



Common address of property: 4646-4650 North Damen Avenue

**17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative and Plans**

4646-4650 North Damen Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

9,932.9 square feet

The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. Any and all existing structures and buildings will be razed. The proposed new four-story building will contain two commercial/retail spaces and three dwelling units - at grade level, and twenty-one dwelling units - above (Floors 2 thru 4), for a total of twenty-four dwelling units. Because the Subject Property is located within 1,320 linear feet of the CTA rail station entrance, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for eight (8) vehicles, located at grade level - off the Public Alley, at the rear of the property. The proposed new building will be masonry in construction and measure 48 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 27,780 square feet (2.8 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):  
24 dwelling units (417.3 square feet)
- C) The amount of off-street parking: 8 parking spaces; 25 bicycle parking spaces  
"7 \*The Applicant is seeking a 70% reduction in the amount of required parking, from 24 spaces to 8 spaces, pursuant to the TOD Ordinance, because the Subject Property is located within 1,320 linear feet of the CTA rail station entrance.

Front Setback: 0 feet-0 inches

Rear Setback: 23 feet-2 inches

*\*The Applicant will seek a Variation or other Administrative Relief for a reduction to the required rear setback.*

c. Side Setbacks:

North: 3 feet-0 inches South: 4 feet-0 inches

- (E) Building Height:  
48 feet-0 inches

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