

established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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Common address of property: 3616-3622 North Milwaukee Avenue / 4328-4336 West Addison Street

SUBSTITUTE NARRATIVE

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17-13-0303-C (1) Narrative Zoning Analysis

3616-3622 North Milwaukee Avenue / 4328-4336 West Addison Street

Proposed Zoning: C1-2 Neighborhood Commercial District Lot Area:

11,287.1 sq. ft.

The applicant seeks a zoning change to locate and establish artist work and sales space on the ground floor with two residential dwelling units proposed for the second floor. The ground floor will contain 9,350 square feet of commercial space, with two on-site parking spaces. The building height will remain at 29'-10".

- a) Floor area ratio: 1.34 FAR (15,100 sq. ft.)
- b) Lot Area Per Dwelling Unit: 5,643.55 sq. ft. per D.U. (2 D.U.'s)
- c) The amount of off-street parking: 2
- d) Setbacks:
 - a. Front Setback: 0'
 - b. Rear Setback: 0'

c. Side Setbacks:

Northwest Side: 0'

Southeast Side: 0'

(e) Building Height: 29'-10"

(f) Loading: 0 £m?

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