

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 1634 North Milwaukee Avenue

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

1634 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District Lot Area:

2,474.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to bring the existing three-story {non-conforming) mixed-use building into compliance under the current Zoning Ordinance. The three-story (with basement and one-story rear addition) building, contains approximately 2,400 square feet of commercial/retail space - at grade level, and two (2) dwelling units - above (one on each the 2nd and 3rd Floors). The existing building is masonry in construction, with a one-story frame rear-addition, and measures approximately 39 feet-0 inches in height. No physical expansion of the existing building is intended. Moreover, no off-street parking is required or proposed.

- A) The Project's Floor Area Ratio: 5,968 square feet (approx.) (2.4 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
 - Two dwelling units (1,237.25 square feet)
- C) The amount of off-street parking: 0 parking spaces
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches
- E) Building Height:
 - 39 feet-0 inches

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