

SECTION 2. This Ordinance takes effect after its passage and approval.

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Common address of property: 2931-57 North Harlem Avenue, Chicago, IL.
SUBSTITUTE NARRATIVE AND PLANS FOR
FOR 2943-57 NORTH HARLEM AVENUE, CHICAGO, ILLINOIS
TYPE 1

The subject property is currently improved with a commercial building, which will be demolished. The Applicant needs a zoning change to make revisions to the Type 1 plans submitted with prior zoning change in order to build 6 new four-story residential buildings, each with 8 dwelling units (for a total of 48 dwelling units).

Project Description: Zoning Change from B2-5 to B2-5, as amended
Proposed land use: 6 new residential buildings, each with 8 DU
Floor Area Ratio: Lot Area (Building 1): 5,911.95 SF Building 1 Floor Area: 11,889.43 SF / FAR: 2.02 Lot Area (Building 2): 6,152.33 SF Building 2 Floor Area: 11,889.43 SF / FAR: 1.93 Lot Area (Buildings 3-5): 6,208.75 SF Buildings 3-5 Floor Area: 11,889.43 SF / FAR: 1.92 Lot Area (Building 6): 6,458.75 SF Building 6 Floor Area: 11,889.43 SF / FAR: 1.84
Density: Building 1: 739 SF per dwelling unit Building 2: 769 SF per dwelling unit Building 3-5: 776 SF per dwelling unit Building 6: 807 SF per dwelling unit
Loading Berth: None
Off- Street parking: 8 parking spaces per building (48 parking spaces total)
Setbacks West Front (each building): 7'-6" North Side Setback (Building 1 - see site plan): 1 11/16" North Side Setback (Buildings 2-6): 3'-0" South Side Setback (Buildings 1-5): 3'-0" South Side Setback (Building 6): 5'-0" East Rear: 41'-2" Rear Yard Open Space: 0'
Building height: Each Building: 4-story / 41'-5" >CVw

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