



2103-2111 North Sedgwick Street

## FINAL FOR PUBLIC COMMENT

### 17-13-0303-C (1) Substitute Narrative Zoning Analysis and Substitute Plans

354-358 West Dickens Avenue and 2103-2111 North Sedgwick Street, Chicago, Illinois

Proposed Zoning: RM-6 Residential Multi-Unit District Lot Area: 8,640

square feet

Proposed Land Use: The subject property is presently improved with three (3) three-story and one (1) four-story multi-unit residential buildings, which are conjoined, and - together, comprise a single unified housing complex. Original construction of the subject buildings dates back to 1906. There is presently a total of twenty-nine (29) dwelling units contained within the housing complex - between the four (4) buildings. The property and improvements, therefore, are non-conforming under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to permit the rehabilitation and renovation of the existing housing complex, and each unit located therein. All of the proposed rehabilitation work will be to the existing facades and/or to the interior of the existing buildings. The rehabilitation plan does NOT call for the physical alteration or expansion of the existing buildings. The zoning change is required in order to bring the existing nonconforming buildings into compliance, under the current Zoning Ordinance. There is, and will remain, zero (0) off-street vehicular parking, at the site. The existing buildings are, and will remain, masonry in construction, with the tallest of the four (4) conjoined buildings measuring 45 feet-5 inches in height.

- A) The Project's Floor Area Ratio: 22,297 square feet (2.6 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 29 dwelling units (297.1 square feet)

*\*The Applicant will seek a Variation for a reduction in the minimum lot area requirement, in order to accommodate for the one (1) additional unit.*

- C) The amount of off-street parking: 0 vehicular parking spaces

*\* The subject property is designated as a 'contributing building' and is located within the Mid-North Chicago Landmark District - therefore, the property is exempt from the residential parking requirements, pursuant to Section 17-10-0102-A(2) of the Chicago Zoning Ordinance.*

## FINAL FOR PUBLIC REVIEW

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Front Setback: 0 feet-0 inches

- b. Rear Setback: 0 feet-0 inches

*\*The Applicant will seek any necessary administrative relief to reduce the required rear setback for the residential floors.*

- c. Side Setbacks: East: 0 feet-0 inches West: 0 feet-0 inches

*\*The Applicant will seek any necessary administrative relief to reduce the required side setbacks.*

Building Height:

45 feet-5 inches (tallest building/structure)

## FINAL FOR MISSION

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