



Office of the City Clerk

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Legislation Text

File #: O2017-2170, **Version:** 1

17-13-0303-C (1) Narrative Zoning Analysis - 1900 W. North Ave.

Proposed Zoning: B3-3

Lot Area: 1,945 square feet

Proposed Land Use: The Applicant is proposing to convert the existing mixed-use . building from one (1) retail unit and two (2) dwelling units above, to one (1) retail unit and four (4) dwelling units above. The footprint of the existing building will remain without change. The existing building height of 40 feet 2 inches will remain without change. The subject proeprty is a transit served location and therefore no onsite parking will be provided pursuant to the Transit Oriented Development Ordinance. The subject property is located within 750 feet of the Damen Blue Line Station.

- a) The Project's floor area ratio: 2.64
- b) The project's density (Lot Area Per Dwelling Unit): 486.25 square feet
- c) The amount of off-street parking: 0
- d) Setbacks:
 - Front Setback: 0 feet
 - East Side Setback: 0 feet
 - West Side Setback: 0 feet
 - Rear Setback: 9 feet 8 inches

Building Height: 40 feet 2 inches

*17-10-0207-A

*17-13-0303-C(2) - Plans Attached.

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