

Common address of property: 3211-3213 South Archer Avenue

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17-13-0303-C (1) Substitute Narrative and Plans Amended to Be a Type-1

3211-3213 South Archer Avenue, Chicago, Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District Lot Area: 11,010.25 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new five-story (with partial basement) multi-unit residential building, at the subject site. The existing two-story building will be razed. The proposed new building will contain a total of twenty-four (24) dwelling units, between the basement thru 5th Floors. There will be interior parking for twenty-two (22) vehicles, located at grade level. The proposed new building will be masonry in construction and measure approximately 56 feet-6 inches in height.

- (A) The Project's Floor Area Ratio: 37,838 square feet (3.4 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
24 dwelling units (458.8 square feet)
- (C) The amount of off-street parking: 22 parking spaces
*The Applicant will be seeking a Variation to reduce the required onsite parking by not more than 20% - from 24 to 22.

- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback:
9 feet-9 1/2 inches (Residential Floors - at and above grade)
0 feet-0 inches (Parking Garage - below grade)
 - c. Side Setbacks:
North: 0 feet-0 inches South: 0 feet
-0 inches

*The Applicant will seek Variations for any deviations from the required setbacks for the new proposed building.

- (E) Building Height:
56 feet-6 inches (5th Floor Ceiling)

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