



Common Address of Property:

# Final for Publication

17-13-0303-C(1) Narrative & Plans - 2635 S. Wabash, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 38,100 square feet

Proposed Land Use: The Applicant is proposing to adapt and add onto the existing four-story manufacturing building located at the subject property and convert it to a mixed-use building containing approximately 2,900 sq. ft. of retail space at grade and a total of fifty-four (54) residential units above. The resulting mixed-use building with the partial fifth floor addition will measure 65 ft. in height. A total of seventy (70) off-street parking spaces will be provided to support the mixed-use building.

- A) The Project's Floor Area Ratio: 104,940 square feet (2.76 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 705.55 square feet per D.U.  
(54 dwelling units proposed)
- C) The amount of off-street parking: 70 vehicle parking spaces
- D) Setbacks:
  - a. Front Setback: 0 feet (existing)
  - b. Rear Setback: 0 feet (existing)
  - c. Side Setbacks:
    - North: 75 feet (existing) South: 0 feet (existing)
- E) Building Height: 65 feet

\*The Applicant will comply with Sec. 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provision(s) be determined applicable.

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