

on the second through the fourth floors, five (5) parking spaces located on the ground floor and eighteen (18) bicycle parking spaces located on the upper floors. The proposed building is approximately 770 feet from the nearest CTA station and, accordingly, is a Transit Served Location eligible for a reduction of the minimum lot area from 400 square feet per unit to a minimum of 300 square feet per unit, and a parking reduction by up to fifty (50) percent from the required eighteen (18) parking spaces. The Applicant proposes a further of greater than fifty (50) percent by way of this Type-1 rezoning application.

Lot Area	6,875 square feet
Floor Area Ratio	3.21
Building Area (for FAR calculation only)	22,095 square feet
Density (Lot Area per Dwelling Unit)	381.9 square feet per unit*
Number of Dwelling Units	18
Commercial Space	4,455 square feet
Off-Street Parking	5 parking spaces**
Bicycle Parking	18 spaces
Setbacks:	
Front:	0.33 feet
Side (north)	0.67 feet
Side (south)	0.33 feet
Rear	20.0 feet (applicant to seek relief for rear yard reduction per plans)***
Building Height	46.75 feet (to underside of top floor ceiling)

* Reduction from the required 400 square feet per unit per Section 17-3-0402-B. ** Reduction per 17-10-0102-B.

*** Applicant to seek relief by administrative adjustment for the reduction of the rear yard setback.

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