

NEIGHBORHOOD COMMERCIAL DISTRICT LOT AREA: 2,200 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A VACANT TWO-STORY BRICK BUILDING FRONTING ON NORTH MILWAUKEE AVENUE AND A VACANT ONE-STORY BRICK BUILDING ATTACHED AT THE REAR. THE PROPERTY WILL BE REDEVELOPED WITH RETAIL COMMERCIAL USES ON THE GROUND FLOOR AND A TOTAL OF TWO DWELLING UNITS ON FLOOR TWO. APPLICANT IS USING SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING REQUIREMENT FOR THE BUILDING BECAUSE IT IS LOCATED WITHIN 1,320 FEET OF A CTA RAIL STATION ENTRANCE.

- A) FLOOR AREA RATIO: 1.67; TOTAL FLOOR AREA IS 3,666 SQUARE FEET
- B) DENSITY (LOT AREA PER DWELLING UNIT): 1,100 SQUARE FEET
- C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND WILL PROVIDE 2 BIKE PARKING SPACES.
- D) SETBACKS:
 - A. FRONT SETBACK: 0.0 FEET (EXISTING)
 - B. REAR SETBACK: 13 FEET 9 INCHES (EXISTING)
 - C. SIDE SETBACKS: 0 FEET (EAST) (EXISTING) AND 0 FEET (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 28 FEET 1 INCH (TO TOP OF PARAPET WALL)

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