

Common Address of Property:

17-13-0303-C (1) Narralive Zoning Analysis -SUBSTITUTE NARRATIVE & PLANS
1601' North Western Avenue, Chicago, Illinois

Proposed Zoning: B3-2 Community Shopping District (as amended) 1 .ot Area: 22,11

5.2 .square feet (as recorded)

Proposed Land Use: The Applicant is seeking to amend the previously approved and ratified Type 1 Zoning Map Amendment, in order to substitute a different set of architectural plans, which will allow for the permitting and construction of a new one-story retail building and a new four-story mixed-use (commercial-residential) building, at the subject property. The site is presently vacant and unimproved. The new one-story retail building is intended to be occupied and operated by a convenience store. The new proposed mixed-use building will feature commercial-retail space - at grade level, and a total of nine (9) dwelling units - above (2nd thru 4th Floors). There will be off-street parking for up to thirty-six (36) vehicles, which will serve each of the proposed new buildings. Both of the new proposed buildings will be masonry in construction, with the retail building measuring approximately 20 feet-0 inches in height and the mixed-use building measuring 47 feet-6 inches in height.

- (A) ' The Project's Floor Area Ratio: 20,078 square feet (0.9 FAR)
Retail Building: 4,650 square feet Mixed-Use Building: 15,428 square feet
- B) The Project's Density (Lot Area/Dwelling Unit): 9 dwelling units/2,457.23 square feet
- C) The amount of off-street parking: Up to 36 vehicular parking spaces
- D) Setbacks: Retail Building
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 61 feet-0 inches
 - c. Side Setbacks: North: 66 feet-3 inches
South: 0 feet-0 inches

Setbacks: Mixed-Use Building

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches
- c. Side Setbacks: North: 0 feet-0 inches South:
66 feet-3 inches

**The Applicant will seek any additional relief deemed necessary to bring the setback conditions into compliance under the Zoning Ordinance.*

Building Height:

Retail Building: 20 feet-0 inches Mixed-Use Building: 47 feet-6 inches

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