



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: 4646 North Damen Avenue

17-13-0303-C (1) Narrative Zoning Analysis  
4646 North Damen Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 4,924.9 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to pennit the construction of a new four-story mixed-use building, at the subject site. The Applicant intends to raze the existing structures, at the property. The new proposed building will contain one commercial/retail space (1,830 square feet) - at grade level and nine (9) dwelling units - above (Floors 2 thru 4). Due to its close proximity to the local CTA Station, and pursuant to the Transit Oriented Development (TOD) Ordinance, there will be surface parking for four (4) vehicles, located at the rear of the property. The new proposed building will be masonry in construction, with glass accents, and measure 44 feet-4 inches in height.

- A) The Project's Floor Area Ratio:  
13,104 square feet (2.66 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):  
547.2 square feet
- C) The amount of off-street parking:  
4 vehicle parking spaces 9 bicycle parking spaces

*\*Due to its close proximity to the CTA Station, the Applicant is seeking a 70% reduction in-the required off-street parking - from 9 spaces to 4 spaces, pursuant to the Transit Oriented Development Ordinance.*

(D) Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 30 feet-2 inches
- c. Side Setbacks: North: 0 feet-0 inches  
South: 0 feet-0 inches

*\*The Applicant will seek a Variation for a reduction to the south side setback.*

(E) Building Height:  
44 feet-4 inches

PUBLIC ALLEY<sup>0</sup>

4646 NORTH DAMEN AVENUE

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