



to those of a B3-2 Community Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 2036 and 2038 West North Avenue n Hfu

17-13-0303-C(l) Narrative Zoning Analysis - 2036-38 W. North Ave., Chicago, IL

Proposed Zoning: B3-2

Lot Area: 3,028 square feet

Proposed Land Use:

The Applicant is proposing to bring the existing mixed-use building into compliance with the Zoning Ordinance. The existing building will remain. The existing building height of 25 feet will also remain. Retail uses consistent with the B3 Use Table would be allowed at the subject property. The existing residential unit on the second floor will remain without change.

- (a) The Project's Floor Area Ratio: 0.92 (existing)
- (b) The project's density (Lot Area per Dwelling Unit): 3,028 square feet
- (c) The amount of off-street parking: 0 parking spaces (existing)
- (d) Setbacks:
  - a. Front Setback: zero (existing)
  - b. Rear Setback: zero (existing)
  - c. Side Setbacks: East side - zero / West side - 24 feet
  - d. Rear Yard Open Space: zero (existing)
- (e) Building Height: 25 feet (existing)

\*17-10-0207-A

\* 17-13-0303-C(2) - Plans Attached.

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