

to those of a M1-3 Limited Manufacturing/Business Park District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 1731 -47 North Elston Avenue/1428 - 72 West Willow Street

FINAL FOR PUBLICATION

SUBSTITUTE NARRATIVE

1731-47 North Elston Avenue/1428 - 72 West Willow Street TYPE I
REGULATIONS

Narrative: The subject property consists of 80,134.88 square feet and is improved with a one-story and a two-story commercial building currently used for multiple commercial tenants with a total of approximately 105,000 sq. ft., 50 parking spaces, and one loading berth. The Applicant proposes to rezone the property to expand the range of available commercial uses and to establish the existing 50 parking spaces as the required parking pursuant to the Transit-Served Location provisions of the Zoning Ordinance as the property is 1,020 feet from the Clybourn Metra Station. The Applicant will provide 188 bicycle spaces. No additions or modification of the exterior of the existing buildings is proposed. No change to the height of the building is proposed, and it will remain at 25 feet.

Lot Area: FAR:

FLOOR AREA: Height:

Bicycle Parking: Automobile Parking: Loading:

80,134.88 square feet

1.31

**

105,000 square feet 25 feet (existing) 188

40

Setbacks:

Front (North Elston): South Side (West Willow): North Side: Rear (East):

0 feet
0 feet
0 feet
0 feet

* A set of drawings is attached
** Applicant will seek an Administrative Adjustment

TOR PUBLICATION

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ASSOCIATES

architects + engineers + consultants

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