



SUBSTITUTE NARRATIVE  
310-14 North Peoria Street/901-11 West Wayman Street TYPE I  
REGULATIONS

The subject property contains 6,250 square feet of land, and is currently improved with a four-story vacant commercial building. The property is currently zoned as a C1-1 Neighborhood Commercial District. The Applicant proposes to rezone the property to a DX-3 Downtown Mixed-Use District to allow for an interior remodeling of the existing building, and the construction of a fifth-floor addition, for the development of a mixed-use building containing approximately 3,000 square feet of ground floor commercial space and a hotel with a maximum of 28 keys, no automobile parking spaces\* and no loading berth. The height of the building will be 74 feet 6 inches.

Lot Area: FAR:  
FLOOR AREA:

Residential Dwelling Units:

Hotel Keys:

Height:

Setbacks:

North (Wayman Street): South Property Line: East (Peoria Street): West Property Line:

6,250 square feet 3.5

21,875 square feet None 28  
74 feet 6 inches

2 feet 6 inches Ofcet Ofcet Ofcet

Automobile Parking: Loading:

None\* None

\* Pursuant to the exemption contained in the Chicago Zoning Ordinance for the rehabilitation or reuse of a Chicago Landmark Building.

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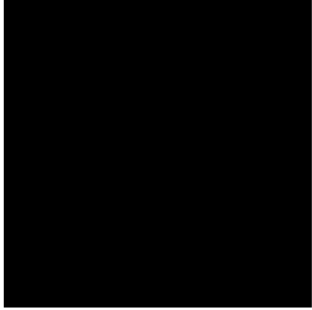
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