

Common Address of Property: 832-838 West Erie Street; and
640-652 North Green Street

17-13-O303-C(l) Narrative Zoning Analysis

REVISED 05-22-14

832-38 West Erie Street and 640-52 North Green Street, Chicago Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 11,603 sq. ft. (Total Lot Area)
4,604.03 sq. ft. (Zoning Lot 1: 836-838 West Erie St.)
4,604.03 sq. ft. (Zoning Lot 2: 832-34 West Erie St.)
2,394.45 sq. ft. (Zoning Lot 3: 650-52 North Green St.)

Proposed Land Use: The existing building will be razed. The property will then be redeveloped with three (3) new, four-story (with basement), all residential buildings. There will be one building located on each Zoning Lot. Two of the buildings will contain eight (8) dwelling units, each, and the third building will contain four (4) dwelling units. There will be on-site parking for twenty-three (23) vehicles, available for residents and guests of all three buildings. Each of the proposed buildings will be masonry in construction and measure 48' (approx.) in height.

- (a) The Project's Floor Area Ratio: (Total Lot Area) Allowed: 34,809 sq. ft. (3.0 FAR) Proposed: 28,964.04 sq. ft. (2.49 FAR)

Zoning Lot 1

Allowed: 13,812.09 sq. ft. (3.0 FAR) Proposed: 11,046.84 sq. ft. (2.39 FAR)

Zoning Lot 2

Allowed: 13,812.09 sq. ft. (3.0 FAR) Proposed: 11,046.84 sq. ft. (2.39 FAR)

Zoning Lot 3

Allowed: 7,183.35 sq. ft. (3.0 FAR) Proposed: 6,533.32 sq. ft. (2.72 FAR)

- (b) The Project's Density (Lot Area Per Dwelling Unit): (Total Lot Area) Required: 400 sq. ft. per unit (minimum) Proposed: 580.15 sq. ft.

Zoning Lot 1 Minimum: 400 sq. ft.

Proposed: 575.50 sq. ft

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