



City of Chicago



SO2014-4179

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 5/28/2014 |
| Sponsor(s): | City Clerk (transmitted by) |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No.3-F at 873 N Sedgwick St and 357 W Locust St - App No. 18048T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

SUBSTITUTE
NARRATIVE

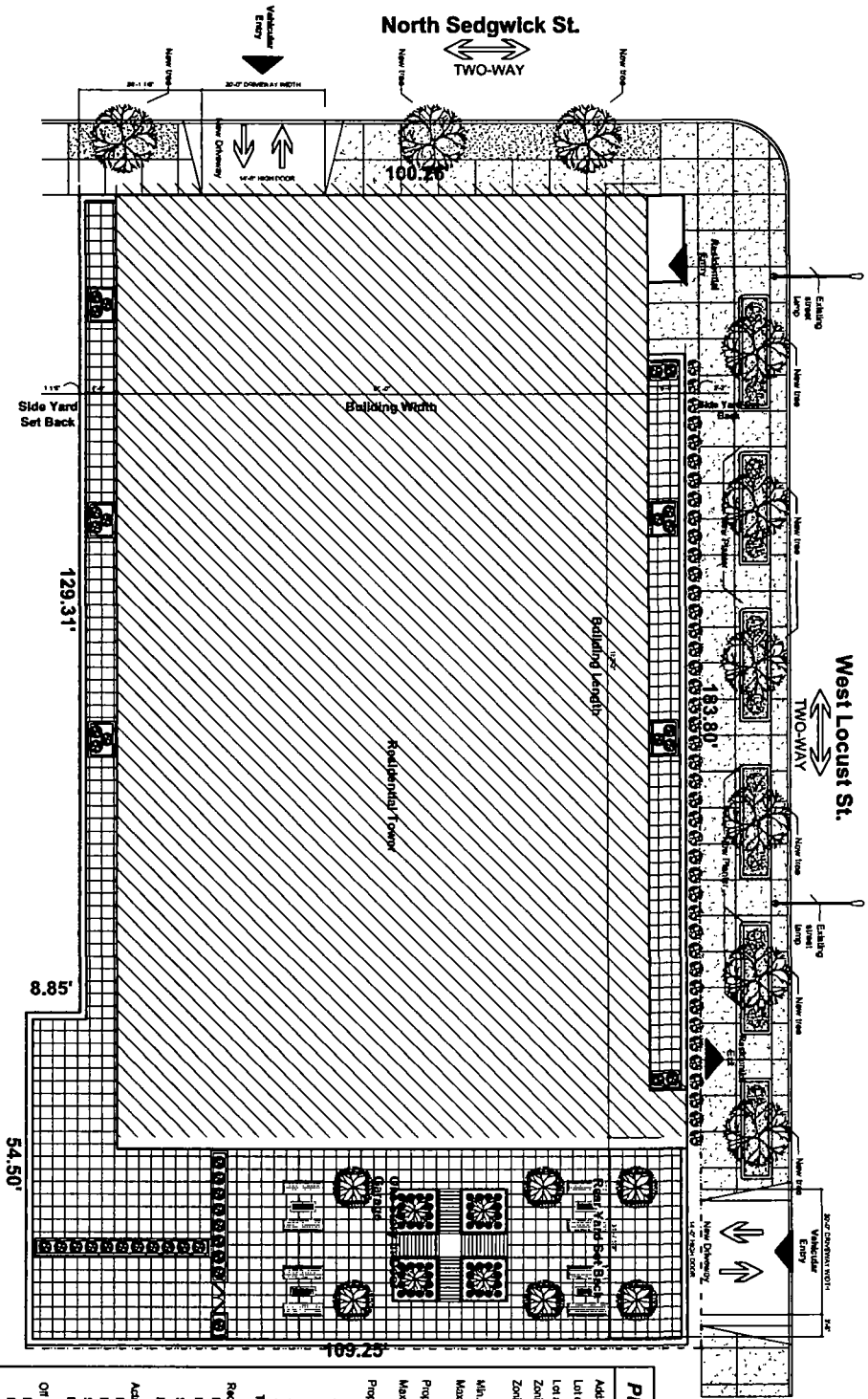
- 1) Project Description: Six-story residential building containing forty (40) dwelling units and on-site parking for forty-two cars
- 2) Zoning Amendment: RT4 Residential Two-Flat, Townhouse & Multi-Unit District → B2-5 Neighborhood Mixed-Use District
- 3) FAR: Proposed: 84,001.48 sq. ft.
Allowed: 94,538.75 sq. ft.
- 4) Minimum Lot Area (MLA): Proposed: 40
Allowed: 94
- 5) Height: Proposed: 74'-10"
Allowed: 75'
- 6) Front Setback: Proposed: 0
Required: 7'-6"
- North Side Setback: Proposed: 2'-2"
Required: 7'-6"
- South Side Setback: Proposed: 0'
Required: 0'
- Rear Setback: Requested: 31'-7 5/8"
Required: 30'
- 7) Parking: Requested: 42
Required: 40
- 8) Loading Berth: Required: 1
Requested: 1

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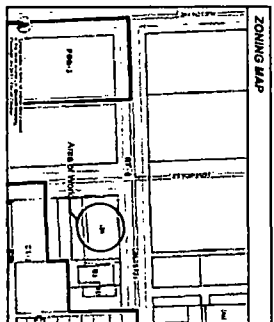
873 North Sedgwick Street

Illinois



Site Plan

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



PROJECT DATA

| | |
|------------------------------------|---|
| Address: | 873 N Sedgwick St |
| Lot dimensions: | See plan |
| Lot area: | 18,907.75 Sq. Ft. |
| Zoning district (CURRENT): | R1-4 |
| Zoning district (PROPOSED): | B2-5 |
| Min. lot area per dwelling unit: | 200 sq. ft. per dwelling unit |
| Max. number of dwelling units: | 18,907.75 sq. ft. / 200 = 94 Dwelling Units Allowed |
| Proposed number of dwelling units: | 40 Dwelling Units |
| Max. allowable floor area: | 18,907.75 sq. ft. x 0.8 (Max. Ratio) = 15,126.2 sq. ft. |
| Proposed floor area: | 18,289.83 sq. ft. |
| First floor: | 13,142.33 sq. ft. |
| Second floor: | 13,142.33 sq. ft. |
| Third floor: | 13,142.33 sq. ft. |
| Fourth floor: | 13,142.33 sq. ft. |
| Fifth floor: | 13,142.33 sq. ft. |
| Sixth floor: | 13,142.33 sq. ft. |
| Total floor area: | 84,001.48 sq. ft. < 84,538.75 sq. ft. |
| Required yards: | |
| Front yard setback: | 7'-6" |
| North Side yard setback: | 7'-6" |
| South Side yard setback: | 0'-0" |
| Rear yard setback: | 30'-0" |
| Actual yards: | |
| Front yard setback: | 0'-0" |
| North Side yard setback: | 2'-2" |
| South Side yard setback: | 0'-1'-1/8" |
| Rear yard setback: | 31'-7'-5/8" |
| Off street loading: | |
| Required Parking: | 40 |
| Proposed Parking: | 42 |
| Building Height: | |
| Allowed: | 75'-0" |
| Actual: | 74'-10" |

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 PROJECT NO. 13080800000000000000
 DATE: 03/27/14

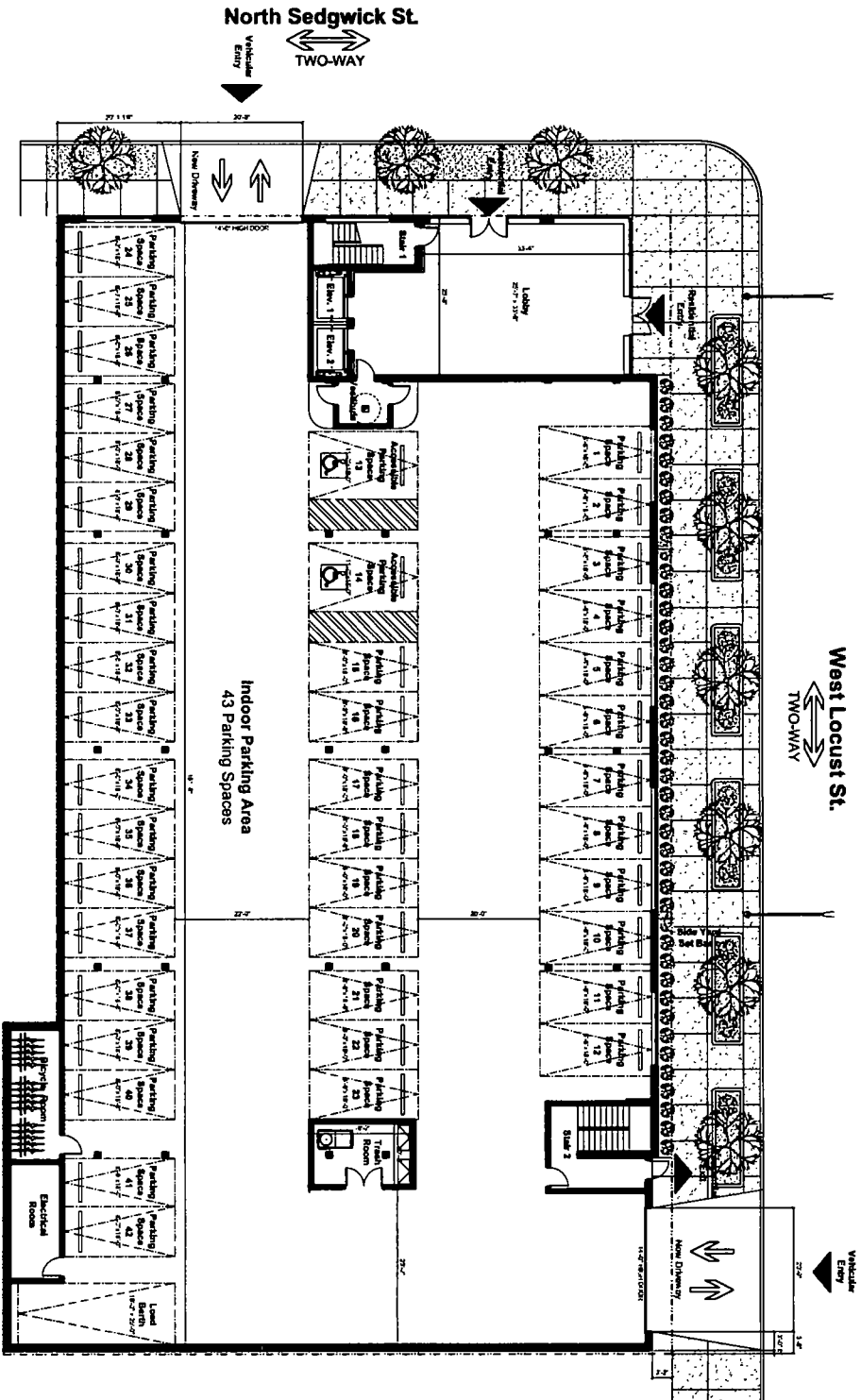
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873 North Sedgwick Street

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First Floor Plan

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



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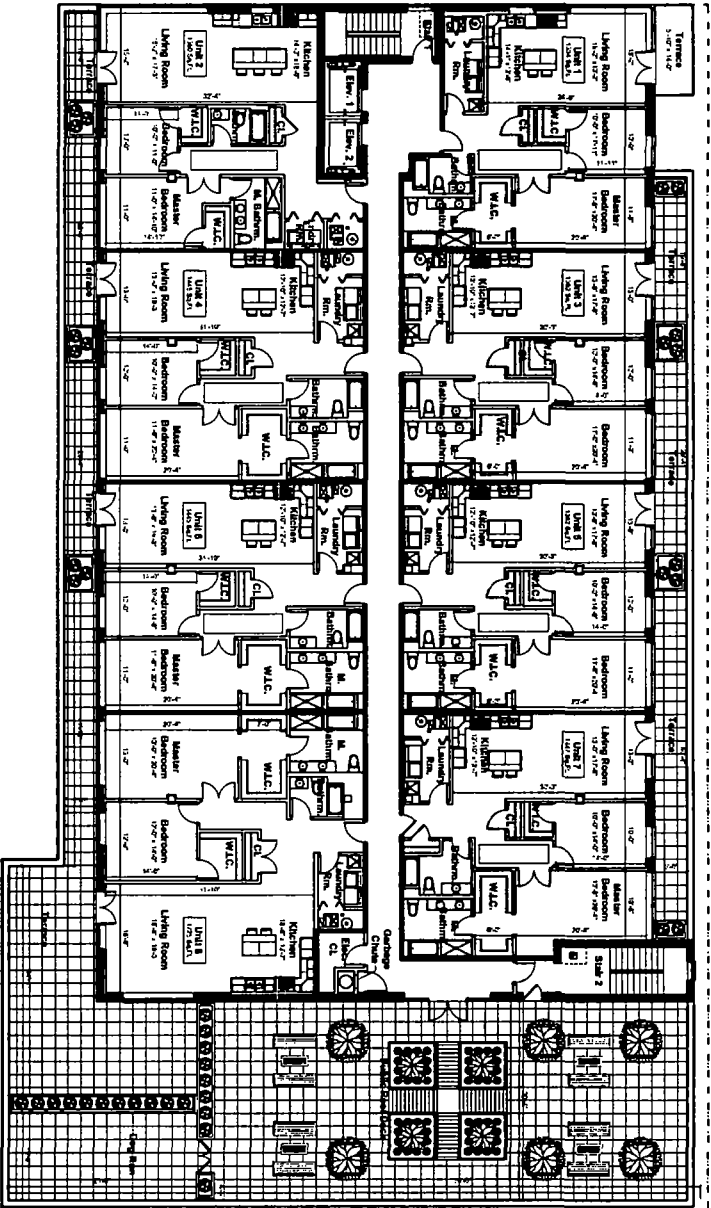
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2nd Floor Plan

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



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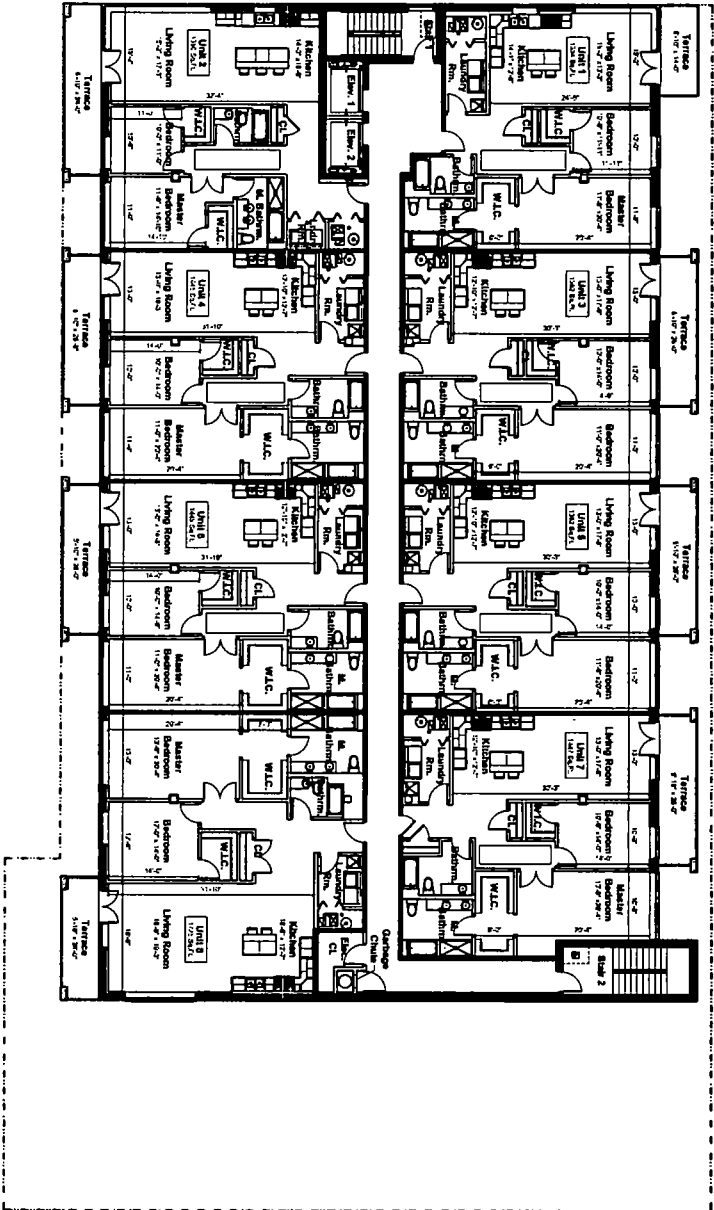
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873 North Sedgwick Street

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Typical Floor Plan, 3 Thru 6

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



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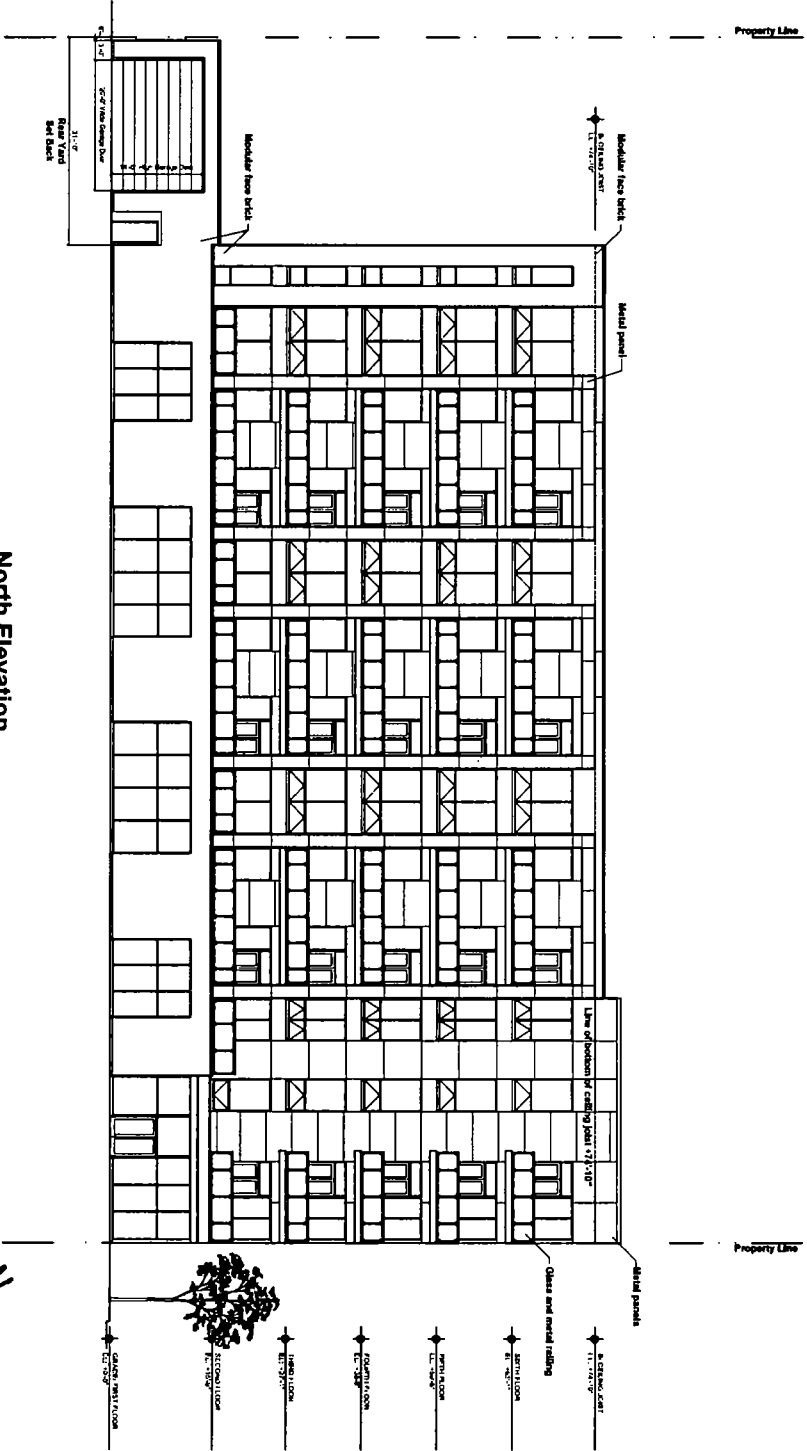
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873 North Sedgwick Street

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North Elevation

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

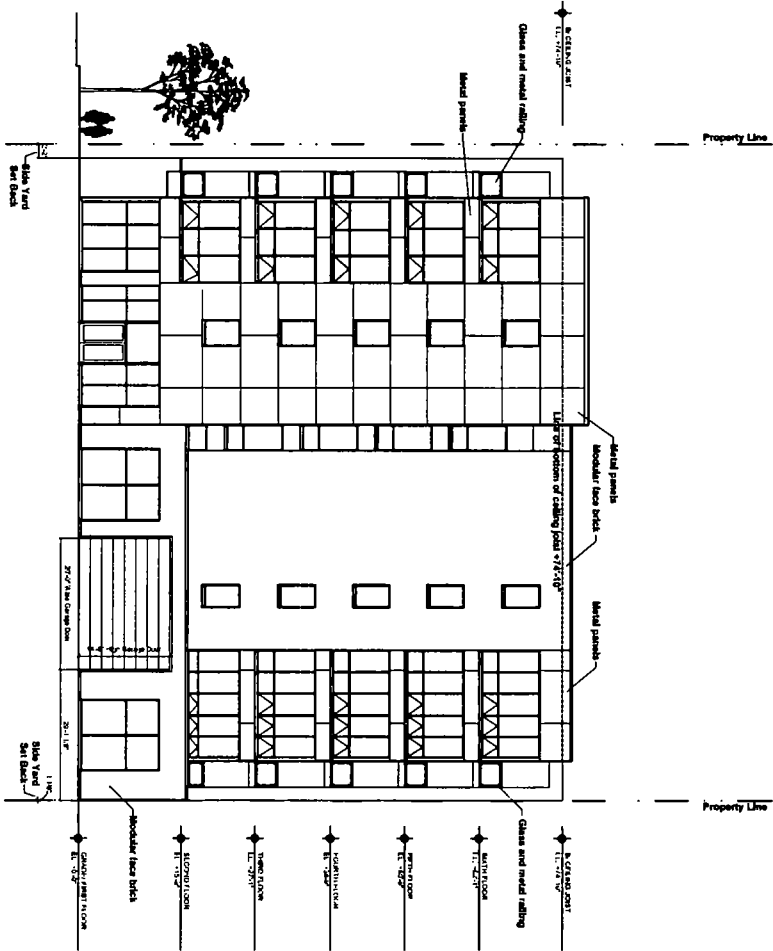
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West Elevation

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

May 21th, 2014



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