

Final for Publication

SUBSTITUTE NARRATIVE AND PLANS 341-47 North Kedzie Avenue / 3148-58 West Carroll Avenue TYPE I REGULATIONS

Narrative: The subject property comprises of four lots of record and is improved with a one-story Artist Work or Sales Space and a two car garage. The Applicant seeks to rezone the property from a Bl-2 Neighborhood Shopping District and Ml-2 Limited Manufacturing/Business Park District to a Bl-2 Neighborhood Shopping District to modify the existing Type 1. The modification to the Type 1 will allow for a one-story (13 ft. 1 in. in height) 994.00 square foot addition to the current art gallery. The existing two car garage will remain and there will be no addition in parking.

Lot Area: 11,971.74 square feet

FAR:

2,555 square feet

Dwelling Units:

13 feet 1 inch

Bicycle Parking

Automobile Parking:

Setbacks:

Front (North Kedzie Avenue): South Side (West Carroll Avenue): North Side: Rear (Alley):

0.00 feet 30.00 feet 24.00 feet 58.77 feet

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