



# Final for Publication

## 17-13-0303-C (1) Substitute Narrative & Plans

2607-13 West Lawrence Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 9,375 square feet

Proposed Land Use: The Applicant is seeking to permit the location and establishment of four (4) additional dwelling units, on the ground -floor of the existing building, for a total of twelve (12) dwelling units at the subject property. No changes are proposed to the existing building's height, footprint, or setbacks. Because the subject site is located within 1,320 linear feet of the entrance to the Rockwell CTA Rail Station, it qualifies as a Transit-Served Location, pursuant to the current Zoning Ordinance. [Sec. 17-10-0102-B]. As such, the Applicant will be seeking a parking reduction from 12 parking spaces to 10 parking spaces onsite.

- A) The Project's Floor Area Ratio: 20,580 square feet (2.195 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 781.25 sq. ft. / D.U.
- C) The amount of off-street parking: 10 vehicular parking spaces\*
- D) Setbacks:
  - a. Front Setback: 0 feet-0 inches (existing)
  - b. Rear Setback: 54 feet-4 inches (existing)
  - c. Side Setbacks:
    - West: 0 feet-0 inches (existing) East: 0 feet-0 inches (existing)
- E) Building Height: 36 feet-0 inches (existing)

\*Note: The subject property is a Transit-Served Location and therefore qualifies for a parking reduction under the Transit-Oriented Development Ordinance.