



Common Address of Property: 6309-23 N. Pulaski Rd.

## FINAL FCR PUBLICATION

### Narrative & Plans for Type 1 Rezoning for 6309-6323 N. Pulaski Ave. Chicago. IL.

The Applicant seeks a zoning change from B1-1 to B1-3 that would allow construction of three (3) identical 4-story buildings on double lots of 50 x 117 (or 5,850 SF) at a height of 50'-0" containing 2 commercial spaces at grade level with 6 dwelling units above (Floors 2 through 4) serviced by an elevator and one (1) building on a single lot of 25 x 117 (or 2,925 SF) with 1 commercial space and 3 dwelling units above (Floors 2 through 4) for a total of 4 brick masonry buildings.

- a) 6 dwelling unit buildings with 2 commercial spaces FAR = 2.3 3 dwelling unit building with 1 commercial spaces FAR = 2.1
- b) The density for the 6 dwelling unit building is 1,500 SF or 25% and for the 3 dwelling unit building it is 1500 SF or 53 %.
- c) 7 parking spaces at the rear of each of the 3 buildings (including 3 handicapped parking spaces) and 3 parking spaces at the rear of the 4<sup>th</sup> building.
- d) front yard setback = 0  
side yard setback at the North = 3'-0" side yard setback at the South = 2'-0" rear yard setback = 37'-5"
- e) All 4 proposed buildings will be 57' 5.5" in height.

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