

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 2931-57 North Harlem Avenue, Chicago, IL.

SUBSTITUTE NARRATIVE AND PLANS

**TYPE 1 REZONING FOR 2943-57 NORTH HARLEM AVENUE
CHICAGO, ILLINOIS**

Zoning Change from B3-1 to B2-5

To build a three-story addition to the existing building for a total of 4 stories (existing 2nd floor will be demolished) and establish 56 dwelling units

Lot area: 37,146.87 SF

Building floor area: 116,302.65 SF

FAR: 3.13

Density: Loading Berth:

663.32 SF per dwelling unit None *

Off- Street parking:

West Front: 0'

North Side Setback: 0'

South Side Setback:

existing 1st floor - 0'

addition 2nd thru 4th floor - 4'-0 W

East Rear: *

existing 1st floor - 0'

addition 2nd thru 4th floor - 13-8"

Building height:

*** Will seek Variation if required**

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