

Common address of property:

SUBSTITUTE NARRATIVE AND PLANS 17-13-0303-C(1)

Narrative & Plans - 2117 W. Grand Ave., Chicago, IL

Proposed Zoning: C2-1 Motor Vehicle-Related Commercial District

Lot Area: 2,625 square feet (25 feet x 105 feet)

Proposed Land Use: The Applicant is proposing to bring the existing mixed-use building located at the subject property into compliance with the Chicago Zoning Ordinance. The existing retail unit located on the building first floor, which contains approximately 1,368 square feet of floor area, will remain without change. The existing residential unit located on the building's second floor will remain without change. The three (3) surface parking spaces located at the rear of the subject lot will also remain without change.

- A) The Project's Floor Area Ratio: 2,736 square feet (1.04 FAR) (existing)
- B) The Project's Density (Minimum Lot Area Per D.U.): 2,625 square feet per D.U. (1 residential unit)
- C) The amount of off-street parking: 3 vehicle parking spaces
- D) Setbacks:
 - a. Front Setback: 0 feet (existing)
 - b. Rear Setback: 34.75 feet (existing)
 - c. Side Setbacks:

North:	0	feet	(existing)	South:	0	feet
		(existing)				
- E) Building Height: 25 feet-1 inch (existing)

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