

HiIAL FOR FUBLICANCN

17-13-0303-C (1) Narrative and Plans

6301-33 North Western Avenue, Chicago, Illinois

Proposed Zoning: B1-3 Neighborhood Shopping District Lot Area:

22,202.525 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the establishment of a two-and-a-half-level, non-accessory parking garage with one hundred and thirty-one (131) parking spaces and with 9,470 square feet of retail space at grade, within the existing three-story commercial building.

- A) The Project's Floor Area Ratio: 62,585.859 square feet (2.819 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): N/A (zero dwelling units)
- C) The amount of off-street parking: 131 vehicular parking spaces
- D) Setbacks (with North Western Avenue as the front of the property):
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:

North:	20	feet-0	inches	South:
	0 feet-4			
- (E) Building Height:

38 feet-0 inches

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