

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 1511 North Sedgwick Street, Chicago

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR
1511 NORTH SEDGWICK STREET, CHICAGO**

The subject property is currently a vacant lot. The Applicant intends to develop this property with a 4-story residential building with 7 dwelling units (ground rear and upper floors). The Applicant needs a zoning change to allow residential use on the ground floor; to comply with the maximum floor area ratio standard and the minimum lot area standards of the Ordinance; and to allow parking reduction by up to 100 percent from the otherwise applicable standards per Code section 17-10-0102-B Transit-Served Locations.

Project Description:	Zoning Change from a C1-3 to a B2-5
Use:	Residential building with 7 dwelling units (ground rear and upper floors)
Floor Area Ratio:	3.5
Lot Area:	2,557.50 Square Feet
Building Floor Area:	8,920 Square Feet
Density:	364 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 2 (TSL reduction)
Set Backs:	Front: 0 Feet North Side: 6 Inches / South Side: 6 Inches Rear: 4 Feet 6 Inches *
Building height:	Feet 50 Feet 7 Inches

*** Will file for a variation if required**

FINAU FOR PUBLICATION

SEDGWICK ST

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**SEDGWICK
BROWN LINE**

FINAL FCR PUBLICATION

ARCITECT SWORN STATEMENT FOR PARKING REDUCTION

DATE: 02.05.2018

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE CTA TRAIN ENTRANCE DOOR OPENING TO THE NEAREST BOUNDRY POINT OF THE PROPOSED SITE AT 1511 N. SEDGWICK ST. BY A STRAIGHT LINE IS 395.00' WHICH IS LESS THAN THE REQUIRED 1320.00'

001-010137

SIGNED:

(ARCH.) ILLINOIS LICENSE NUMBER:

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W North Ave

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Sedgwick Street

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FINAL FCR PUBLICATION

1511 N. SEDGWICK ST. PARKING REDUCTION