

Common address of property:
17-13-0303-C (1) Narrative Zoning Analysis

Proposed Zoning: Lot Area:

Proposed Land Use:

4511-23 North Clark Street, Chicago, Illinois

133-3 Community Shopping District 16,858 square feet

The Applicant is seeking a zoning amendment in order to develop the subject property with a new five-story mixed-use building containing approximately 3,409 sq. ft. of retail space at grade and fifty-six (56) residential units above. The existing one-story retail buildings will be razed. The proposed mixed-use building will measure 58 ft. in height. Onsite garage parking for twenty-eight (28) vehicles will be provided. The subject property is a transit served location because it is located on a designated Pedestrian Street within approximately 2,600 linear feet from the entrance to the CTA Red Line Station at Wilson Ave.

- A) The Project's Floor Area Ratio: 50,114 square feet (2.973 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 301.04 sq. ft./d.u *
- C) The amount of off-street parking: 28 vehicular parking spaces *
- D) Setbacks:
 - a. Front Setback: 0 feet (11 feet-8 inches on residential floors).
 - b. Rear Setback: 30 feet-0 inches
 - c. Side Setbacks:

North:	0	feet-0	inches	South:	0	foot-0
		inches				
- E) Building Height:
 - 58 feet-0 inches

**Please note the Applicant is seeking zoning relief for the Minimum Lot Area (MLA) and for the number of parking spaces provided onsite, by way of the Transit-Oriented Development (TOD) Ordinance, as the subject property is a Transit-Served Location.*

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