

**NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR
4447 NORTH ASHLAND AVENUE, CHICAGO**

The subject property is currently a vacant parcel. The Applicant intends to redevelop this lot with a new 4-story residential building with 8 dwelling units and 8 garage parking spaces. A zoning change is needed to comply with the bulk requirements of the RM4.5 District and receive any relief necessary for the proposed redevelopment.

Project Description:	Zoning Change from the RS3 Residential Single-Unit (Detached House) District to an RM4.5 Residential Multi-Unit District
Use:	Residential Building with 8 Dwelling Units and 8 parking spaces.
Lot Area:	50' x 150' = 7,500 SF (recorded measurements)
Floor Area Ratio:	1.7
Floor Area:	12,700 SF (see plans attached)
Density:	937 Square Feet per DU
Off- Street Parking:	Parking spaces: 8
Setbacks:	Front: 10' * (<i>see optional relief request below</i>) Side: 5' on the north side and 5' on the south side Rear: 51' Open Space: 400 SF
Building Height:	47' per the attached plans

Optional Relief for Adjustment and Variation under Section 17-13-0303-D – a Type 1 map amendment pursuant to Section 17-13-0300, may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310:

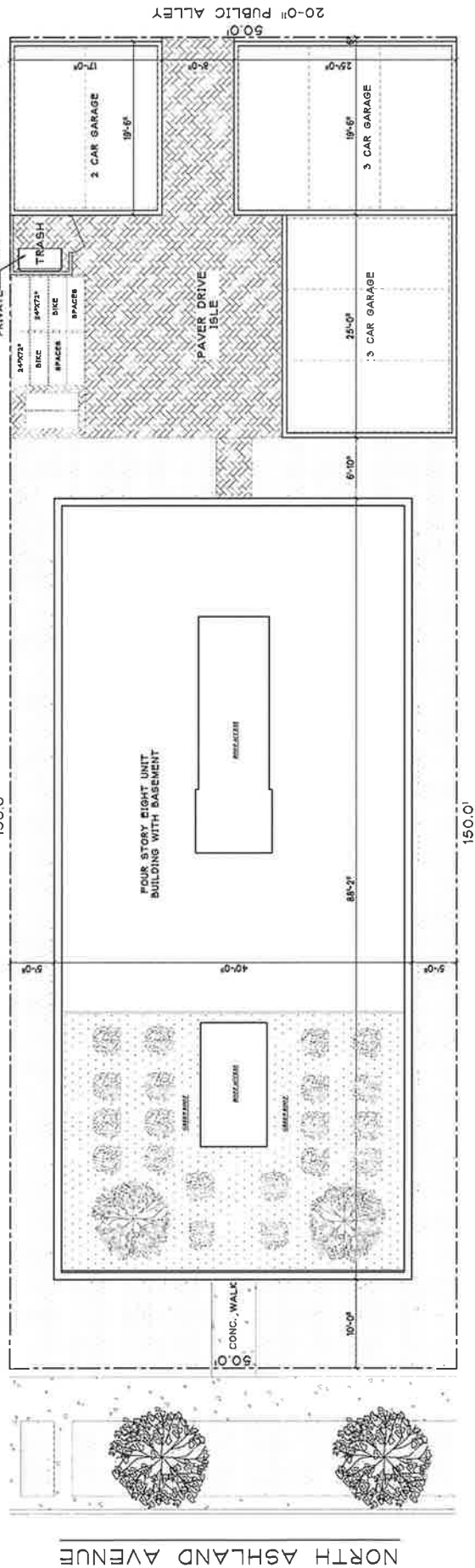
- (1) The Applicant seeks relief for variation under section 17-13-1101-B, from front setback requirements of Section 17-2-0305-B, which states that buildings and structures in RM districts must be set back from the front property line a distance equal to either: the minimum front setback standard of 15 feet (or 12% of lot depth, whichever is less) or the average front yard depth that exists on the nearest 2 lots on either side of the subject lot. To line up with the adjacent buildings, the Applicant requests a reduction in the required front setback from 15 feet required to 10 feet proposed.

- (2) The Applicant is seeking all the necessary relief, as allowed by the Zoning Ordinance, for the proposed development per the attached Type 1 Plans.

In support of this request, the Applicant states that strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties and hardships for the subject property as the proposed building would have to be setback much further than the adjacent buildings. The requested variation is consistent with the stated purpose and intent of this Zoning Ordinance since this proposed redevelopment and corresponding variation is compatible with the existing land use pattern on the subject block, which is improved with multi-story and multi-unit, residential buildings. Furthermore, the new dwelling units will increase the variety of available housing stock, in response to the growing housing demand in the neighborhood.

4447 N. ASHLAND AVENUE

PROPOSED 8 UNIT, 4 STORY BUILDING WITH 8 CAR GARAGE PARKING.



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

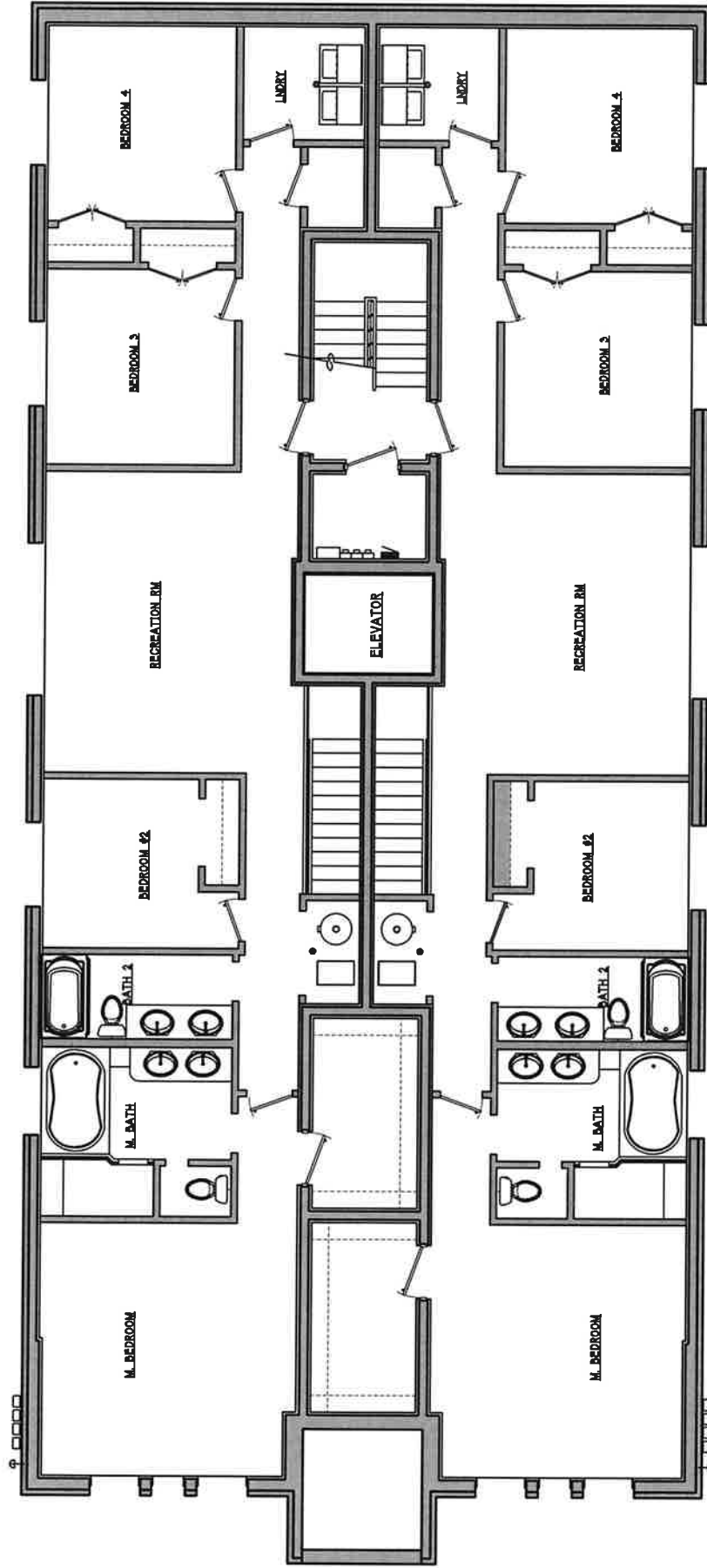
MC & Associates, LLC
105 W. MADISON
SUITE 401
CHICAGO, IL 60602

4447 N. ASHLAND AVENUE

PROPOSED 8 UNIT, 4 STORY BUILDING
WITH 8 CAR GARAGE PARKING.

PROPOSED ZONING SET BACK INFORMATION				PROPOSED ZONING INFORMATION				
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL	ZONING CLASSIFICATION	RM-4.5	700 SQ. FT. / UNIT	MAXIMUM # OF UNITS ALLOWED PER ZONING:	
FRONT YARD SETBACK REQUIREMENT:	AVG. OR 15' MAX.	15.0'	15.0'	LOT DIMENSIONS:	50.0' X 150.0'	X 1.7	MAXIMUM BUILD ABLE SQUARE FOOTAGE=	
SIDE YARD SETBACK REQUIREMENT:	20% COMBINED	5.0'	5.0'					12,750
REAR YARD SETBACK REQUIREMENT:	30% FROM REAR PROP.	5.0'	5.0'					
MAXIMUM MEAN HEIGHT ALLOWED:	TO BOTTOM OF FLAT ROOF OR TO MID POINT OF RAFTERS	50.0'	51.0'	LOT AREA:		7500 SQ. FT.	ACTUAL SQUARE FOOTAGE PER PLANS:	
				12,662				
REAR YARD OPEN SPACE REQUIREMENT				ZONING SQUARE FOOTAGE				
OPEN SPACE	CODE DESCRIPTION	REQUIRED	ACTUAL	1ST FLOOR	3064			
OPEN SPACE REQUIREMENT:	5.25 % OF LOT AREA	394	400	2ND FLOOR	3206			
				3RD FLOOR	3206			
				4TH FLOOR	3206			

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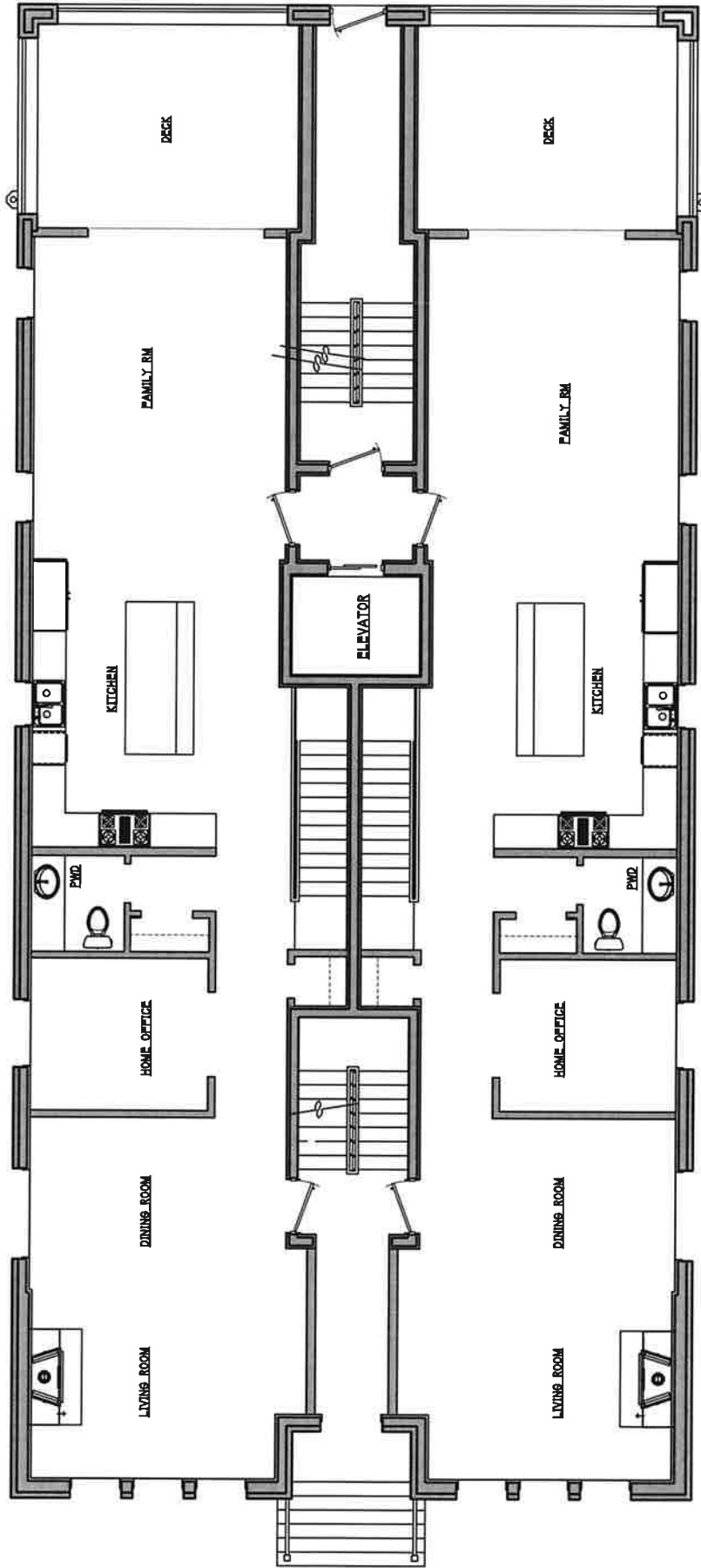


LOWER LEVEL PLAN-3,481 sq. ft. TOTAL /FLOOR

2 DUPLEX UNITS PER SIDE EACH ARE:
LOWER FLOOR OF DUPLEX UNIT, EACH SIDE
STORAGE AND MAINTENANCE
BEDROOM, 2 BATH WITH RECREATION ROOM

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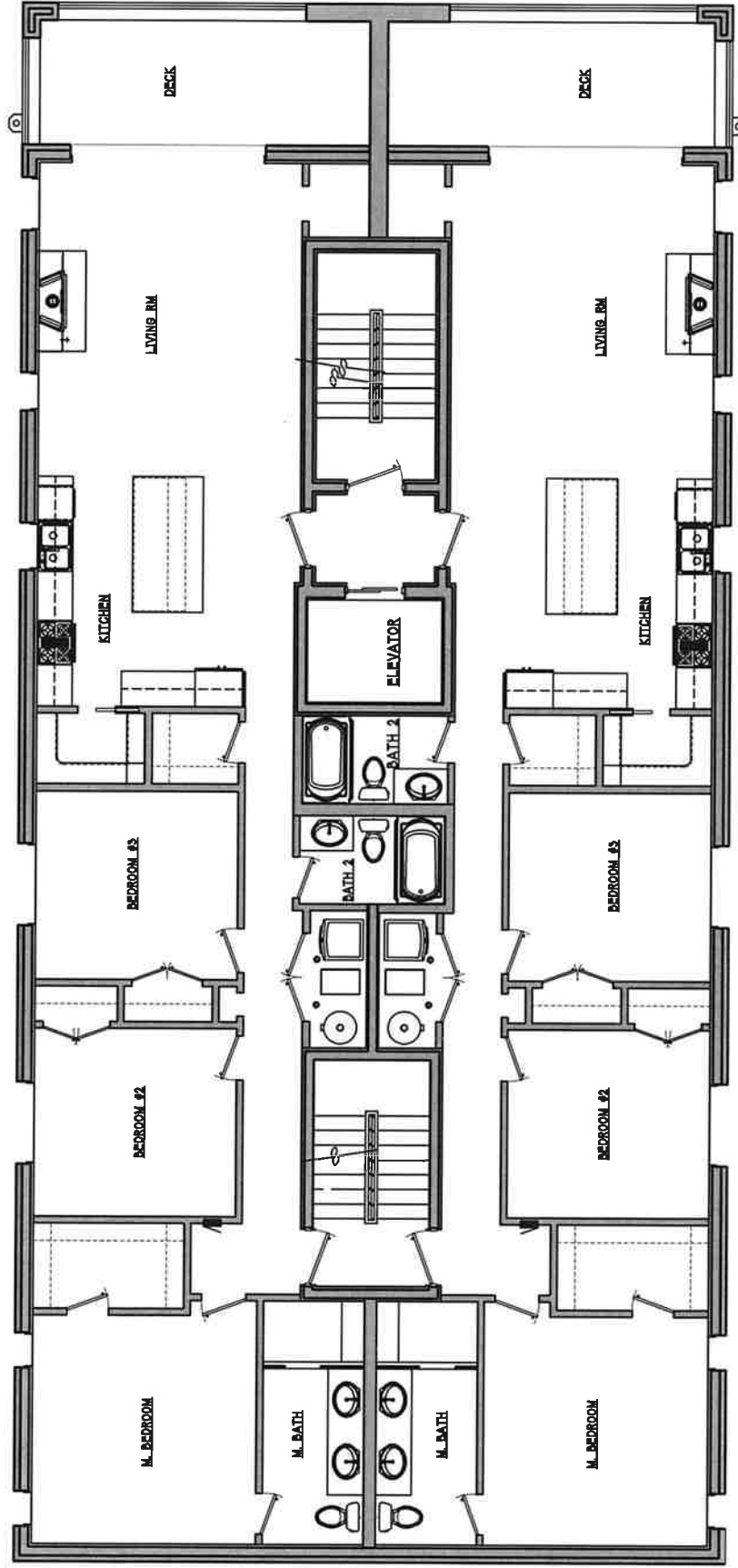


1ST FLOOR PLAN- 3,064 sq. ft. TOTAL /FLOOR

2 DUPLEX UNITS PER SIDE EACH ARE:
UPPER FLOOR OF DUPLEX UNIT EACH SIDE.
REAR EXTENSION OF DECK
APPROX. 3062 sq. ft.

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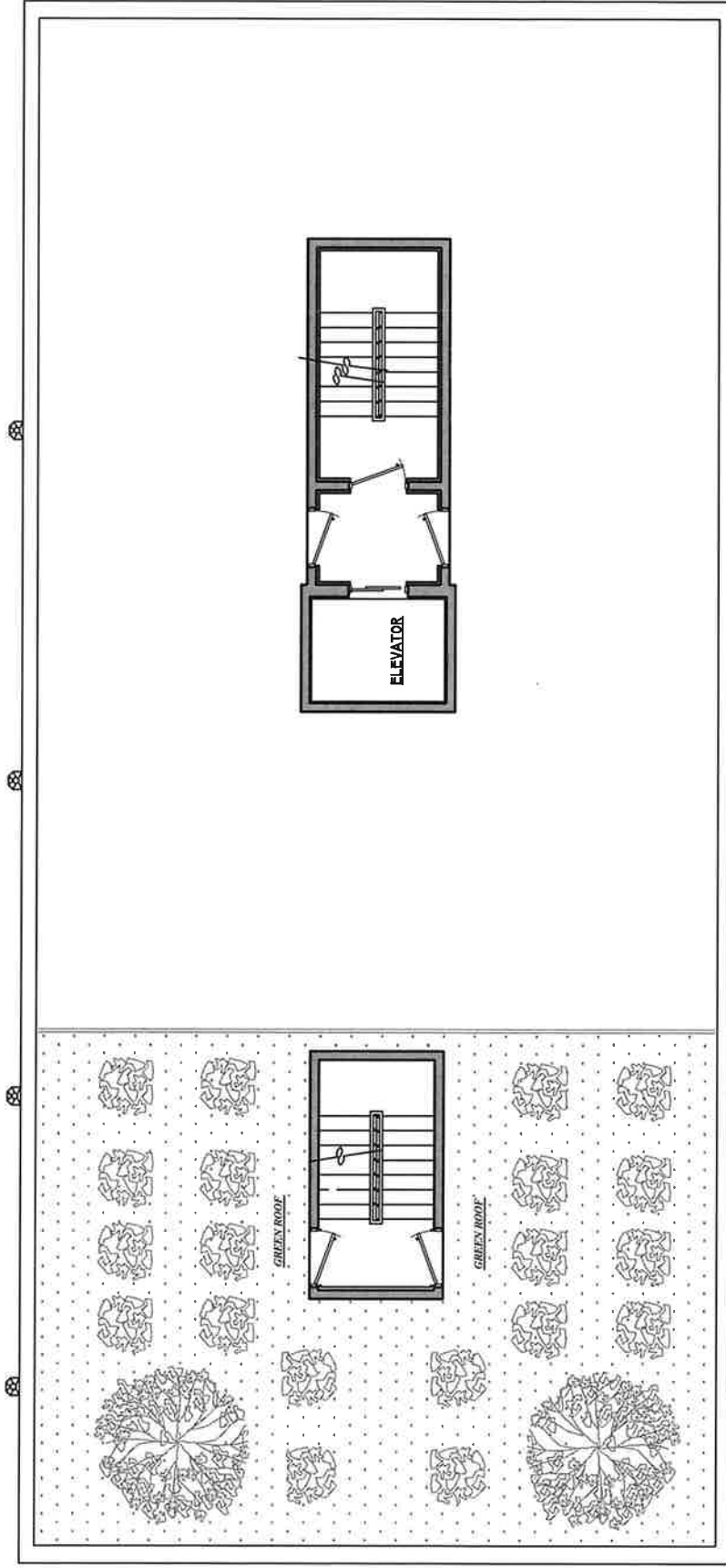


2ND, 3RD & 4TH FLOOR PLAN- 3,206 sq. ft. TOTAL /FLOOR

2. SIMPLEX UNITS PER FLOOR EACH ARE:
ELEVATOR ACCESS
FRONT EXTERIOR OPEN DECK

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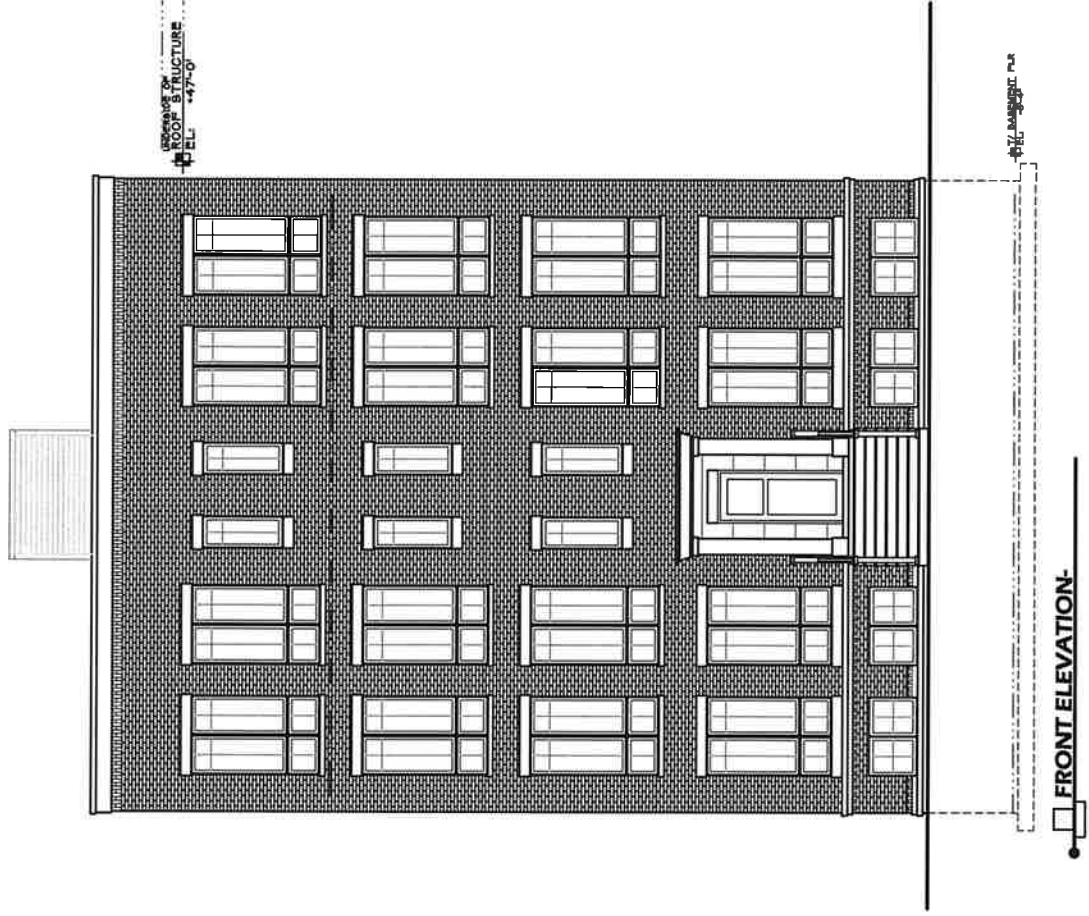
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ROOF PLAN - POSSIBLE ROOF DECK-GREEN ROOF

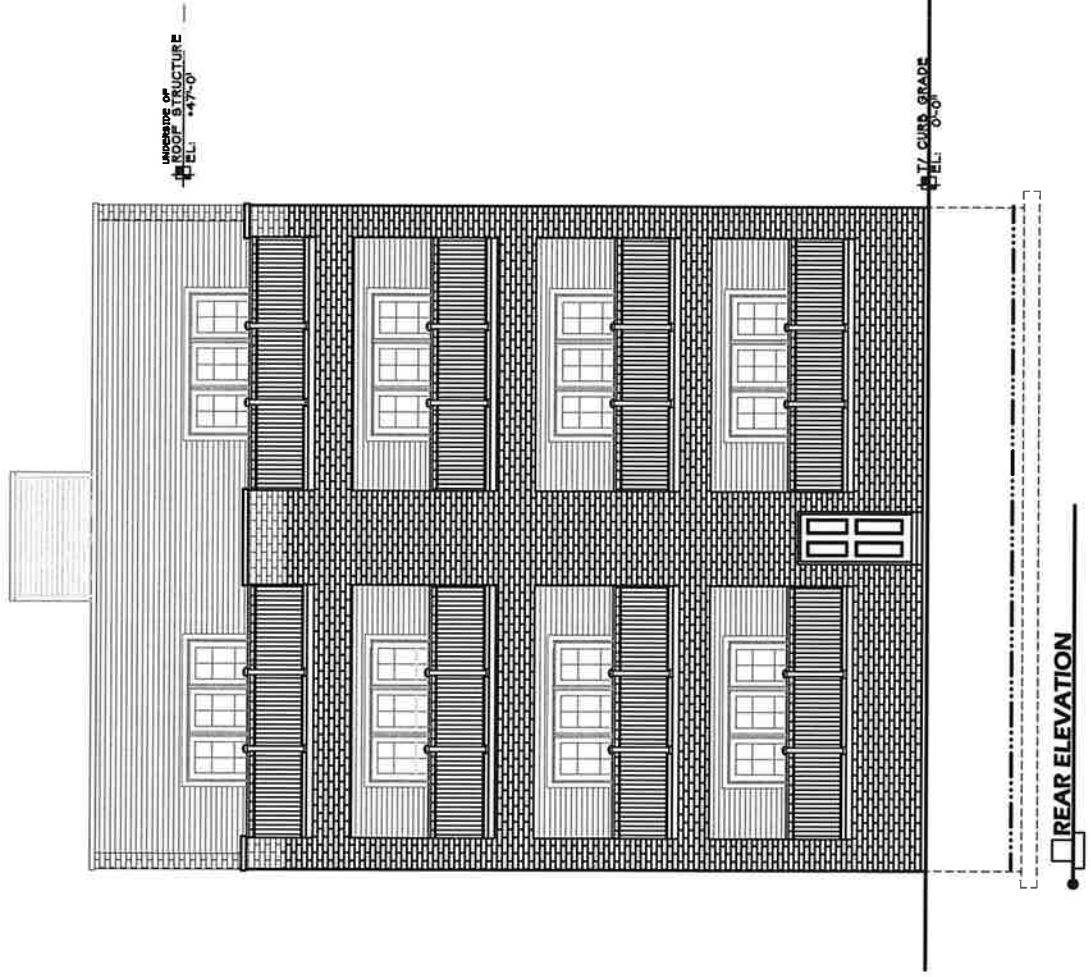
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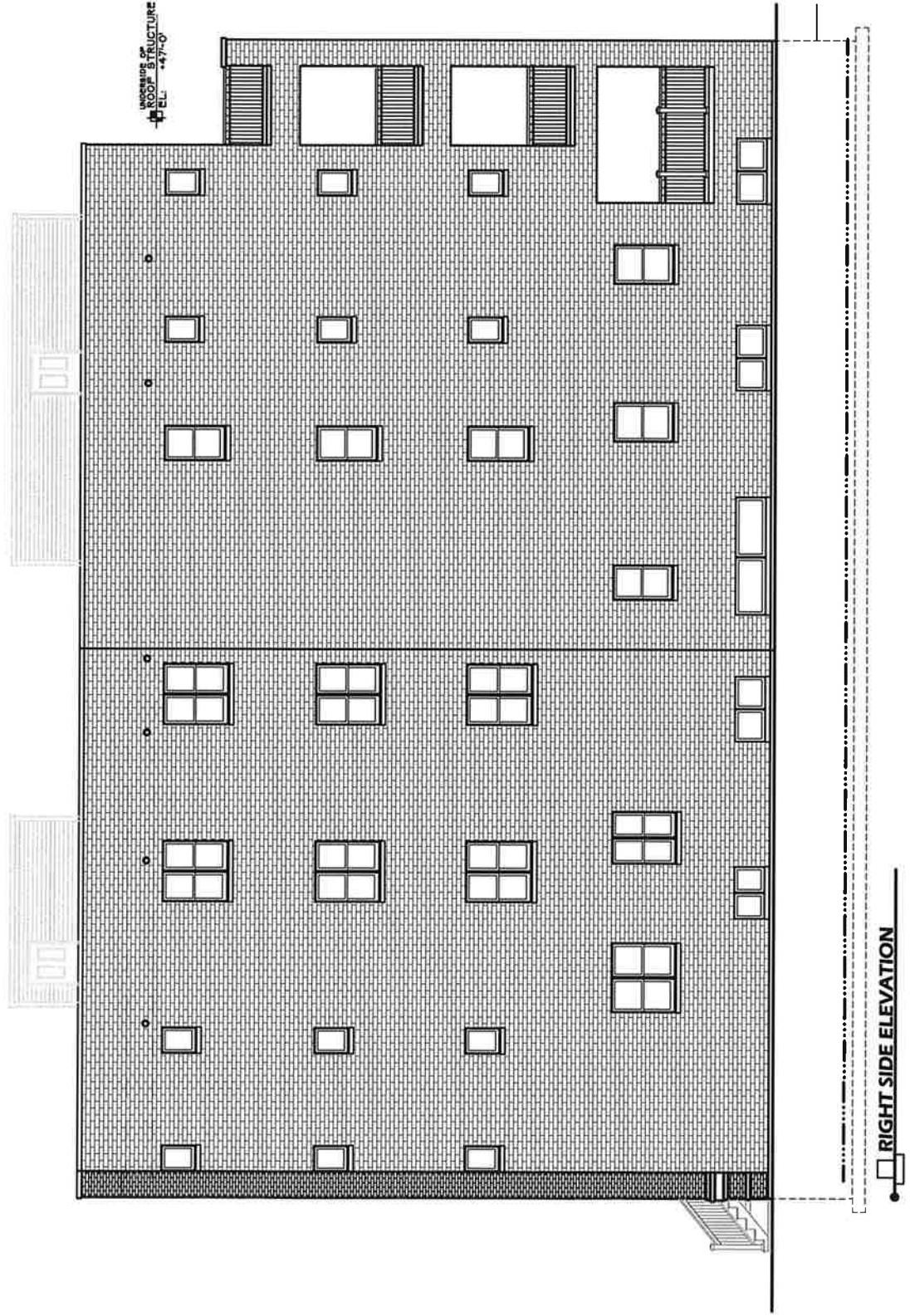
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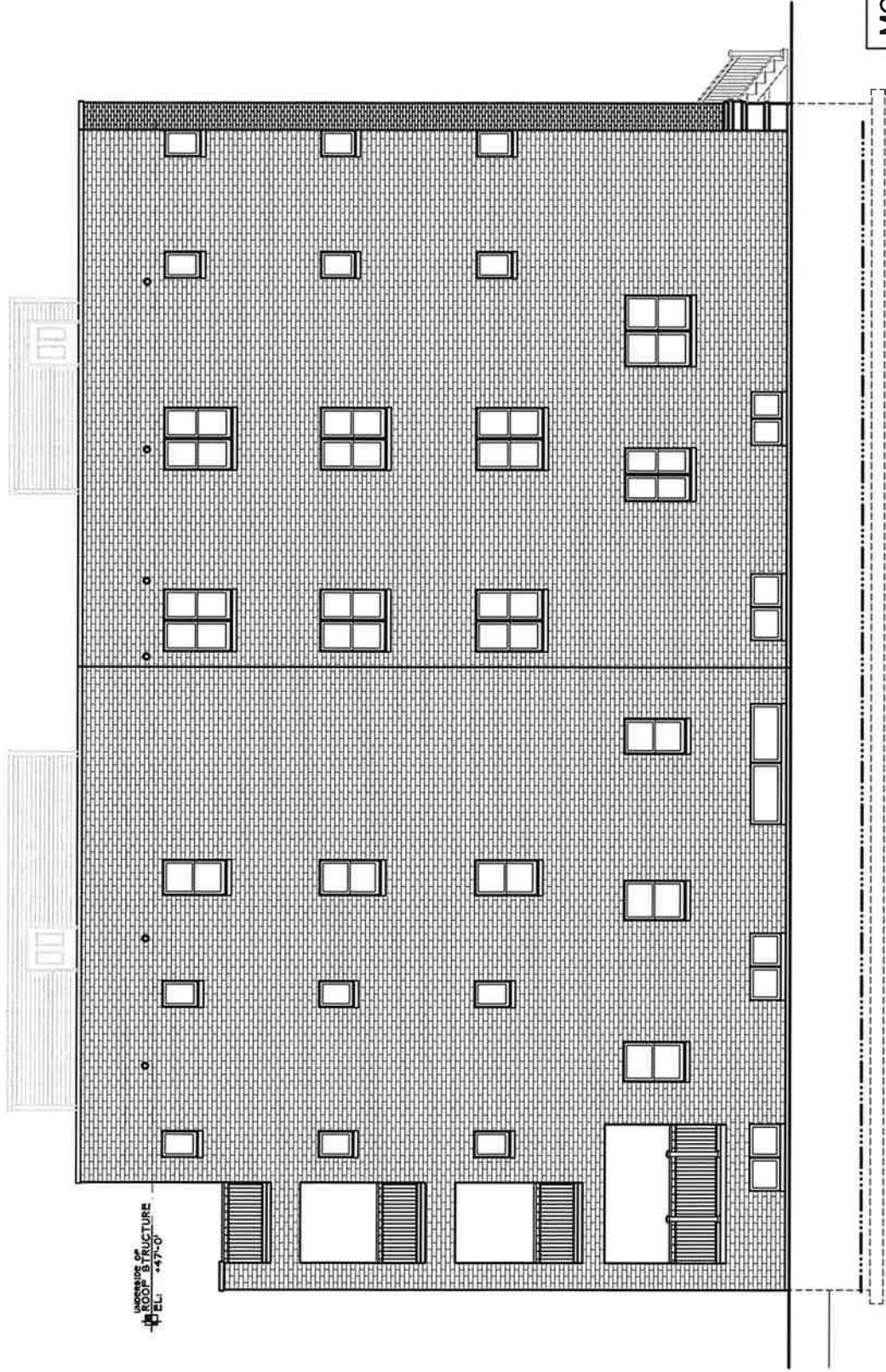
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INCREASE OF
ROOF'S STRUCTURE
EL. +47'-0"

□ LEFT SIDE ELEVATION

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