

Common Address of Property:

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT 6632- 6634 North Clark Street

B2-3 Neighborhood Mixed-Use District

The existing property is a mixed-use, three story building with one existing 884 square foot artist live work space and four commercial units on the ground floor and a total of ten dwelling units on the second-third floors. The rezoning will convert one of the four commercial units (954 square feet) to an artist live work space. After re-zoning, the subject property will maintain the existing ten dwelling units on the second through third floors. The ground floor will contain two artist live work spaces and three commercial units for a total of 1,838 SF of artist live work space and 3,452 SF of commercial space. No changes are proposed to the massing, design, height or scale of the existing building. All work would be interior and the height of the building will remain 35 feet. The property is a transit served location in the close proximity to the Morse Street CTA Train Station and the Rogers Park Metra Station. The existing building is lot line to lot line and 0 parking spaces will be provided as a result.

	PROPOSED
Lot Area	6,395 SF
Parking	0 (existing)*
Rear Setback	0' (existing)
South Setback	0' (existing)
North Setback	0' (existing)
Front Setback	0' (existing)
FAR	2.3 (existing)
Building Height	35'

*Transit Served Location