



Common Address of Property: 1741 -1749 North Damen Avenue

## m± FOR PUBLICATION

### 17-13-0303-C (1) Project Narrative and Plans - Type 1 Zoning Map Amendment

1741-1749 North Damen Avenue, Chicago, Illinois

*Proposed Zoning: Bl-2 Neighborhood Shopping District Lot Area: 11,616*

*square feet (recorded)*

Proposed Land Use: The subject property consists of four contiguous lots of record. The southernmost two parcels are presently improved with a conjoined two-story mixed-use building, while the northern-most two parcels are each improved with a one-story commercial building and a two-story mixed-use building, respectively. All three of the existing buildings are currently vacant, a condition that has plagued these properties for several years. The Applicant is seeking a Zoning Map Amendment in order to permit the redevelopment and reactivation of the site, in its entirety, with a new three-story building, which such building will be occupied and operated by a daycare facility. To allow for the new improvements, the Applicant intends to raze the existing structures. The programming for the proposed new daycare facility includes the provision of off-street parking for at least seven (7) vehicles, at the rear, as well as dedicated onsite bicycle parking. The proposal also features an outdoor (rooftop) playground, at the rear of the 3<sup>rd</sup> Floor, which will be for the exclusive use of the daycare facility and its students-enrollees. The new proposed building will measure 42 feet-0 inches in height (to the underside ceiling of the 3<sup>rd</sup> Floor) and will be masonry in construction.

- A) The Project's Floor Area Ratio: 24,600 square feet square feet (2.1 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units proposed
- C) The amount of off-street parking: At least 7 vehicular spaces + 1 loading berth

*\*The Applicant has submitted a request for a Parking Determination, to the Department of Planning and Development (DPD), pursuant to Section 17-10-0207-E of the Zoning Ordinance. The Applicant will make any necessary adjustments to the programming for this proposal and/or seek any additional relief, based on and upon issuance of said Parking Determination.*

- D) Setbacks:
  - a. Front Setback: 0 foot-0 inches
  - b. Rear Setback: 5 feet-0 inches
  - c. Side Setbacks: North: 0 feet-0 inches South: 0 feet-0 inches
- E) *Building Height: 42 feet-0 inches (underside-ceiling of 3<sup>rd</sup> Floor)*

*\* The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance, should such provision(s) be determined as applicable.*

3HN3AV UimQ 'H 6V/\_I-\tLI "100H0S  
NOiONISN3>J

*A3iiv onand yz*

30N3AV N3CNVCI 'N 6V/.1-IVLI 100HDS  
N010NISN3><

3PIN3AV "N 6VL I - \.VL I  
100H3S N010NISN3>1