

ZONING: B3-3 COMMUNITY SHOPPING DISTRICT, TYPE 1.

LOT AREA: 15,562.5 SQ. FT.

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH TWO MULTI-UNIT RESIDENTIAL BUILDINGS AND A SINGLE STORY COMMERCIAL/RETAIL BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP THE PROPERTY TO DEVELOP. A 70' TALL, MIXED-USE, TRANSIT ORIENTED DEVELOPMENT WITH 52 DWELLING UNITS (INCLUDING TWO BUSINESS LIVE WORK UNITS WITH APPROXIMATELY 400 TOTAL SQUARE FEET OF WORK SPACE ON THE GROUND FLOOR WHICH REQUIRES A SPECIAL USE PURSUANT TO 17-3-0207-TT AND 17-13-0900 OF THE CHICAGO ZONING ORDINANCE), APPROXIMATELY 5,800 SQUARE FEET OF GROUND FLOOR COMMERCIAL/RETAIL SPACE AND 12 OFF-STREET PARKING SPACES.

- A) FLOOR AREA RATIO: 3.65 (3.0 BASE FAR PLUS 0.65 FAR PURSUANT TO SECTION 17-3-0403-C). TOTAL FLOOR AREA IS 56,803 SQUARE FEET
- B) MINIMUM LOT AREA: 6 EFFICIENCIES UNITS X 200 SQUARE FEET (1,200 SQUARE FEET) AND 46 STANDARD UNITS X 300 SQUARE FEET (13,800) FOR 15,000 SQUARE FEET OF MLA UTILIZED ALL PURSUANT TO SECTION 17-3-0402-B
- C) THE AMOUNT OF OFF-STREET PARKING: 12. APPLICANT IS SEEKING A PARKING REDUCTION BASED ON ITS STANDING AS A TRANSIT SERVED LOCATION
- D) SETBACKS:
 - A. FRONT SETBACK: 0 FEET, 0 INCHES. VARIATION REQUIRED PURSUANT TO SECTION 17-13-1101
 - B. REAR SETBACK: 0 FEET, 0 INCHES. VARIATION REQUIRED PURSUANT TO SECTION 17-13-1101
 - C. SIDE SETBACKS: 0 FEET, 0 INCHES (WEST) AND 4 FEET, 6 INCHES (EAST)
 - D. BUILDING HEIGHT: 70 FEET
 - E. NUMBER OF OFF-STREET LOADING BERTHS: 1 10' X 25'