



Proposed Zoning: B2-5 Neighborhood Mixed-Use District Lot Area: 7,668 square feet

Proposed Land Use: The subject property consists of three contiguous parcels. The two parcels -generally described as 1423-1425 North Sedgwick Street, are presently vacant. The single parcel - generally described as 1427 North Sedgwick Street, is presently improved with a five-story mixed-use building, containing a commercial unit at grade level and five dwelling units above. The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new six-story multi-unit residential building, on the two vacant parcels, and to permit the conversion of the grade-level commercial unit, within the existing five-story building, to a dwelling unit. The proposed new six-story building will feature a total of twenty-three dwelling units, on and between the 1<sup>st</sup> thru 6<sup>th</sup> Floors. Because the subject site is located within 1,320 linear feet of the entrance to the Sedgwick CTA Rail Station, it qualifies as a Transit-Served Location, pursuant to the current Zoning Ordinance. As such, the Applicant will be providing off-street parking for a total of ten vehicles - a 60% reduction, which such parking will be located within the Basement of the proposed new building. The new building will be masonry in construction and measure 64 feet-0 inches in height. Aside from the interior buildout of the Basement and 1<sup>st</sup> Floor of the existing five-story building, to accommodate for the additional dwelling unit, NO physical alterations or additions to the footprint or envelope of that structure are proposed or intended. There is NO off-street parking - current or proposed, for the existing five-story building, which measures 52 feet-9 inches in height.

- A) The Project's Floor Area Ratio:  
Existing Building (1427 North Sedgwick): 9,275 square feet (3.6 FAR) Proposed New Building (1423-35 North Sedgwick): 25,710'square feet (5.0 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):  
Existing Building: 6 dwelling units (425 sf per unit) Proposed New Building: 23 dwelling units (225 sf per unit)
- C) The amount of off-street parking:  
Existing Building: 0 parking spaces - current or proposed  
Proposed New Building: 10 vehicular parking spaces; 14 bicycle parking spaces

*\*The subject property is located less than 1,320 linear feet from the entrance to the Sedgwick CTA Rail Station - therefore, the Applicant qualifies for a reduction (60%) in the amount of required off-street parking, pursuant to Sec. 17-W-0102-B of the Zoning Ordinance.*

PAGE 1 of 2

(D) Setbacks:

- Existing Building (1427 North Sedgwick):
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 28 feet-3 inches

- c. Side Setbacks: North: 0 feet-0 inches South: 0 feet-0 inches

Proposed Building (1423-25 N. Sedgwick):

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 10 feet-6 inches
- c. Side Setbacks: North: 0 feet-0 inches South: 0 feet-0 inches

*\* The Applicant will seek any Variations, as may be related to and necessary for the permitting of this proposal - by and through the Zoning Board of Appeals (ZBA), subsequent and pursuant to ratification of this proposed Zoning Map Amendment (Ordinance).*

(E) Building Height:

Existing Building: 52 feet-9 inches Proposed Building: 64 feet-0 inches

PAGE 2 of 2

O

•3

>I3IM9CJ3S "N LZ-Vi