

Common Address of Property: 2738 North Laramie Avenue

FINAL FOR PUBUCATIGN

17-13-0303-C (1) Narrative Zoning Analysis

2738 North Laramie Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

9,262.5 square feet

Proposed Land Use: The existing three-story (with basement) mixed-use building contains three (3) commercial units - at grade level, and thirteen (13) dwelling units - above. The existing building - therefore, is non-conforming, under the current Zoning Ordinance. The existing commercial units have been vacant for many years. As such, the Applicant is seeking a zoning change in order to convert the three (3) existing commercial units into dwelling units and to establish one (1) additional dwelling unit within the basement - for the establishment of a total of seventeen (17) dwelling units, within the existing building, at the subject site. As part of the conversion plan, the Applicant will be razing the existing three-car garage and locating a total of eight (8) off-street surface parking spaces, at the rear of the property, with access off of the Public Alley. The existing building is masonry and frame in construction and measures 29 feet-6 inches (approx.) in height. No physical expansion of the existing building is intended or required.

- A) The Project's Floor Area Ratio: 16,678 square feet (approx.) (1.8 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 17 dwelling units; 544 square feet
- C) The amount of off-street parking: 8 vehicular parking spaces
^Conversion of existing mixed-use building, with thirteen (13) dwelling units, which has existed - as is, for more than fifty (50) years
- D) Setbacks:
 - a. Front Setback: 2 feet-3/8 inches
 - b. Rear Setback: 3 feet-0 inches
**The Applicant will seek any necessary administrative relief to reduce the required rear setback for the residential floors.*
 - c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches
**The Applicant will seek any necessary administrative relief to reduce the*

required side setbacks.

(E) Building Height:

29 feet-6inches

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