

**Property Location: 4009 - 4011 South Wabash Avenue Proposed Zoning: B2-2 Neighborhood
Mixed-Use District Lot Area: 4,014 square feet**

Linq Holdings LLC is the "Applicant" for a Type I Zoning Map Amendment for the subject property located at 4009 - 4011 South Wabash from the M1-3 Limited Manufacturing/Limited Business Park District to the B2-2 Neighborhood Mixed-Use District.

The subject site is located just south of the intersection of East 40th Street and Wabash Avenue in the Grand Boulevard community area.

The subject site consists of approximately 4,014 square feet of site area and is vacant and unimproved. The subject site is adjacent to and south of 4007 South Wabash, which is owned by the Applicant. The Applicant operates a security contracting business within the existing building located at 4007 South Wabash.

The Applicant proposes to construct a parking lot containing five parking spaces to serve the Applicant's growing business. The zoning change is a condition of the Applicant's acquisition of the subject site from the City of Chicago and will eliminate a split-zoning condition by bringing the subject property into a unified and consistent zoning classification with the adjacent parcel to the north.

NARRATIVE ZONING ANALYSIS

(a) Moor Area and Floor Area Ratio:

- i. Lot Area: 4,014 square feet
- ii. Total Building Area: N/A
- iii. FAR: N/A

(b) Density (Lot Area Per Dwelling Unit): N/A

(c) Amount of off-street parking: Five (5) parking spaces

(d) Setbacks:

- i. Front setback: 0'
- ii. Side setbacks: 0'
- iii. Rear setback: 0'

(c) Building-height: N/A

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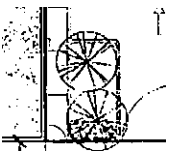
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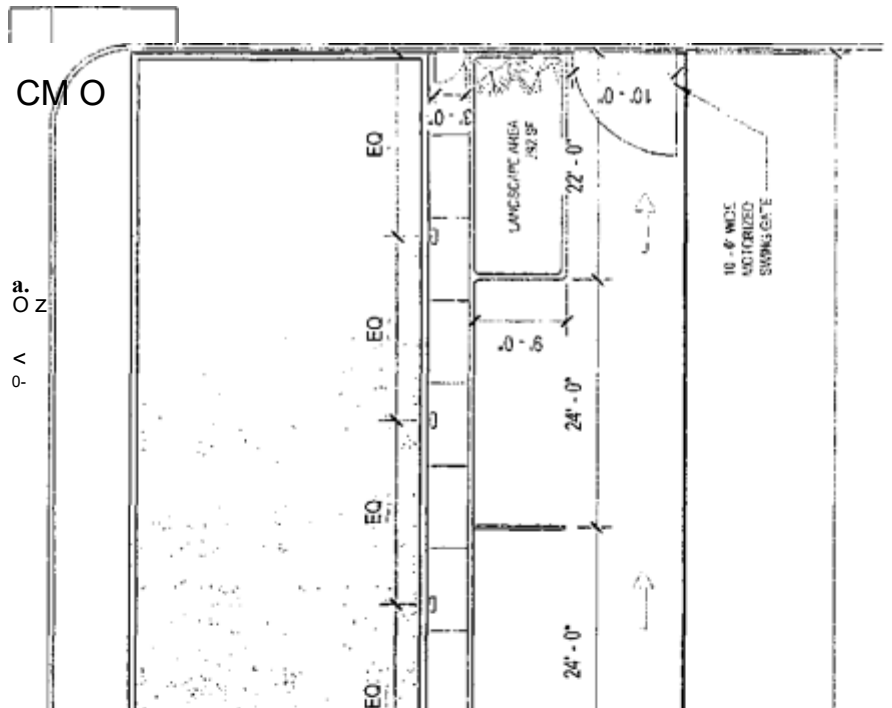


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