

Common address of property:

Final for Publication

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

3244 North Lincoln Avenue, Chicago, IL,

B2-3 Neighborhood Mixed-Use District

2,709.6 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the construction of a new four-story mixed-use building, with retail at grade and seven (7) dwelling units above. The retail unit will contain approximately 550 square feet in total area. The proposed building will measure 46 feet-0 inches in height and will be masonry in construction. Because the subject site is located within 1,320 linear feet of the entrance to the Paulina 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 providing no off-street parking spaces at the subject site.

- A) The Project's Floor Area Ratio: 9,210 square feet (3.399 FAR)*
 - B) The Project's Density (Minimum Lot Area Per D.U.): 387.09 sq. ft. / D.U.
 - C) The amount of off-street parking: 0 vehicular parking spaces**
 - D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches***
- Side Setbacks:
West: 0 feet-0 inches East: 0 feet-0 inches
- (E) Building Height: 46 feet-0 inches

*Note: An extra 0.5 FAR is permitted for TOD projects.

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

***The Applicant will pursue zoning relief in the form of a Variation to permit the proposed rear setback.