

118-134 North Green Street / 833-839 West Randolph Street, Chicago, Illinois

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NARRATIVE ZONING ANALYSIS

TYPE 1 ZONING MAP AMENDMENT APPLICATION Applicant: Main

Third Bowl, LLC

Property Location: 118-134 North Green Street / 833-839 West Randolph Street Proposed

Zoning: DX-3 Downtown Mixed-Use District Lot Area: 12,961 square feet

Main Third Bowl, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 118-134 North Green Street / 833-839 West Randolph Street from the DX-3 Downtown Mixed-Use District to the DX-3 Downtown Mixed-Use District (Type 1).

The site is located at the southwest corner of West Randolph and North Green. It is surrounded by properties zoned C1 -3 to the north, DX-3 and DX-5 to the east, and DX-3 to the south and west.

The subject property consists of approximately 12,961 square feet and is currently occupied by an existing legally nonconforming 7-story brick and block building. The existing building contains ground floor commercial with dwelling units above, only 12 of which are legally recognized. The rezoning will allow the Applicant to establish 34 additional units for a total of 46, pursuant to the minimum lot area reductions permitted for transit-served locations. The property currently does not contain any parking. No additional floor area, height or parking are being established and the current conditions have existed for over 50 years.

Parking will not be provided. The subject property is less than 1,320 feet from the Morgan CTA station entrance.

NARRATIVE ZONING ANALYSIS

- a) Floor Area and Floor Area Ratio:
 - i. Lot area: 12,961 square feet
 - iii. Total building area: 84,000 square feet (existing nonconforming to remain)
 - iv. FAR: 6.48 (existing nonconforming to remain)
- b) Maximum Residential Units: 46
- c) Amount of off-street parking: 0 spaces (Transit-served Location Parking Reduction Proposed. 870 feet to Morgan CTA Station.)
- d) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setbacks: 0 feet
 - iii. Rear setback: 0 feet
- e) Building height: 103 feet to top of parapet (existing nonconforming to remain)
- f) Off-street Loading: 0 (existing nonconforming to remain)

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