH FLOOR PLAN

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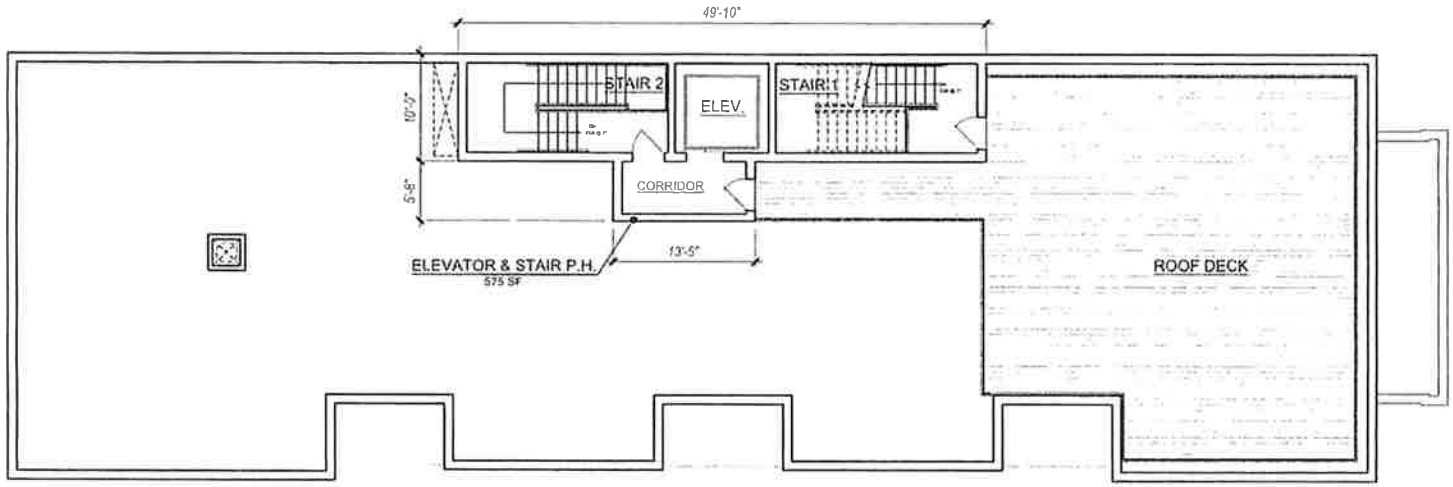
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1 ROOF PLAN

SCALE: 3/32" = 1'-0"

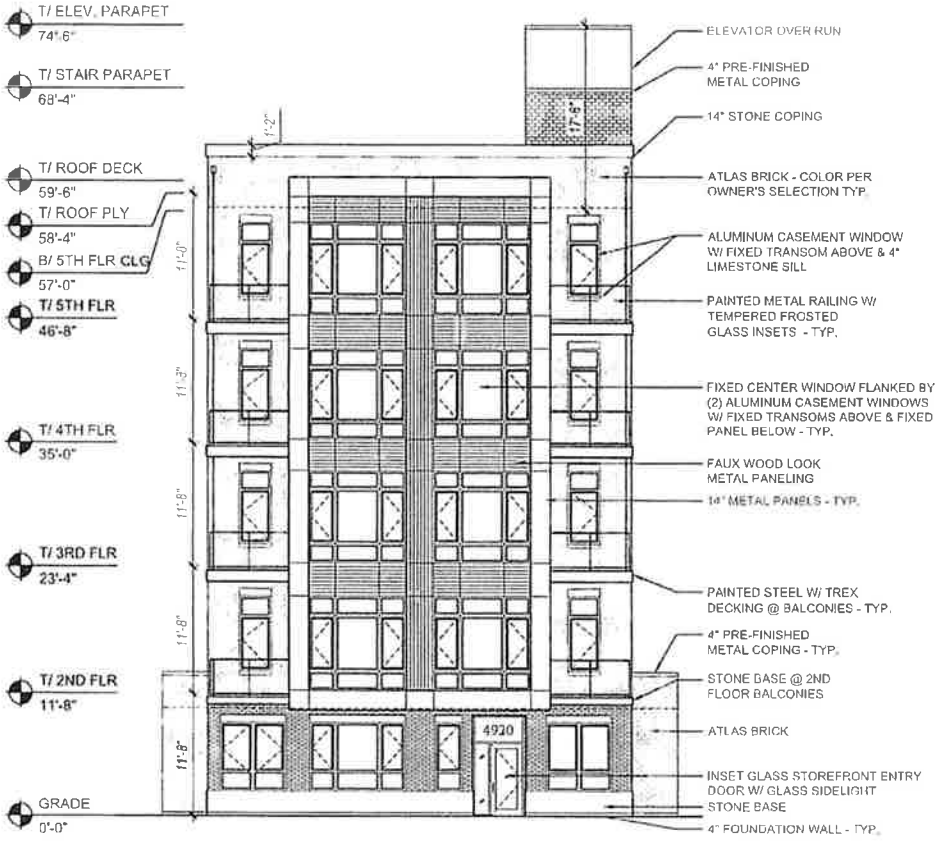
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A1.3

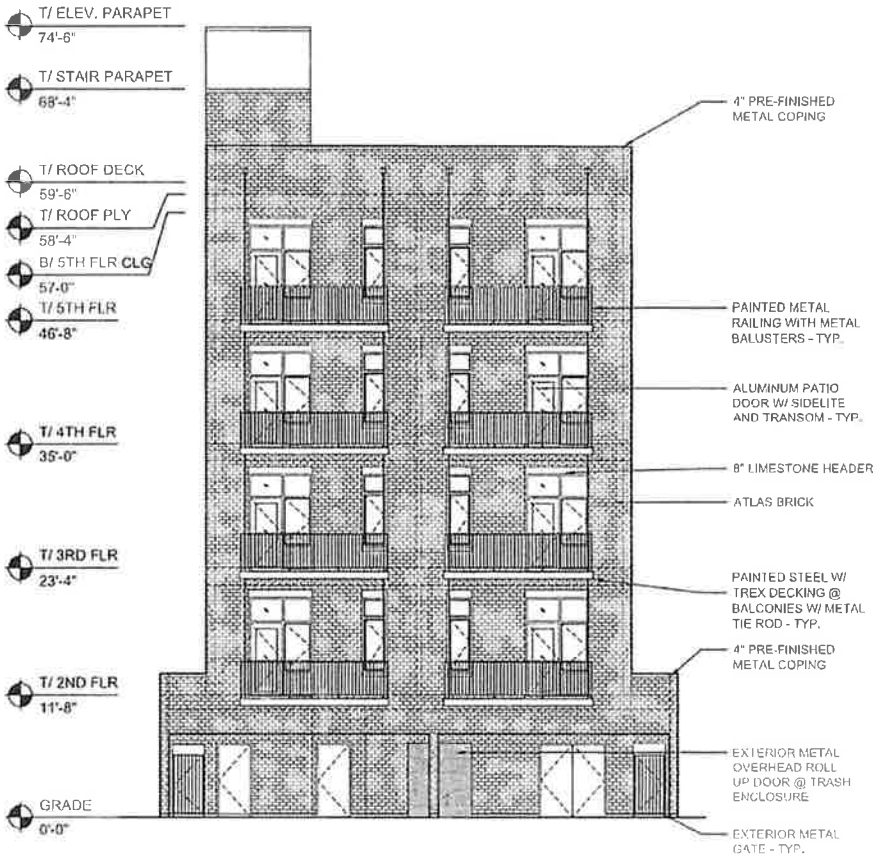
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2 EAST ELEVATION (SHERIDAN RD)

SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'



1 WEST ELEVATION (REAR)

SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'

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1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

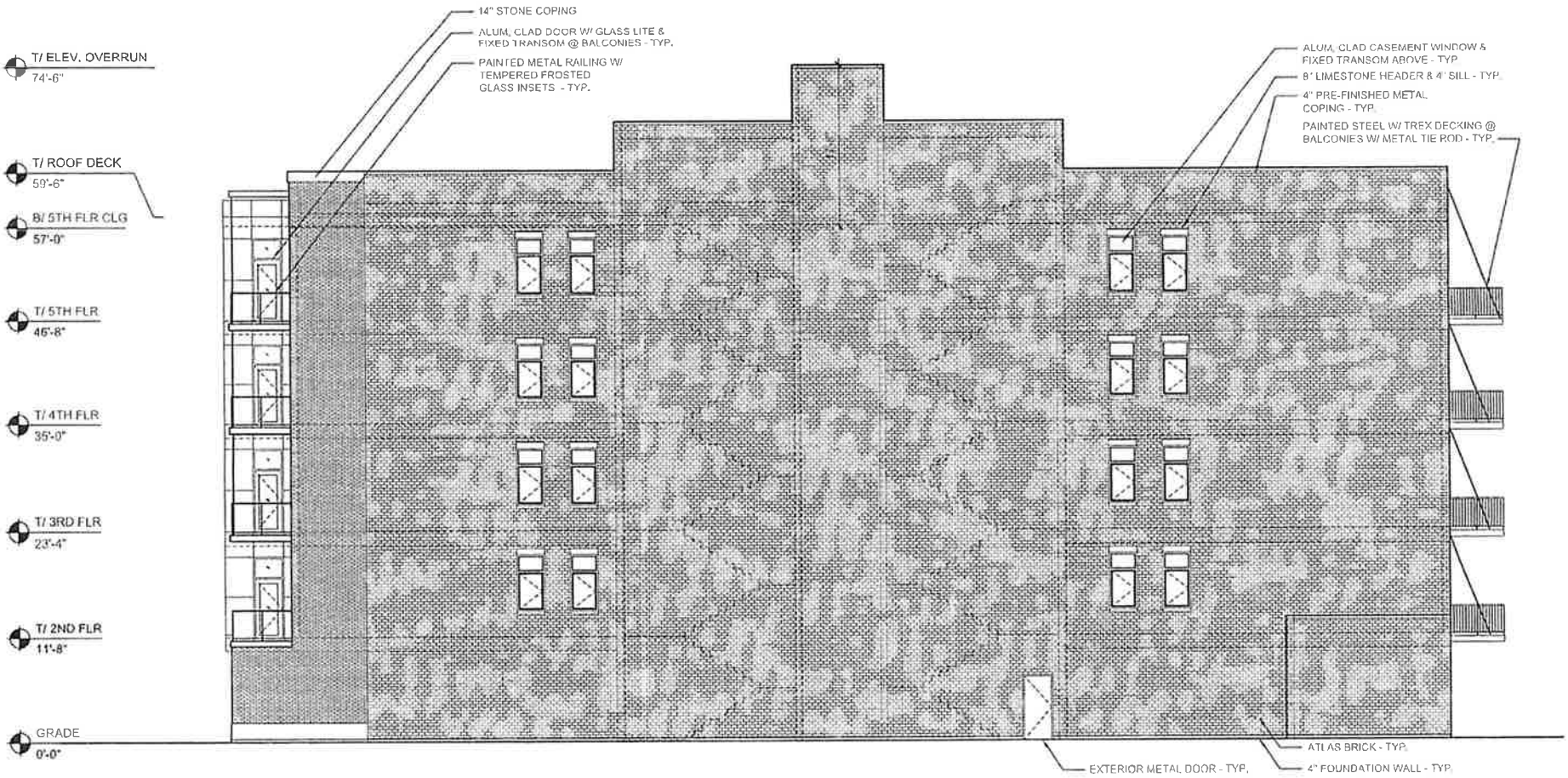
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1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

0 2' 4' 8' 16'

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