

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:

17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE AND PLANS
5200 North Ashland Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District Lot Area:
71,165 sq. ft. (Total Lot Area)

Proposed Land Use: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into a mixed-use building. There will be no physical expansion of the existing four-story school building, rather all of the proposed work will be performed to and within the interior of the building. The newly converted building will contain a community theatre (auditorium) - located on and between a portion of the 1st thru 2nd Floors (30,991 SF), and forty-nine (49) dwelling units - located on and between the 2nd thru 4th Floors.. The plan also calls for the establishment of ninety-three (93) standard parking spaces and five (5) "accessible" parking spaces - located onsite (but, outside of the building). The existing building is and will remain masonry in construction and measures approximately 57'-6" in height.

- a) The Project's Floor Area Ratio:
72,090 square feet (1.01 FAR) •
- b) The Project's Density (Lot Area Per Dwelling Unit):
49 Dwelling Units
- c) The amount of off-street parking:
98 Parking Spaces

(d) Setbacks:

- a. Front Setback: 2'-9"
- b. Rear Setback: 24'-6"
- c. Side Setbacks:
North: 2'-7" South: 3'-2"

d. Rear Yard Open Space: 0 square feet

**The Applicant will be seeking Variations with the Zoning Board of Appeals to bring the existing setbacks into compliance under the Zoning Code.*

■ C OT

. EE> <2 o o " cm

C ° °
3 -o -a o "1

a) a) I=

(CM+

c ~ TJ a> co

-CM-UJ

5S2-C,CM"-o . cr iX CO
C: o a)
o cn

So

^ S O riOl m 03 CJ SCO co +~ 0) Q)
Cr Z "to
,o.o

C _RO

Q_

O _O

LL

I

o
o «
o ^!

3 5.
§ s

EE>
Sifs 1" SESS w S o" aoSoEr
LocSm^ N.co"Enf £ g "CO3W agS
-ll.
0) cr ■ gco
0) co

<
Q
CO LL
«5 £

CD
>

CD

CO
CO
LL

CO
CO
CD UJ

CO
81 w Sf
CO
CO

CO
CO
CO
CO

EE> |h>

CO
CO
CO
CO

181
CO
CO
CO

LU ->-> c/> CD