

Final for Publication

17-13-0303-C (1) Type 1 Narrative & Plans - Zoning Map Amendment

2252-2254 West Diversey Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 6,374 square feet

Proposed Land Use: The Applicant is seeking a *Type I Zoning Map Amendment*, with any required secondary relief for *Administrative Adjustment(s)* and/or *Variation(s)*, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the redevelopment of the subject property with a new four-story (with basement) multi-family residential building, featuring multiple garages and private rooftop decks. The programming for the proposed new residential development calls for the establishment of a total of eight (8) dwelling units to be distributed on and between the basement through 4th floor, while secure off-street parking for nine (9) vehicles and at least five (5) bicycles will be provided and distributed between an attached garage, generally comprising the rear of the basement, and two detached garages, situated at the rear of the building / property, with access from the private alley. The proposed improvements will be masonry in construction, with the principal building measuring approximately 49 feet-8 inches in height (*4th floor ceiling*).

- (A) The Project's Floor Area Ratio: 14,664.26 square feet (2.3 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 8 units (796.75 square feet)
- (C) The amount of off-street parking: 9 automobile spaces; 5 bicycle spaces
- (D) Setbacks:
 - a. Front Setback: 2 feet-10 inches
 - b. Rear Setback: 43 feet-6½ inches
 - c. Side Setbacks:
 - West: 0 feet-4 inches
 - East: 0 feet-3 inches
- (E) Building Height: 49 feet-8 inches (*underside of 4th Floor ceiling*)



