

SUBSTITUTE PLANS AND NARRATIVE

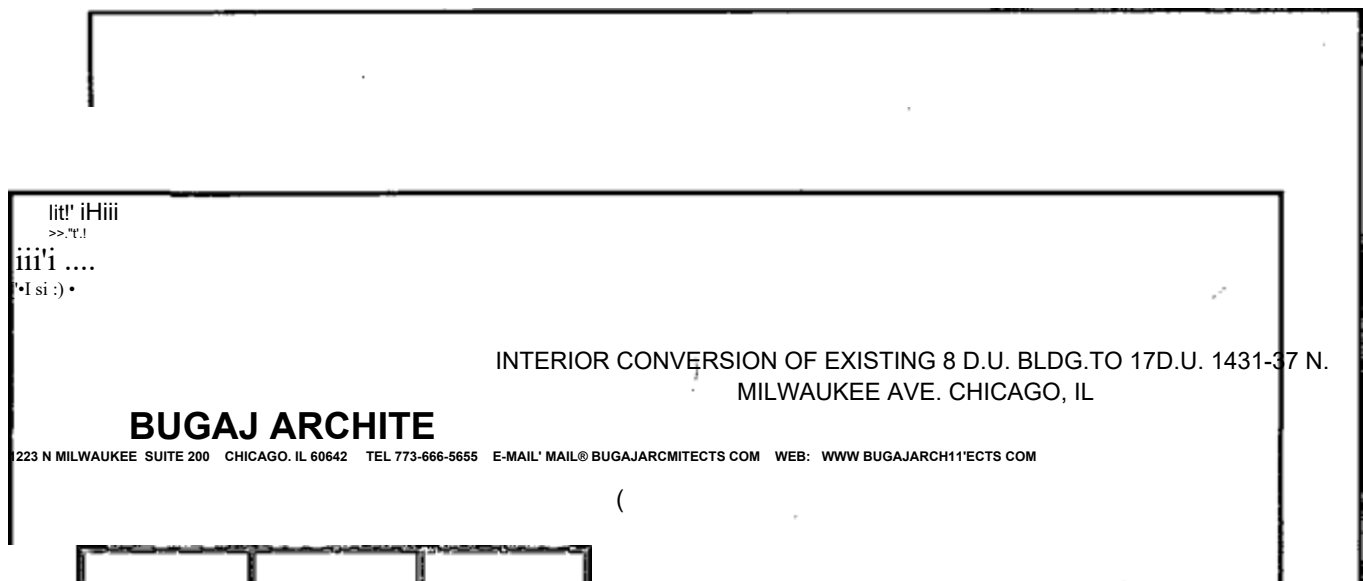
17-13-0303-C(l) NARRATIVE ZONING ANALYSIS

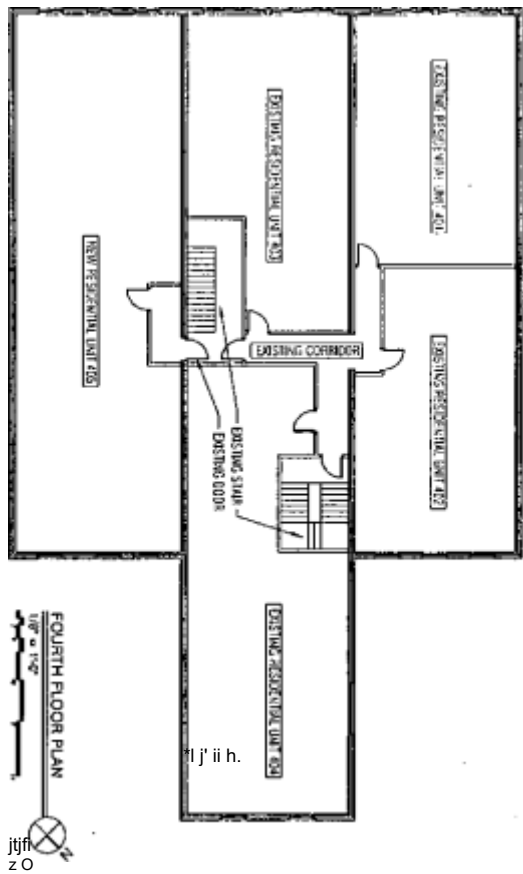
SUBJECT PROPERTY: 1431-1437 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS ZONING: B3-3 COMMUNITY

SHOPPING DISTRICT LOT AREA: 8,850 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A FOUR-STORY BRICK BUILDING. THE PROPERTY WILL BE REHABBED TO PERMIT AN ADDITIONAL NINE (9) DWELLING UNITS ON FLOORS TWO THROUGH FOUR AS FOLLOWS: SIX (6) NEW UNITS ON THE SECOND FLOOR, TWO (2) NEW UNITS ON THE THIRD FLOOR, AND ONE (1) NEW UNIT ON THE FOURTH FLOOR. THERE WILL BE A TOTAL OF SEVENTEEN (17) DWELLING UNITS. APPLICANT IS USING SECTION 17-10-0102-A OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING AND LOADING REQUIREMENT FOR THE BUILDING BECAUSE IT IS A CONTRIBUTING BUILDING WITHIN THE MILWAUKEE AVENUE CHICAGO LANDMARK DISTRICT.

- (A) FLOOR AREA RATIO: 3.27; TOTAL FLOOR AREA IS 28,875 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): 521 SQUARE FEET
- (C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-A) AND WILL PROVIDE 0 BIKE PARKING SPACES.
- (D) SETBACKS:
 - A. FRONT SETBACK: 0 FEET 0 INCHES (EXISTING)
 - B. REAR SETBACK: 0 FEET 0 INCHES (EXISTING)
 - C. SIDE SETBACKS: 0 FEET 0 INCHES (EAST) (EXISTING) AND 0 FEET 0 INCHES (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 50 FEET 2 INCHES (EXISTING)





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INTERIOR CONVERSION OF EXISTING 8D.U. BLDG. TO 17D.U. 1431-37 N. MILWAUKEE AVE. CHICAGO, IL

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BLJC3/J ARCHITECTS

1223 N MILWAUKEE SUITE 200 CHICAGO, IL 60642 TEL 773-666-5655 E-MAIL: MAIL@BUGAJARCHITECTS.COM WEB: WWW.BUGAJARCHITECTS.COM

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INTERIOR CONVERSION OF EXISTING 8 D.U. BLDG. TO 17 D.U. 1431-37 N. MILWAUKEE AVE. CHICAGO, IL

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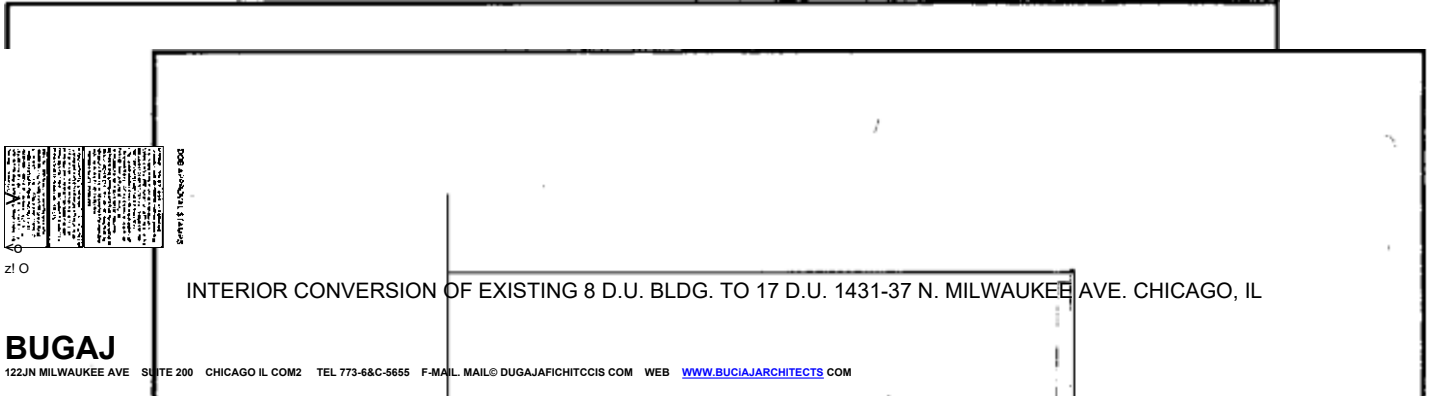


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