

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

2435-49 N. Western Avenue /2361 W. Altgeld

17-13-0303-C (1) Substitute Narrative and Plans - 2435-2439 N. Western Ave.

| | | | | |
|---------------|---------|------|-----|-------|
| Proposed | Zoning: | B3-3 | Lot | Area: |
| 13,944 sq.ft. | | | | |

Proposed Land Use: The Applicant proposes a four-story mixed-use building containing 2,200 sq. ft. of retail space at grade and a total of thirty-four (34) residential units above. Thirty-four (34) onsite parking spaces will be located within the proposed building on the first floor. The proposed mixed-use building will be masonry in construction and measure 49'-8" in height.

- a) The Project's floor area ratio: 3.0 (41,832 square feet)
- b) The project's density: 34 dwelling units (410.12 sq. ft. lot area per unit)
- c) The amount of off-street parking: 34 parking spaces
- d) Setbacks:
 - a. Front Setbacks: 0 feet
 - b. Rear Setbacks: 0 feet (Applicant will seek Variation)
 - c. Side Setbacks: north side Setback - 0 feet / south side setback - 3 feet
 - d. Rear Yard Open Space: n/a
- (e) Building Height: 49'-8"

* 17-10-0207-A
*17-13-0303-C(2)-Plans Attached.

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