NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1801-09 North Winnebago Avenue / 2248-54 West Bloomingdale Avenue
From M1-2 to B2-3

The Property
The property is currently improved with an asphalt lot with a tall, 1-story concrete building. The surrounding area is comprised of varying zoning districts including B1-3, B3-2, B3-3, RT-3.5, RT-4, RM-5, M1-2 and M1-2. The area is improved with buildings with heights ranging from 1 to 6 stories and comprised of multi-residential, commercial, and light industrial uses. The property is also a Transit Served Location per the Transit Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B(1), as it is within 870 feet of the CTA Western Avenue Blue Line train station entrance, and within 1,320 feet of the Western Avenue (725 feet) and Milwaukee Avenue (265 feet) Bus Line Corridor Roadway Segments.

The Project
The Applicant proposes to demolish the existing improvements and construct a 4-story, 30-unit residential building with 23 parking spaces and 30 bicycle spaces. No commercial space is proposed, and the proposed height of the building is 46 feet. To allow the proposed development, the Applicant seeks a zoning change for the subject property from an M1-2, Limited Manufacturing/Business Park District to a B2-3, Neighborhood Mixed-Use District. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary and as allowed by the Chicago Zoning Code for the proposed project, including: 1) a variation under § 17-13-1101-B to reduce the rear-yard setback from the required 30 feet to 4.50 feet; 2) a variation under § 17-13-1101-D to reduce the required number of loading berths from one to zero; 3) a variation under § 17-13-1101-A and § 17-13-1003-S to alter **Driveway and Vehicle Access standards allowing** for a curb cut and parking entrance on West Bloomingdale Avenue; 4) a variation under § 17-13-1101-A and § 17-13-1003-EE(2) to increase the maximum number of automobile parking spaces from 15 spaces to 23 spaces; 5) a variation under § 17-13-1101-B to reduce the required setbacks for the front elevator and stairwell override from 15 feet to 9 feet from North Winnebago Ave, and from 64.16 feet to 53 feet from West Bloomingdale Ave; 6) a variation under § 17-13-1101-B to reduce the required corner setback for the rear stairwell override from 80 feet to 52 feet from West Bloomingdale Ave; 7) a variation under § 17-13-1101-A and § 17-13-1003-R to allow for one entrance on North Winnebago Street and no entrance on West Bloomingdale Avenue; 8) a variation under § 17-13-1101-A and § 17-13-1003-P to allow an recessed entry width of 18' 6" or 19% of the front façade.

The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provision be determined as applicable.

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

1. The project complies with the applicable standards of Section 17-10-0102-B:
   RESPONSE: The project complies with Section 17-10-0102-B as the property is a Transit Served Location as it is within 870 feet of the CTA Western Avenue Blue Line train station entrance. A variation will be requested to allow 8 more additional spaces to the otherwise required parking.

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a *pedestrian street* and except paragraph C if the land use is designated in a non-commercial use group, pertaining to *pedestrian streets* and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a pedestrian retail street:
   RESPONSE: The project is along a pedestrian street and complies with Section 17-3-0504 because:
   - *Building Location (B)*: The front façades are located on North Winnebago Avenue and West Bloomingdale Avenue. The design complies with sections (1) and (2)(b)-(c), as the setbacks are no more than 5 feet. A variation will be requested to expand the width of the front entrance;
   - *Transparency (C)*: Not applicable, as no commercial use is proposed;
   - *Doors and Entrances (D)*: The building's entrance will be on North Winnebago Avenue, a non-pedestrian street. A variation will be requested to allow only one entrance;
   - *Off-Street Parking (E)*: 23 on-site automobile parking spaces will be provided;

- *Parking Location (F)*: On-site parking will be enclosed; and
- *Driveways and Vehicle Access (G):* The Applicant will provide access to the parking garage from West Bloomingdale Avenue as no rear alley is present. The applicant will seek a variation to allow curb cut access from West Bloomingdale Avenue.

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission:
   RESPONSE: The property is identified under the Transit Friendly Guide station topography as Local Activity Center. This typography calls for new infill development with a higher density of residential uses, height, and lower parking ratios.

4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE; and
   RESPONSE: The Applicant is seeking to increase parking from the maximum 15 required parking spaces to 23 spaces under the provisions of 17-13-1003-EE(2).

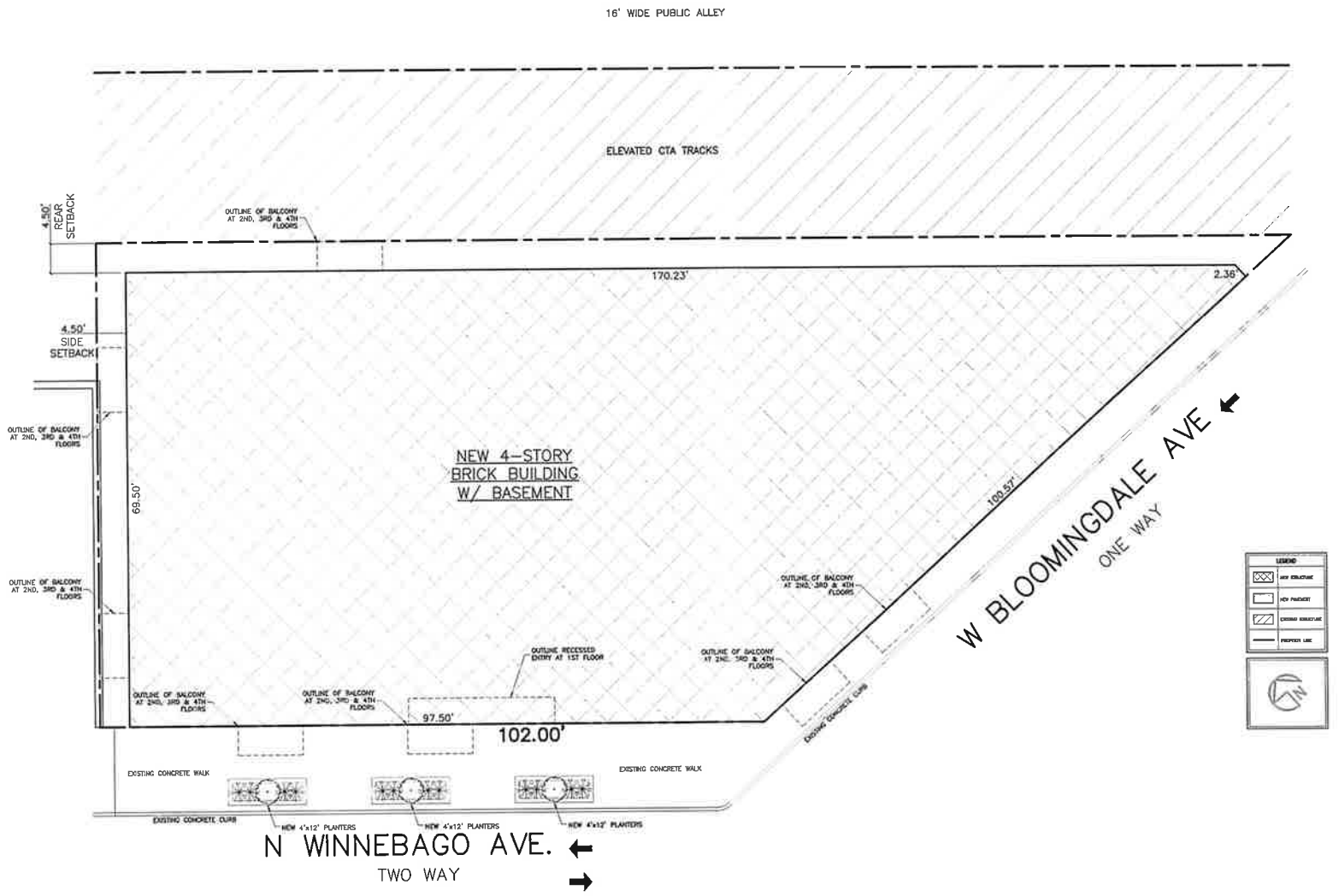
5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.
   RESPONSE: The project will comply with applicable Travel Demand Study and Management Plan rules promulgated by the Chicago Department of Transportation.

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

Lot Area:	10,582 sq. ft.
Floor Area:	29,153 sq. ft.
FAR:	2.76
Residential Dwelling Units:	30
MLA Density:	352.73 sq. ft.*
Height:	46 ft.
Automobile Parking:	23
Bicycle Parking:	30
Setbacks:	

Front (South/Winnebago)	0'
Side (East/Bloomingdale)	0'
Side (West)	4.50'
Rear (North)	4.50'

*The project qualifies for an MLA reduction under 17-3-0402-B due to its design and proximity to qualifying transit



1 SITE PLAN

SCALE: 1/16"=1'-0"

REVISIONS:

DRAWN BY: RV

SITE PLAN

1801 W WINNEBAGO AVE

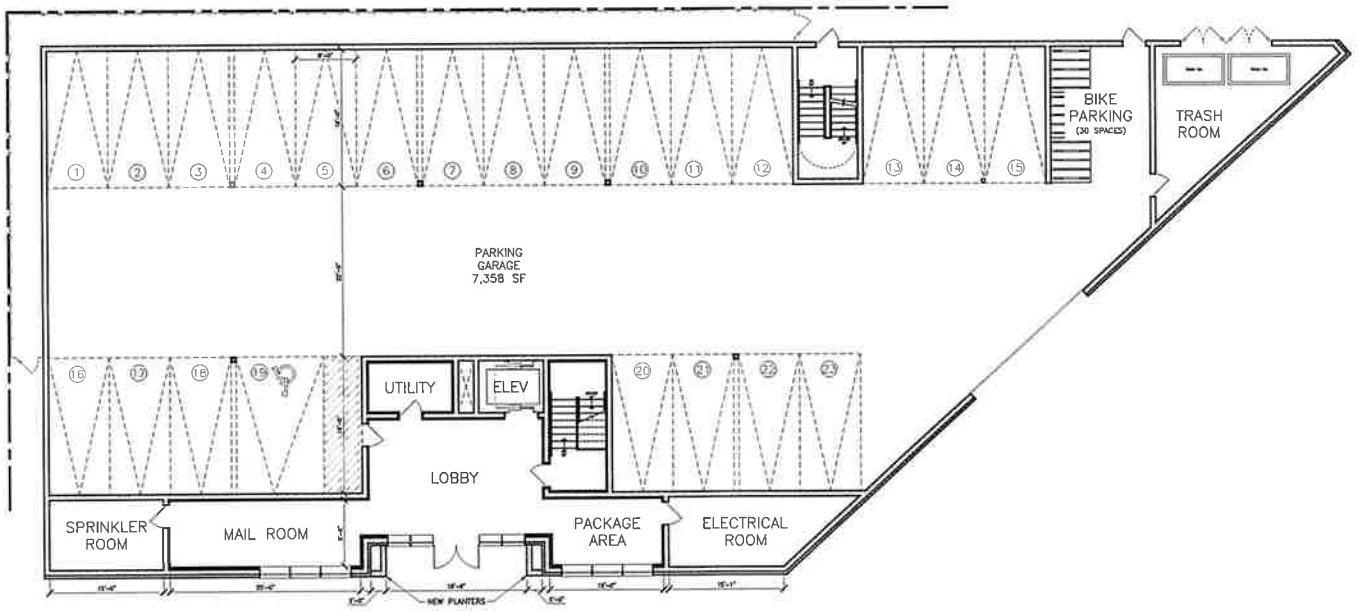
2133 N. Damen Ave.
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ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 1801 WINNEBAGO
SCALE: 1/16"=1'-0"
DATE: 08/19/2022

SHEET: T2



1 FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"

REVISIONS:

DRAWN BY: RV

FIRST FLOOR PLAN

1801 W WINNEBAGO AVE

ARCHITECTS

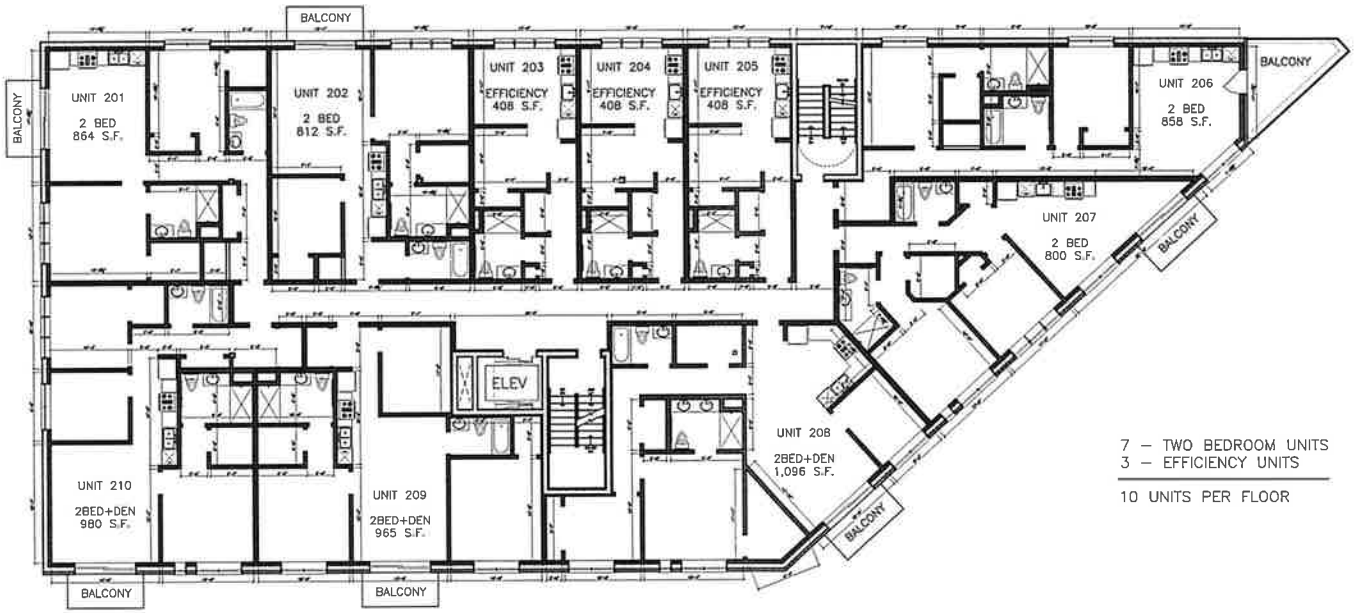
ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 1801 WINNEBAGO

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

DATE: 10/9/2025

SHEET: A1



7 – TWO BEDROOM UNITS
3 – EFFICIENCY UNITS

10 UNITS PER FLOOR

2 SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"

REVISIONS:

DRAWN BY: RV

SECOND FLOOR PLAN

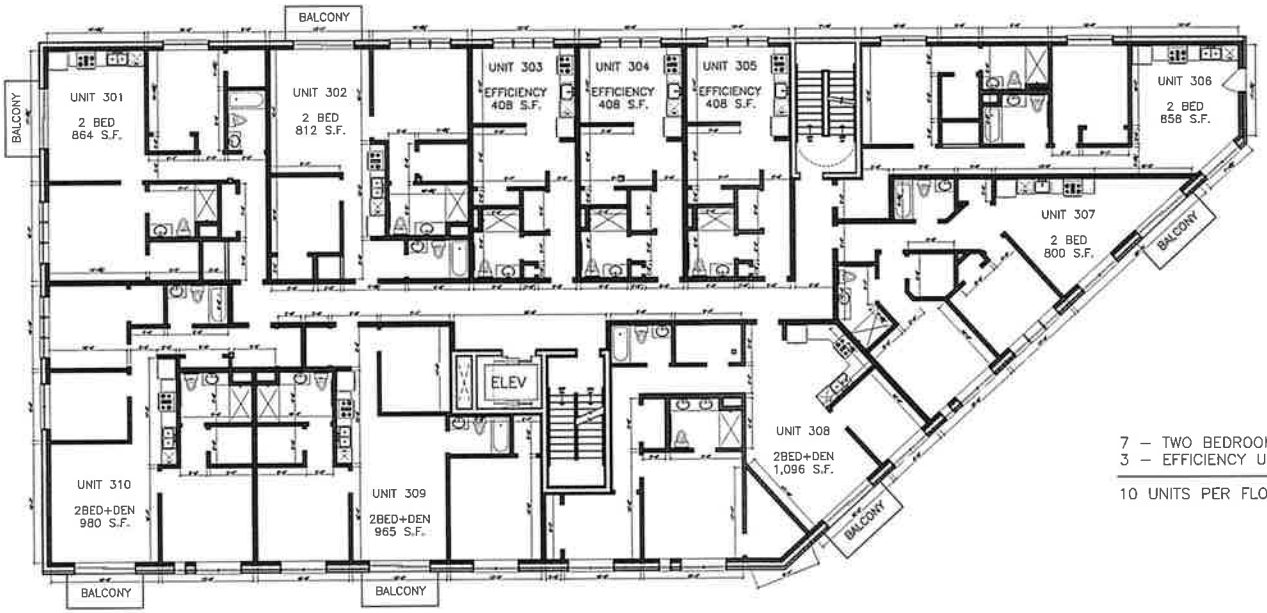
1801 W WINNEBAGO AVE

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ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 1801 WINNEBAGO
SCALE: 1/16"=1'-0"
DATE: 09/16/2025

SHEET: A2



7 – TWO BEDROOM UNITS
3 – EFFICIENCY UNITS

10 UNITS PER FLOOR

3 THIRD FLOOR PLAN

SCALE: 1/16"=1'-0"

REVISIONS:

DRAWN BY: RV

THIRD FLOOR PLAN

1801 W WINNEBAGO AVE

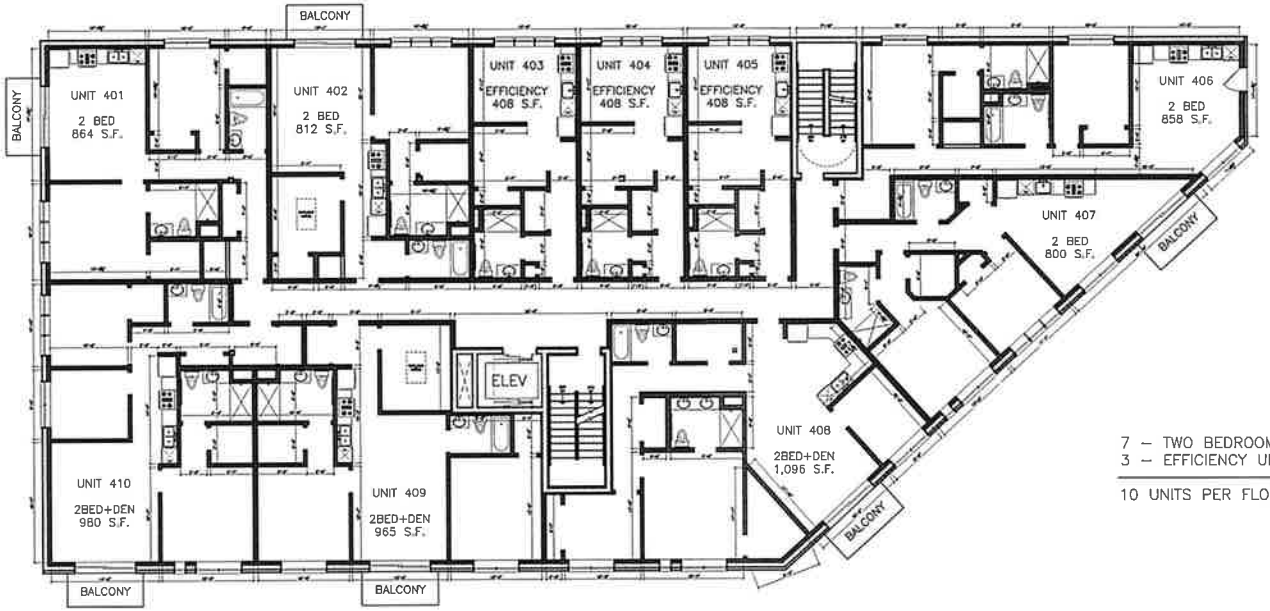
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ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 1801 WINNEBAGO
SCALE: 1/16"=1'-0"
DATE: 06/19/2020

SHEET: A3



7 – TWO BEDROOM UNITS
3 – EFFICIENCY UNITS

10 UNITS PER FLOOR

4 FOURTH FLOOR PLAN

SCALE: 1/16"=1'-0"

REVISIONS:

DRAWN BY: RV

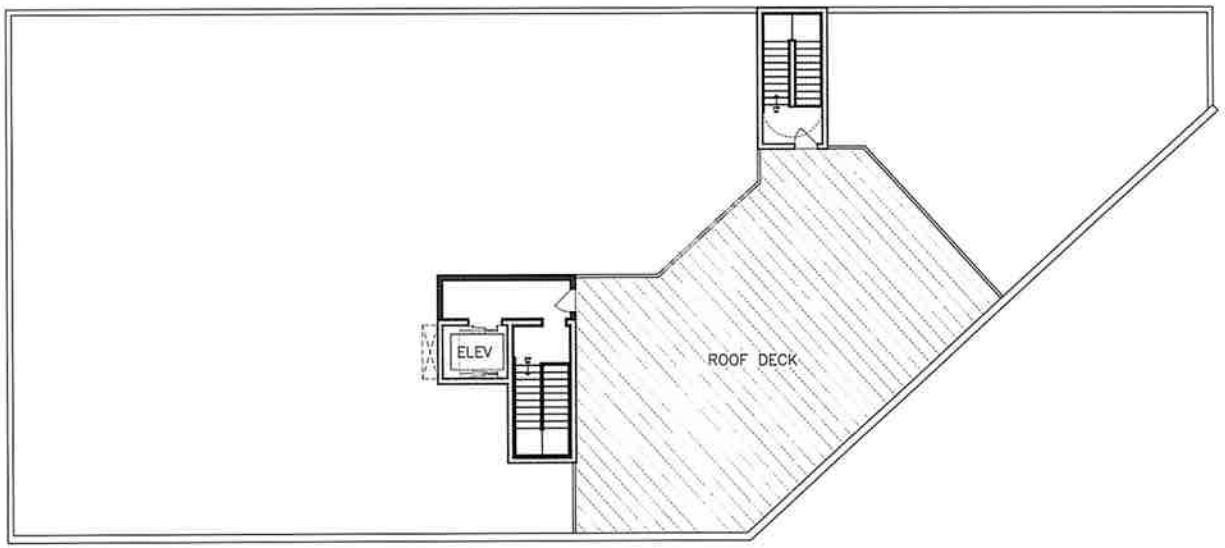
FOURTH FLOOR PLAN

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PROJECT: 1801 WINNEBAGO
SCALE: 1/16"=1'-0"
DATE: 09/19/2023

SHEET: A4



5 ROOF FLOOR PLAN

SCALE: 1/16"=1'-0"

REVISIONS:

DRAWN BY:
RV

ROOF FLOOR PLAN

1801 W WINNEBAGO AVE

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ARCHITECTS RD

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT:
1801 WINNEBAGO

SCALE:
1/16"=1'-0"

DATE:
09/16/2020

SHEET:
A5



1 WINNEBAGO AVE ELEVATION

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

REVISIONS:

DRAWN BY: RV

ELEVATION

1801 W WINNEBAGO AVE

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ARCHITECTS

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT:
1801 WINNEBAGO
SCALE:
3/32"=1'-0"
DATE:
REVISED

SHEET:
A6



1 BLOOMINGDALE AVE ELEVATION

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

REVISIONS:

DRAWN BY: RV

ELEVATION

1801 W WINNEBAGO AVE

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ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

ARCHITECTS

PROJECT: 1801 WINNEBAGO
SCALE: 3/32"=1'-0"
DATE: 05/16/2023

SHEET: A7