

Narrative and Plans

Type 1 Zoning - - Narrative for 3450 West
Lake Street M1-3 to B2-3

A. The applicant proposes to rezone the subject property from M1-3 Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District. The subject property is currently improved with a 2-story building. The purpose of the zoning amendment is to permit the applicant to occupy the existing building with a children's play center.

B. Lot Area

C. FAR

D. Number of Dwelling Units

E. Building Height

F. Front setback (Lake Street)

G. Side setback (East)

H. Side setback (West)

I. Rear Setback (Alley)

J. Parking*

6,297 square feet 1.5

No dwellings unit permitted

Not to exceed existing building height

0 feet

24 feet

0 feet

0 feet

0 parking spaces

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* Parking relief for a Transit-Served Locations in accordance with 17-10-0102-B.1 will be requested as an administrative

adjustment.

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3450 W. Lake Street Site Plan

LOTS 04, 03, AND 02 IN JOHN Q. PARKER'S SUBDIVISION OF WEST 0 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, SOUTH OF THE RAILROAD AND NORTH OF LAKE STREET, IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER *20376, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 0.297 SQ. FT. - 0.118 ACRE.

COMMONLY KNOWN AS 3450 WEST LAKE STREET, CHICAGO ILLINOIS

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