

3863-3909 North Drake Avenue

17-13-0303-C (1) Narrative Zoning Analysis: 3863-3909 N. Drake, Chicago, Illinois

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 16,799.41 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with two (2) three-story townhome buildings containing a total of ten (10) townhome units. Each townhome building will be 33 ft.-1 Va inches in height. Each townhome unit will be supported by two (2) off-street garage parking spaces.

- (A) The Project's Floor Area Ratio:
- (B) The Project's Density (Lot Area Per Dwelling Unit): 16,799.41 sf / 10 dwelling units
(1,679.941 square feet / unit)
- (C) The amount of off-street parking: 21 parking spaces
- (D) Setbacks:
- b.
- a. Front Setback: 12 feet
- Rear Setback: 2 feet
- Side Setbacks: North: 4 feet
South: 7 feet-6 inches (*odd lot shape)
- (E) Building Height: 33 ft.-1 U inches