NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2212-16 South Leavitt Street
From C1-1 to B2-5

The Property
The subject property is a vacant parcel located in a C1-1, Neighborhood Commercial District.

It is located in an Equitable Transit Served Location approximately 1,270 feet from the Damen Pink Line CTA station entrance.

The Project
PINK LINE LLC, a Delaware limited liability company (the "Applicant") proposes to build a five story mixed use building (45'-10" height) with 30 units and 16 indoor parking spaces. 30 bicycle spaces will be provided.

The Applicant seeks to rezone the property from a C1-1, Neighborhood Commercial District to a B2-5 Neighborhood Mixed-Use District.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-EE(2) to allow an increase in parking for properties in a Transit Served Location to a qualifying train station from 15 required parking spaces (50%) under section 17-3-0308 to 16 spaces; 2) an optional variation under section 17-13-1101-B to reduce the required 30' rear yard setback required under section 17-3-0405-A to 12.0"; 3) an optional variation under section 17-13-1101-D to reduce one loading berth required under section 17-10-1101 to zero.

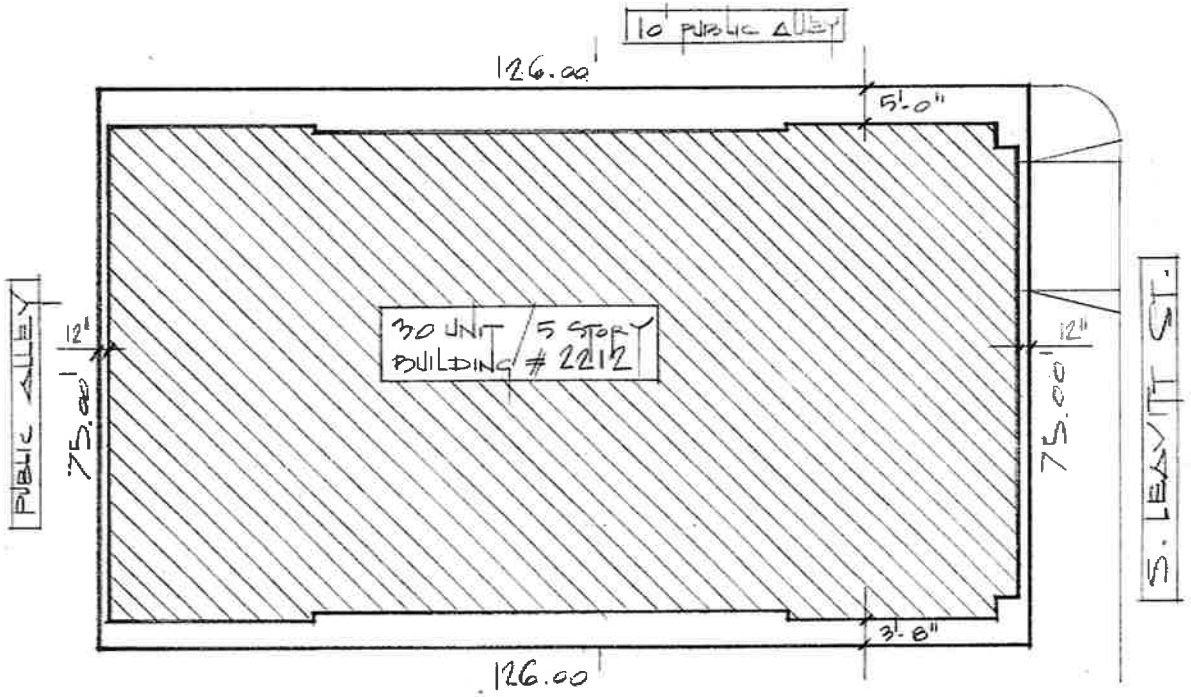
The following are the relevant zoning parameters for the proposed project:

Lot Area:	9,450 square feet	
Maximum FAR:	4.0	
Floor Area:	33,100 square feet	
Residential Dwelling Units:	30	
MLA Density:	315 square feet	
Height:	45'-10"	
Bicycle Parking:	30	
Automobile Parking:	16*	
Loading berth:	0*	
Setbacks:	Front (east/Leavitt):	12.0"
	North:	5.0'
	South:	3'-8"
	Rear (west/alley):	12.0"*

A set of plans is attached.
* The Applicant seeks optional variation relief under section 17-13-0300(D).

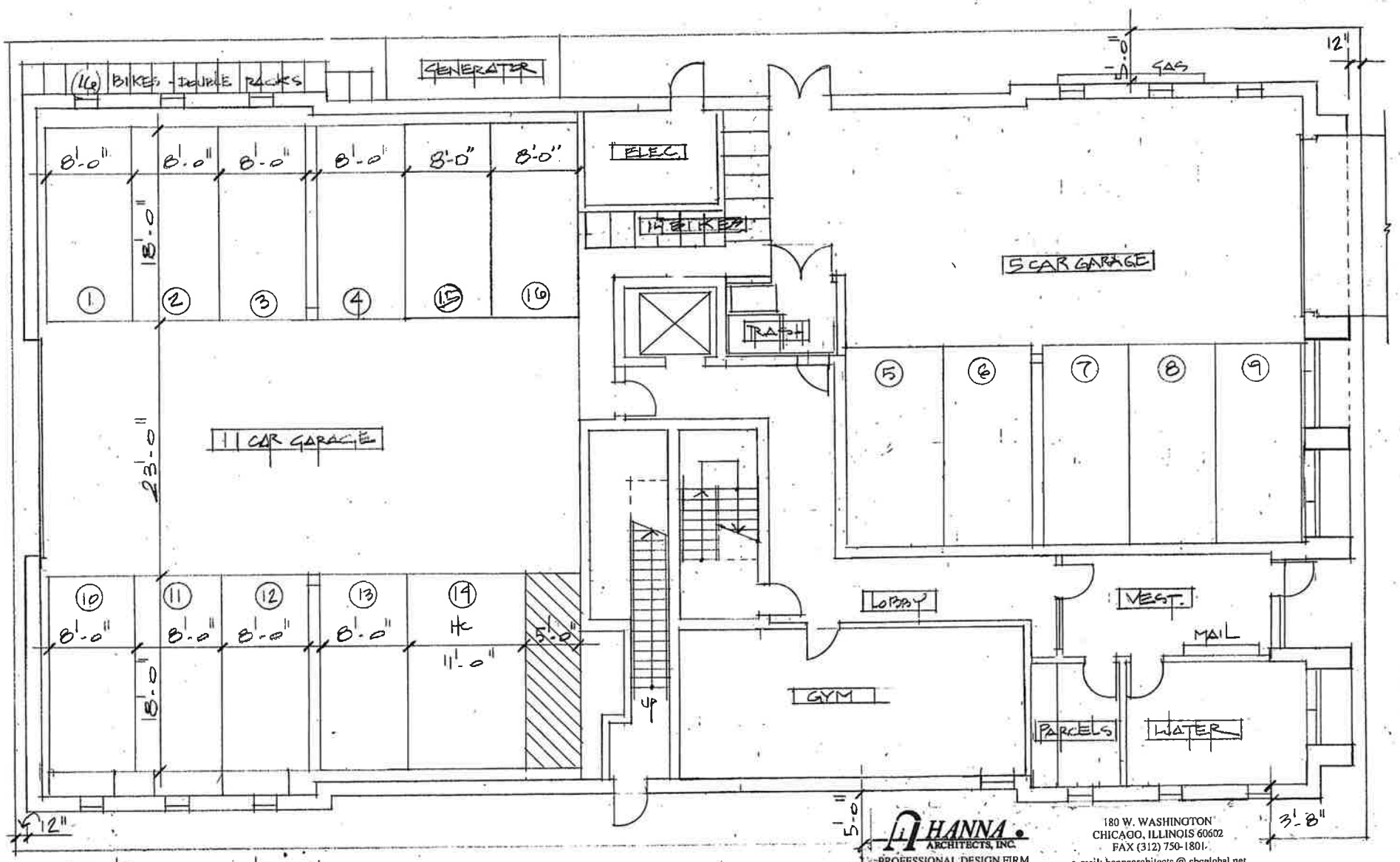
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SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION		
LOT AREA	75.0' × 126.0'	= 9,450 S.F.
F.A.R.		4.0
MAX. BLDG. S.F.		37,800 S.F.
1ST FLOOR		2,150 S.F.
2ND FLOOR		7,900 S.F.
3RD FLOOR		7,900 S.F.
4TH FLOOR		7,900 S.F.
5TH FLOOR		7,250 S.F.
TOTAL		33,100 S.F.



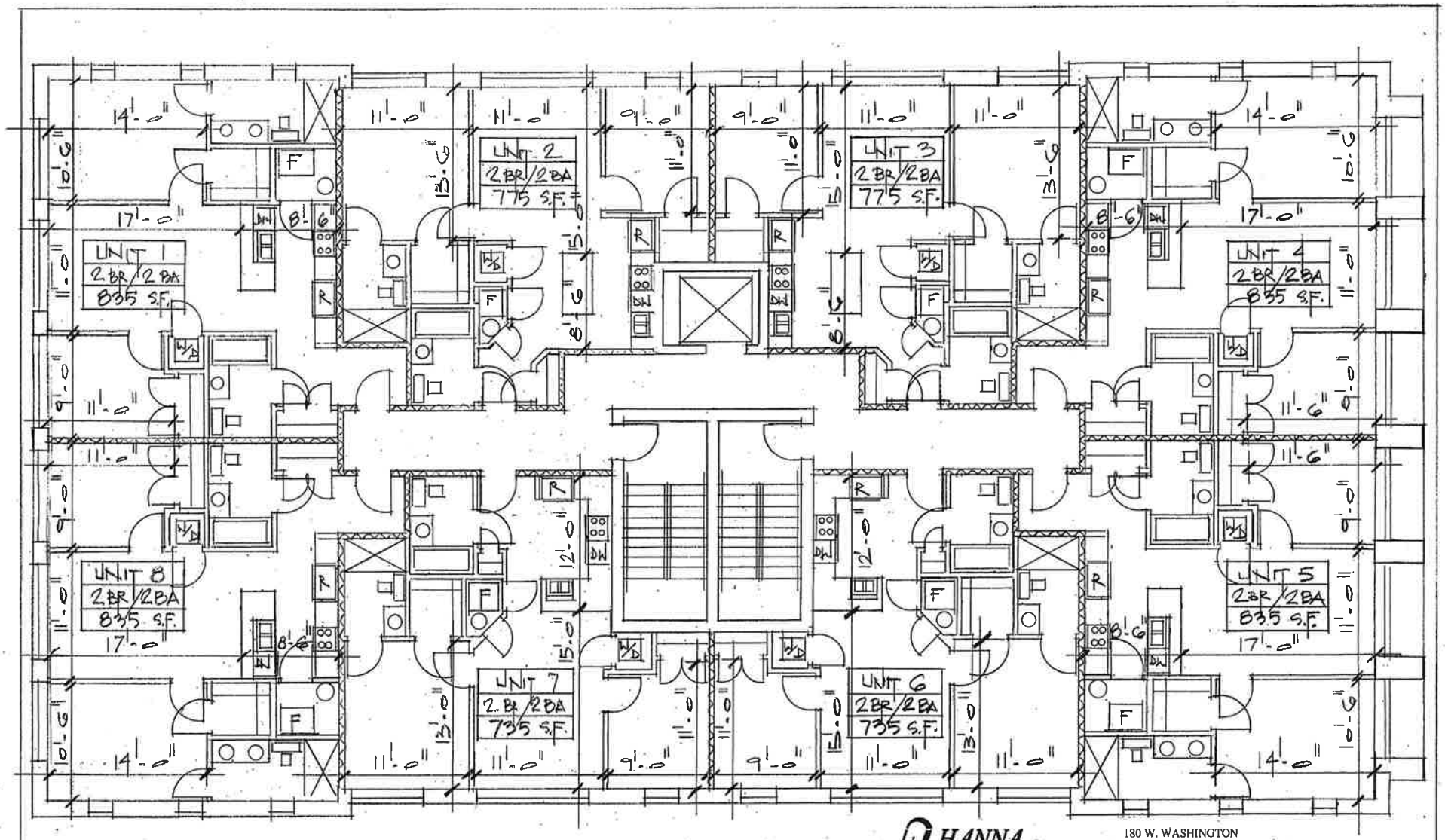
1ST FLOOR PLAN 2,150 S.F.

1/8" = 1'-0"

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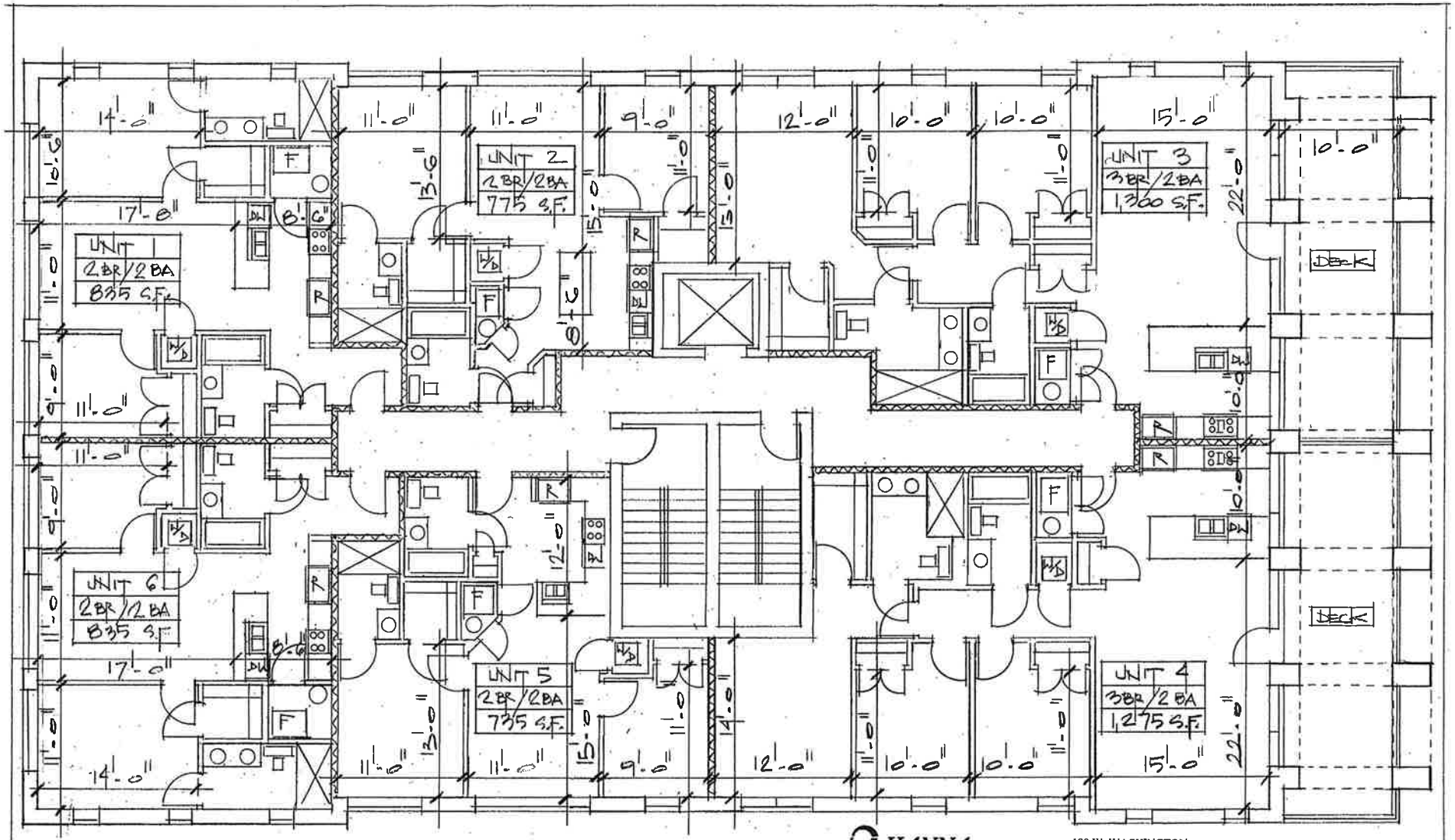
2ND 3RD 4TH FLOOR PLAN 7,900 S.F.

1/8" = 1'-0"

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5TH FLOOR PLAN

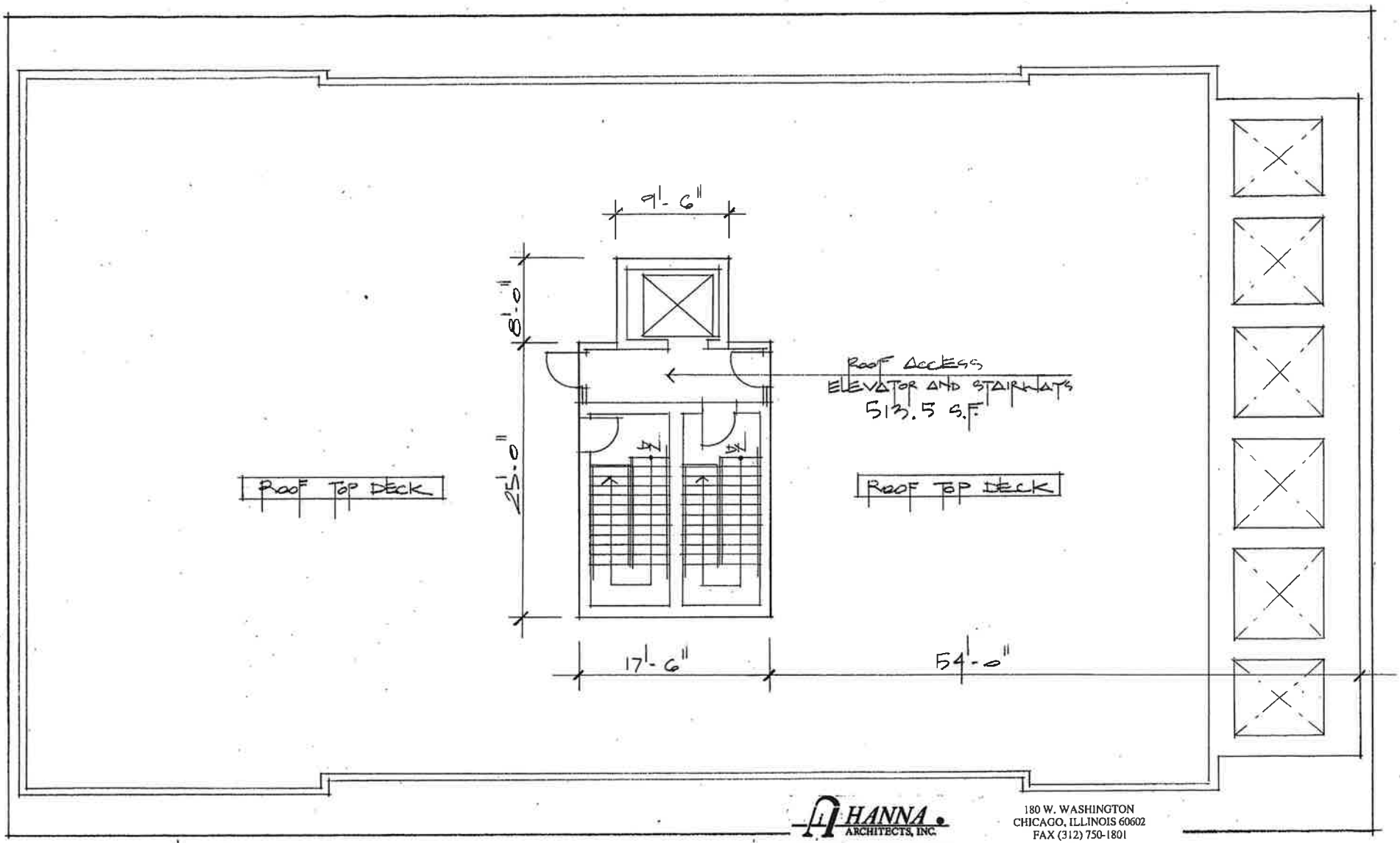
1/8" = 1'-0"

7,250 S.F.

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ROOF PLAN
1/8" = 1'- 0"

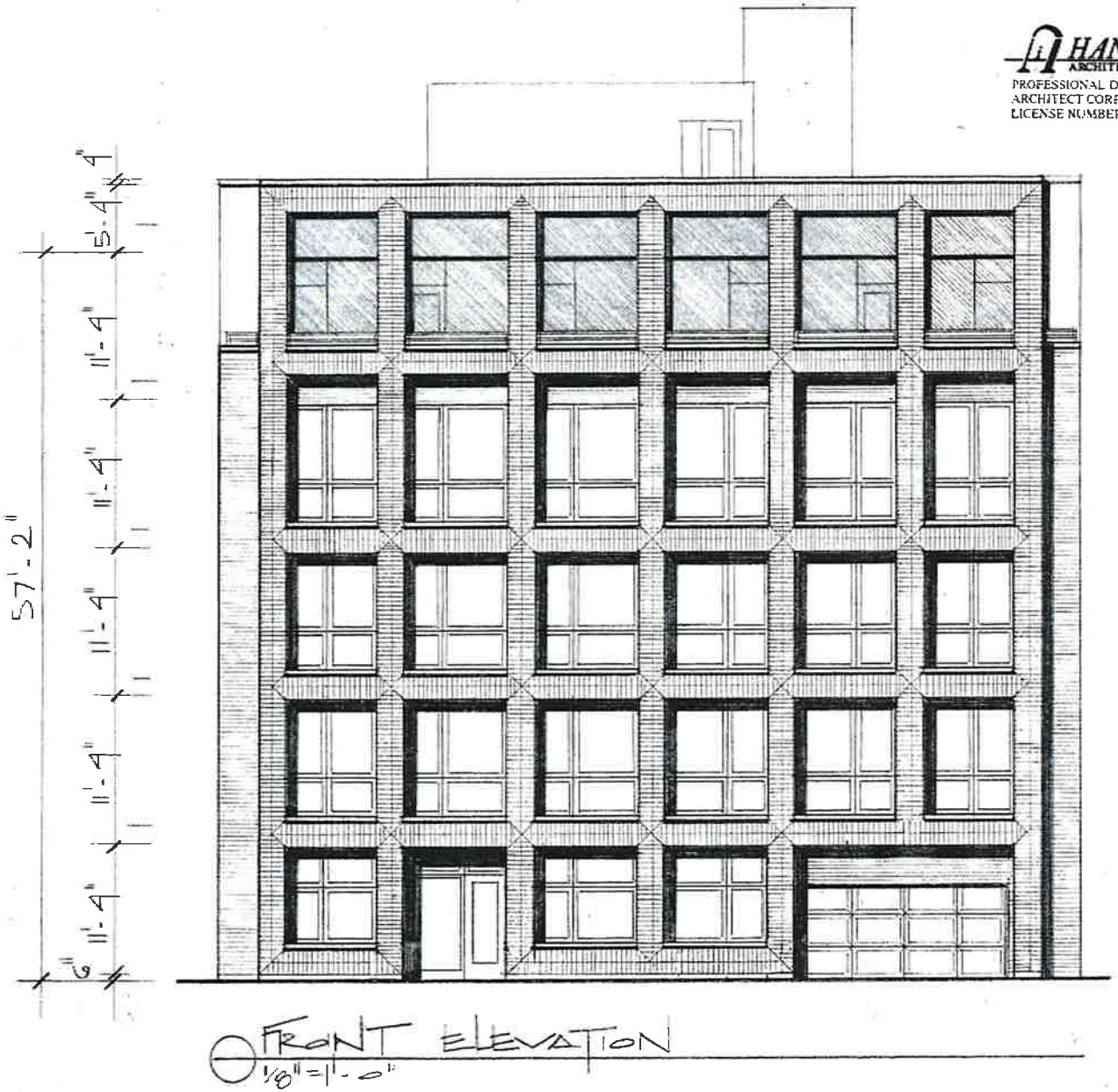
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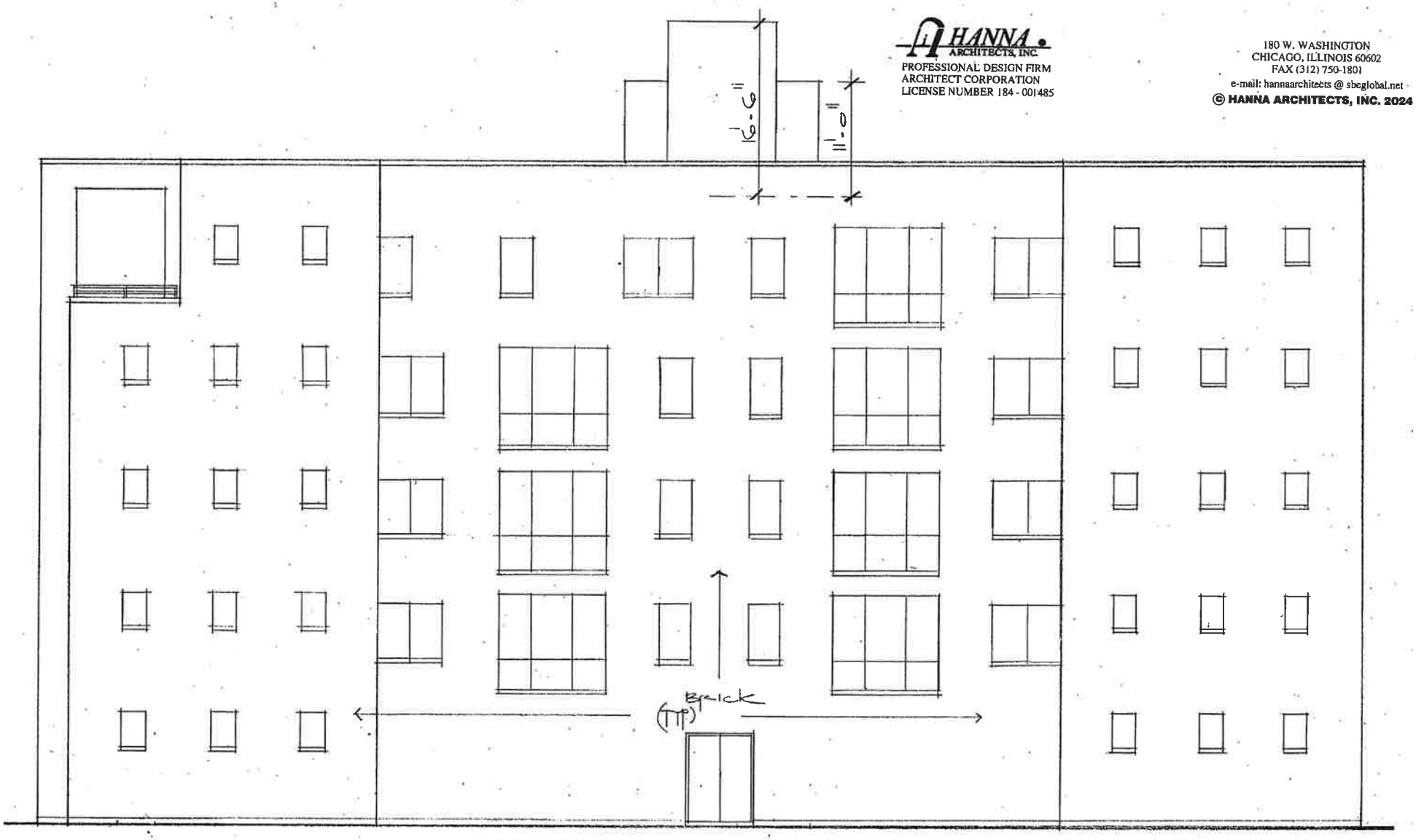
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FRONT ELEVATION
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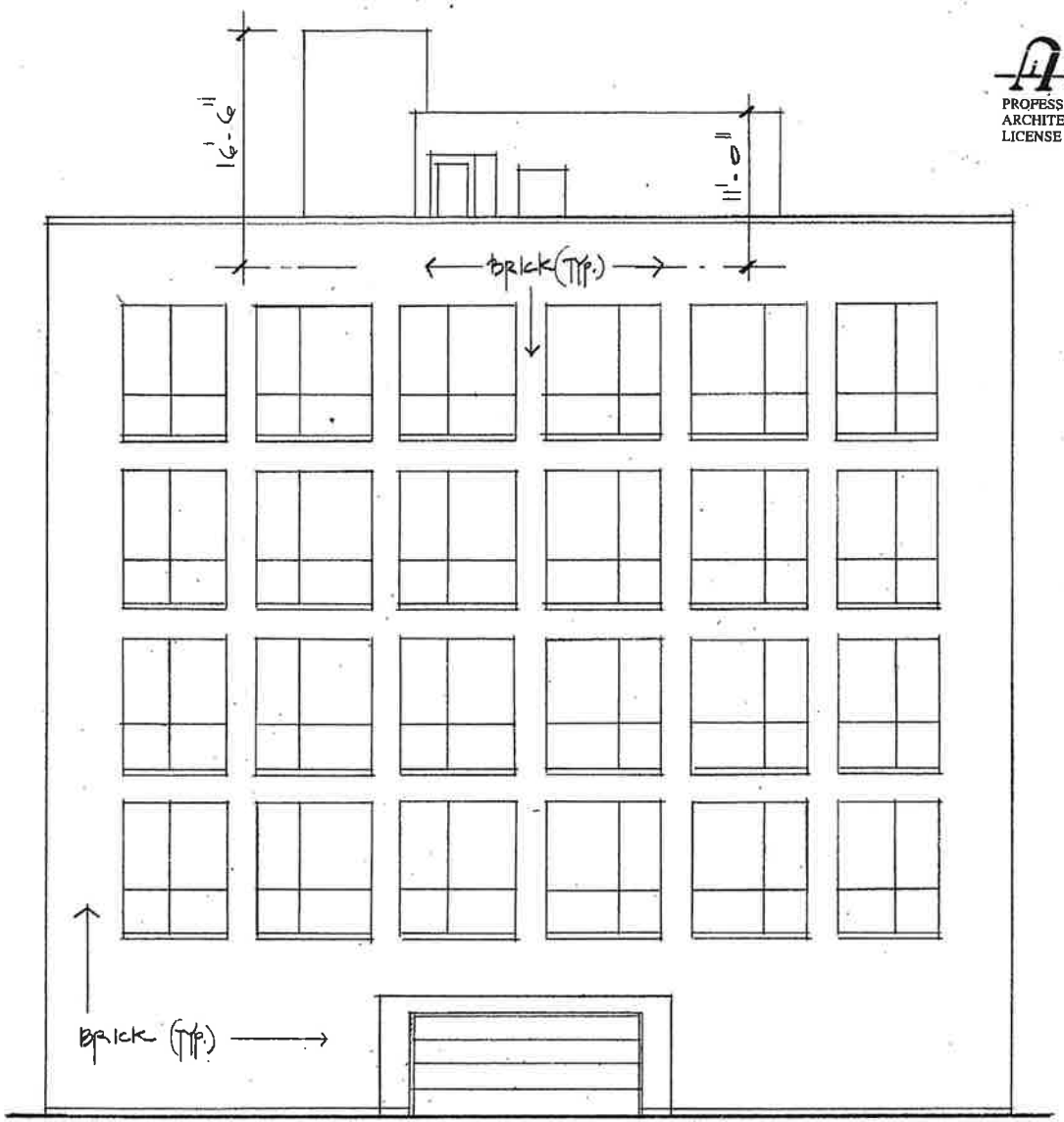
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NORTH ELEVATION
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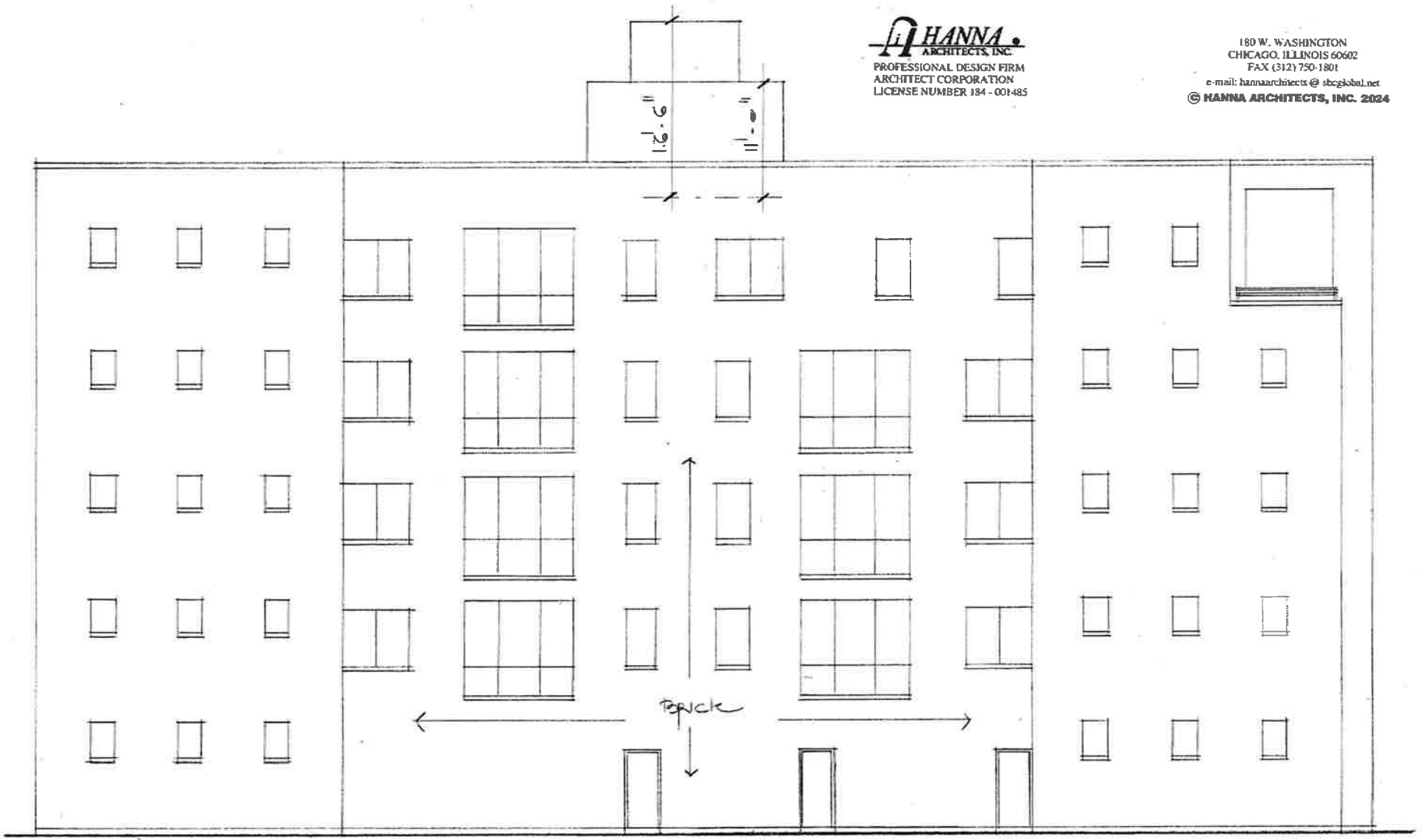
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WEST ELEVATION
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SOUTH ELEVATION
1/8" = 1'-0"