

Substitute Narrative and Plans

Type 1 Zoning Narrative for
537-547 West Oak Street, 939-957 North Larrabee Street MI-2 toDR-3

A. The applicant proposes to rezone the subject property from MI-2 Limited Manufacturing/Business Park District to DR-3 Downtown Residential District. The subject property is currently unimproved. The purpose of the amendment to permit the development of a 78-unit, 7-story residential building. The subject property is a Transit Served Location based on proximity to the Chicago Avenue 66 Bus line. The applicant is seeking the following relief: (i) MLA reduction in accordance with 17-4-0402-B; (ii) additional FAR increase for a Transit Served Location in accordance with 17-3-0403-B; (iii) additional FAR increase for affordable housing in accordance with 17-3-0403-C; and (iv) parking relief for a Transit-Served Locations in accordance with 17-10-0102-B.

B. Lot Area

C. FAR*

D. Number of Dwelling Units

E. Density (Lot area per dwelling unit)**

25,156 square feet 4.0

78 dwelling units 322 square feet

Not to exceed 80'0"

G. Front setback

H. Side setbacks

I. Rear Setback***

0' (Larrabee) 0'

23'1" proposed, 38.2 feet required

39 parking spaces.

* Additional FAR increase for a Transit Served Location in accordance with 17-3-0403-B (.5) and for affordable housing in accordance with 17-3-0403-C (.5)

** MLA reduction in accordance with 17-4-0402-B

*** Administrative Adjustment for rear yard

**** Parking relief for a Transit-Served Locations in accordance with 17-10-0102-B

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