

Zoning Analysis for
Proposed Mixed-Use Transit-Oriented Development for
4601 North Broadway, Chicago, Illinois

(Gross Lot Area 30,012 sq. ft.)

	Allowed Under Proposed B3-5 Zoning District	Proposed Under B3-5 Zoning District	Allowed Under Existing B3-2 Zoning District
Floor Area Ratio	5.0	4.99	2.2
Floor Area	150,060 sq. ft.	149,730 sq. ft.	66,026.40 sq. ft.
Front Setback	0 ft.	4 ft.	0 ft.
Side Setback	0 ft.	1 ft. (north side) 4 ft. (south side)	0 ft.
Rear Setback	30 ft.	0 ft. (Variation Required)	0 ft.
Dwelling Units	150 Dwelling Units 222 Efficiency Units	42 Dwelling Units 155 Efficiency Units	30 Dwelling Units 43 Efficiency Units
Building Height	No Maximum	110 ft. (11 Stories)	50 ft.
Parking Spaces*	0 (TOD) – per Unit plus 2.5 Spaces per 1,000 sq. ft. in excess of 4,000	44	0 (TOD) – per Unit plus 2.5 Spaces per 1,000 sq. ft. in excess of 4,000
Bicycle Spaces*	1 Space Per 2 Parking Spaces or 1 Space Per Parking Space Reduced Under TOD	153	1 Space Per 2 Parking Spaces or 1 Space Per Parking Space Reduced Under TOD
Loading Space*	2	2	2
Use*	Retail/Residential	Retail/Residential	Retail/Residential
Green Roof	50% Green Roof	50% Green Roof	50% Green Roof
Open Space	7,092 sq. ft.	7,092 sq. ft.	7,092 sq. ft.
Construction Jobs Created		Approx. 300	
No. of Permanent Jobs		Approx. 85	
Total Project Costs		\$10,000,000.00+	

Reason for PD: Mandatory

Other Information: Project Shall Achieve Building Certification through Energy Star Compliance.

* Same Requirements Under B3-5 and B3-2 Zoning Districts