

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and approval. Common

address of property: 2235-39 West 35th Street, Chicago IL.

SUBSTITUTE
NARRATIVE
AND PLANS

TYPE 1 REZONING FOR 2235-39 WEST 35TH STREET,
CHICAGO, ILLINOIS

The subject property is currently improved with one story commercial building. The applicant needs a zoning change to build a second story addition to the existing building and establish a day care center and one dwelling unit at the property.

PROJECT DESCRIPTION:	Zoning Change from M1-2 to RT4
Proposed land use:	Day care (ground floor and partial second floor) Dwelling unit (second floor)
Floor Area Ratio:	Lot area is 18,604 SF Building floor area: 18,032 SF Proposed FAR: .97
Density:	18,604 SF perDU
Off- Street parking:	8 parking spaces and 2-car garage
Set Backs	Front: 0' Side: 0'
Building height:	

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