

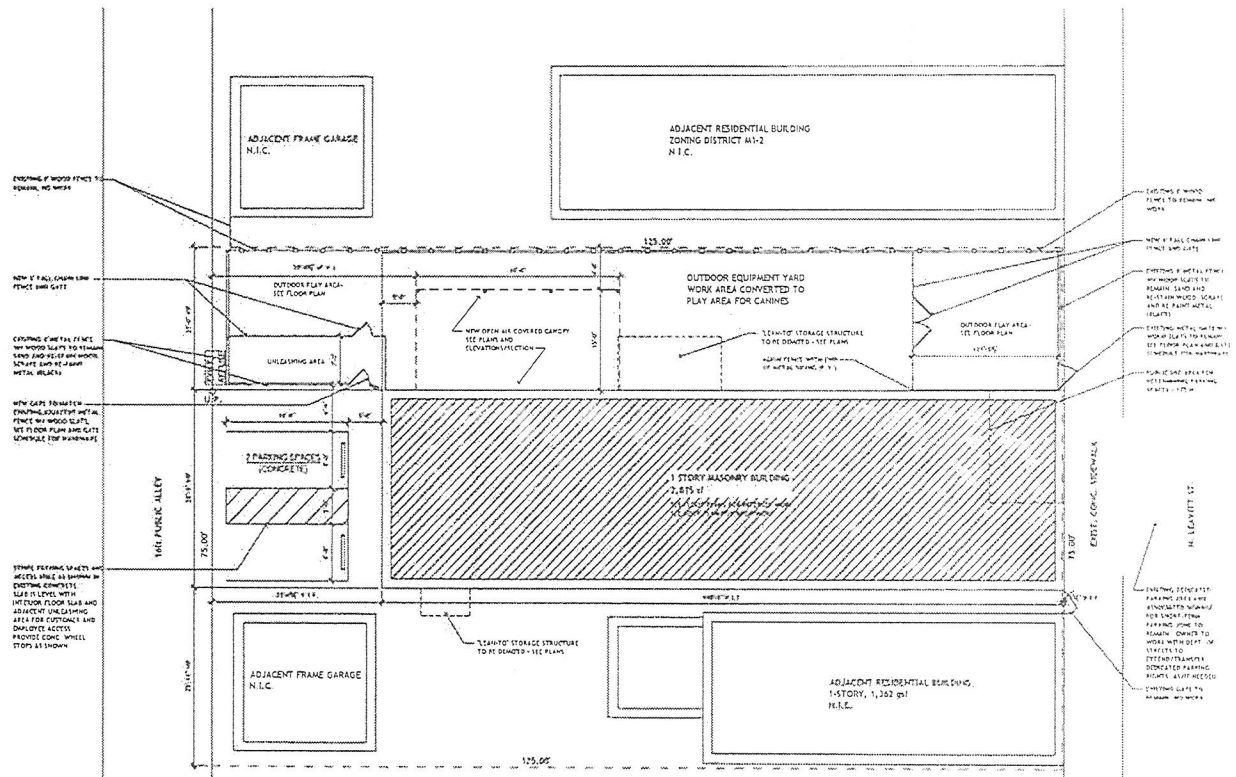
**SUBSTITUTE PROJECT NARRATIVE AND PLANS
(TYPE 1 REZONING)**


Re: 2940-46 N. Leavitt Street

The Applicant seeks a change in zoning from M1-2 Limited Manufacturing / Business Park District to C2-1 Motor Vehicle-Related Commercial District, to allow for outdoor activities for an existing dog day care and boarding/kennel services business.

Lot Area:	9,375 square feet
Floor Area Ratio (Indoor):	<p>Floor area of 2944 = 2,815 square feet Floor Area of 2940 = 1,362 square feet Aggregate Floor Area = 4,177 square feet Total FAR = 0.446</p>
Density (Lot Area Per Dwelling):	N/A- No Dwelling Units
Off-Street Parking:	3 parking spaces
Setbacks	<p>Multiple setbacks exist, and are all pre-existing. Most extreme (i.e., closest to each property line.), per Plat of Survey, are as follows:</p> <p>North = 20.45 feet South = 0.30 feet East = 0 feet West = 25.2 feet</p>
Building Heights:	<p>2940 N. Leavitt Street: 14 feet 2944 N. Leavitt Street: 12.33 feet</p>

ZONING ORDINANCE SUMMARY			
Item	Chicago Zoning Ordinance Title & Requirements	Characteristics of Ordinance	Actual
1.01	1.01 Zoning District	17-5-0102	M-1.2
	1.01 Existing Use Category of Property	17-5-0107(L) 205	Light Manufacturing, and Light Service
	1.01 New Use Category of Property	17-5-0107(L) 1	Light Manufacturing
1.02	1.02 Bulk and Density Standards	17-5-0200	
	1.02 Lot Area	17-5-0402	75 min. lot area
	1.02 Floor Area Ratio	17-5-0404	0.25
	1.02 Front Setbacks	17-5-0405(A)	5 min. rear and side
	1.02 Side Setbacks	17-5-0405(B)	5 min. rear and side
	1.02 Rear Setbacks	17-5-0405(C)	5 min. rear and side
1.03	1.03 Off-Street Parking Areas	17-5-10000	
	1.03 Existing Norms	17-5-10020(A)	2 (175 sq ft)
	1.03 Rate Determination		2 per 1,000 sq ft of Floor Area
	1.03 Drive Parking		N/A
	1.03 Loading	17-5-1007	N/A
1.04	1.04 Landscaping and Screening	17-5-11	12A





 CoreBuilt CONTRACTING

cj architects, inc.
 Danien, IL
 774.383.6556
 2500 W. FARM ROAD, REG. # 144-08847

INTERIOR BUILD-OUT FOR:
 CRUISIN' CANINES DOG DAYCARE
 1844 N. LEAVITT ST.
 CHICAGO, IL 60618
 PROJECT NO. 18-113

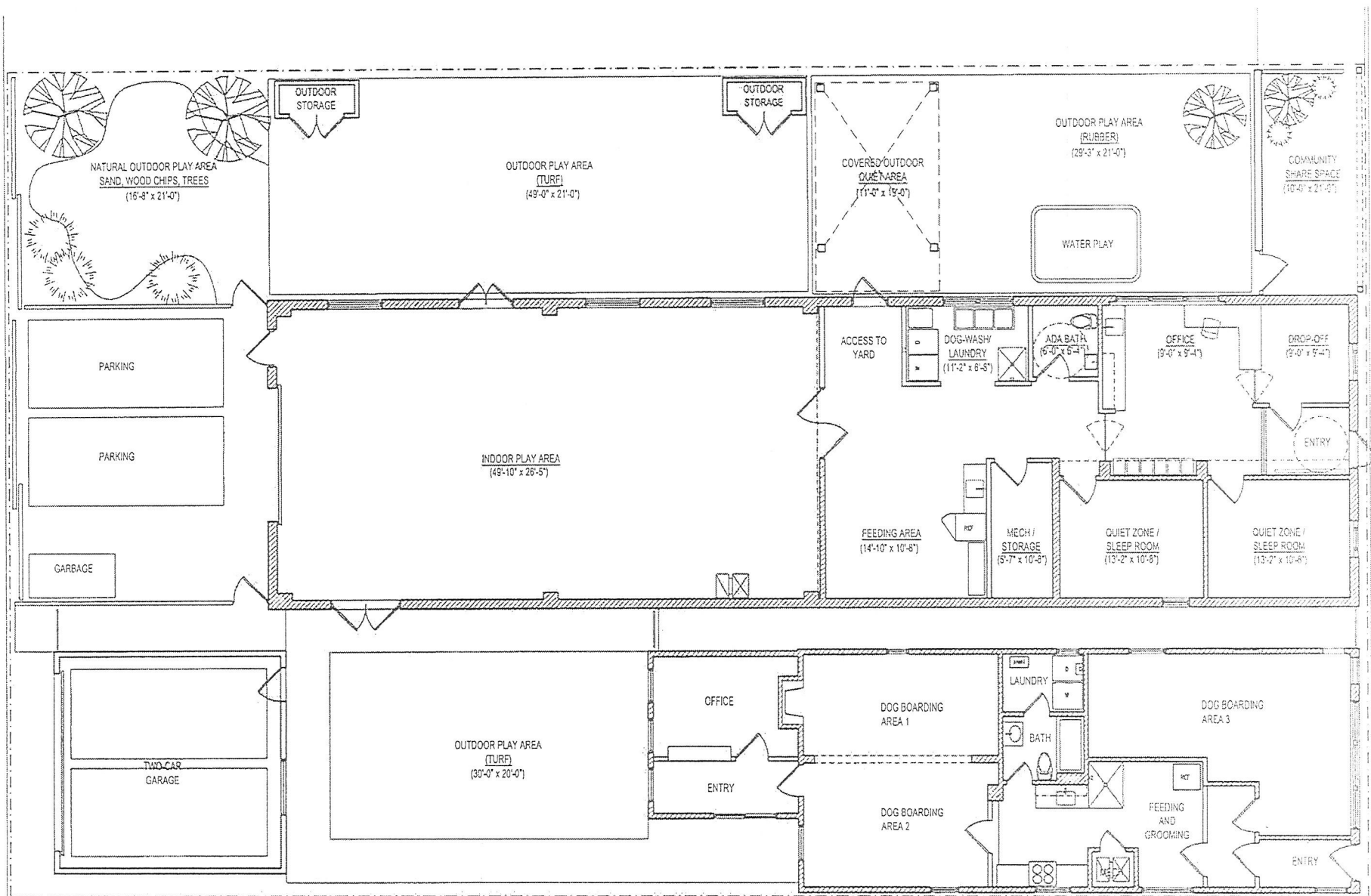
SHEET NAME:
ARCHITECTURAL SITE PLAN

ISSUED FOR PERMIT

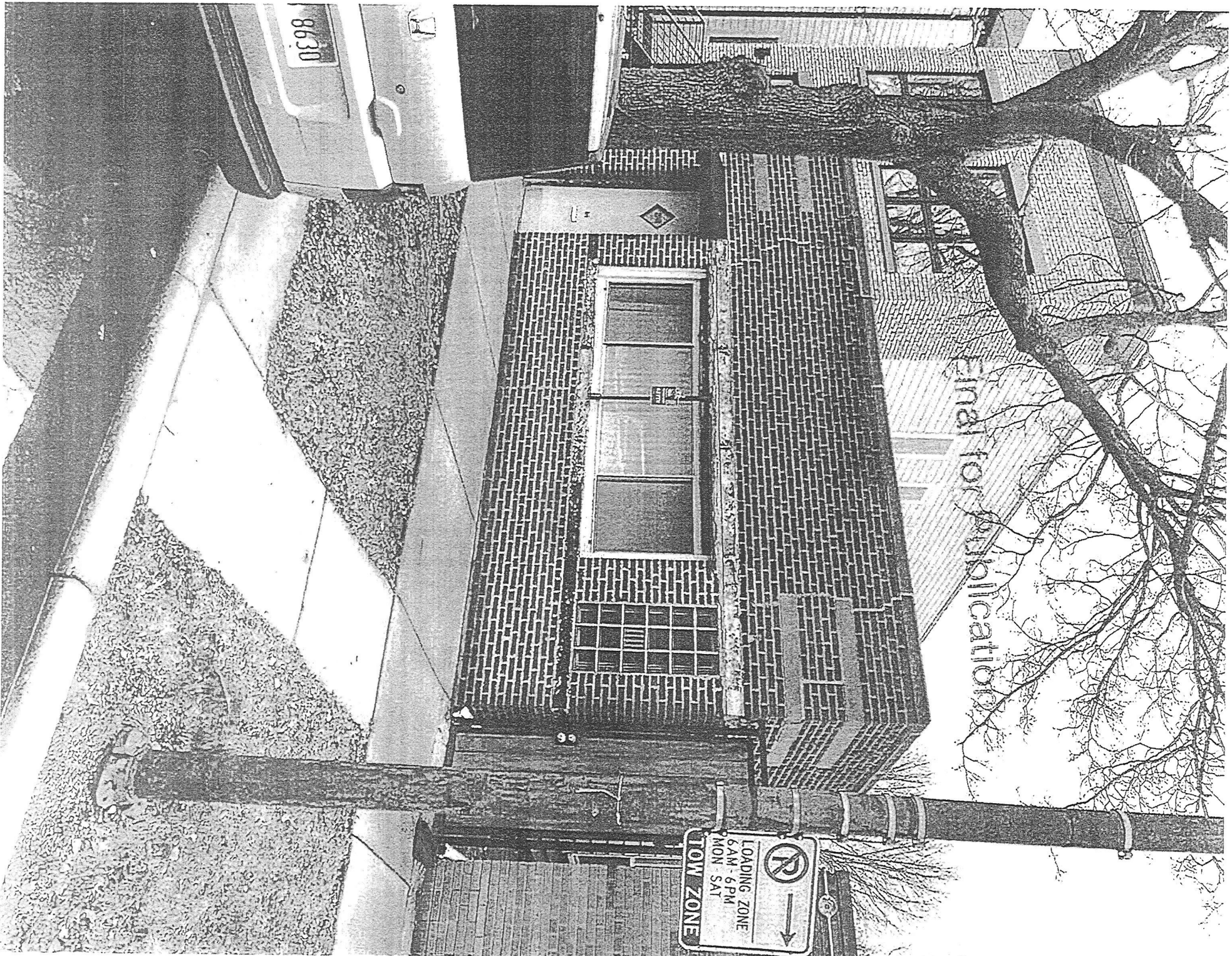
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1/27/2022

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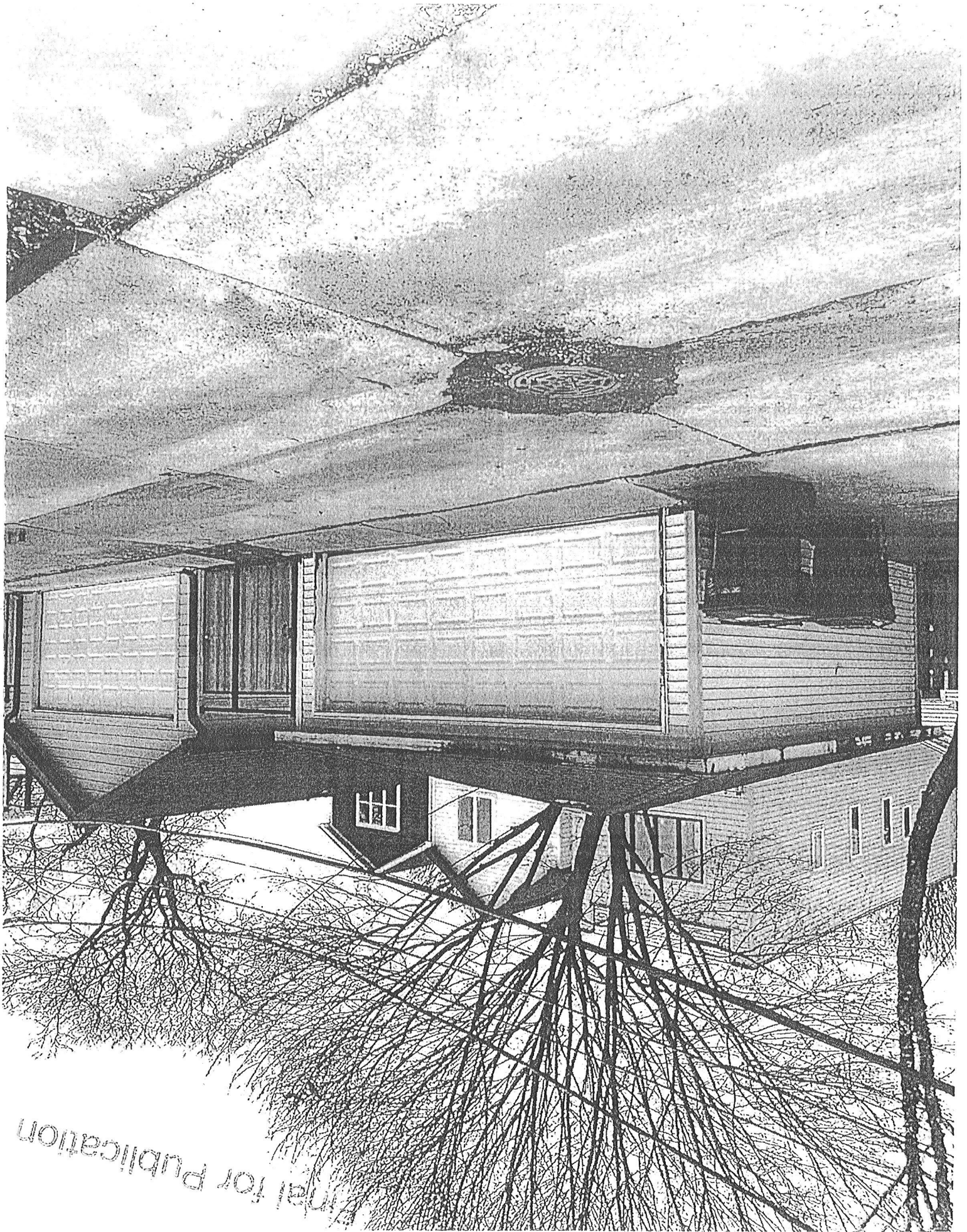
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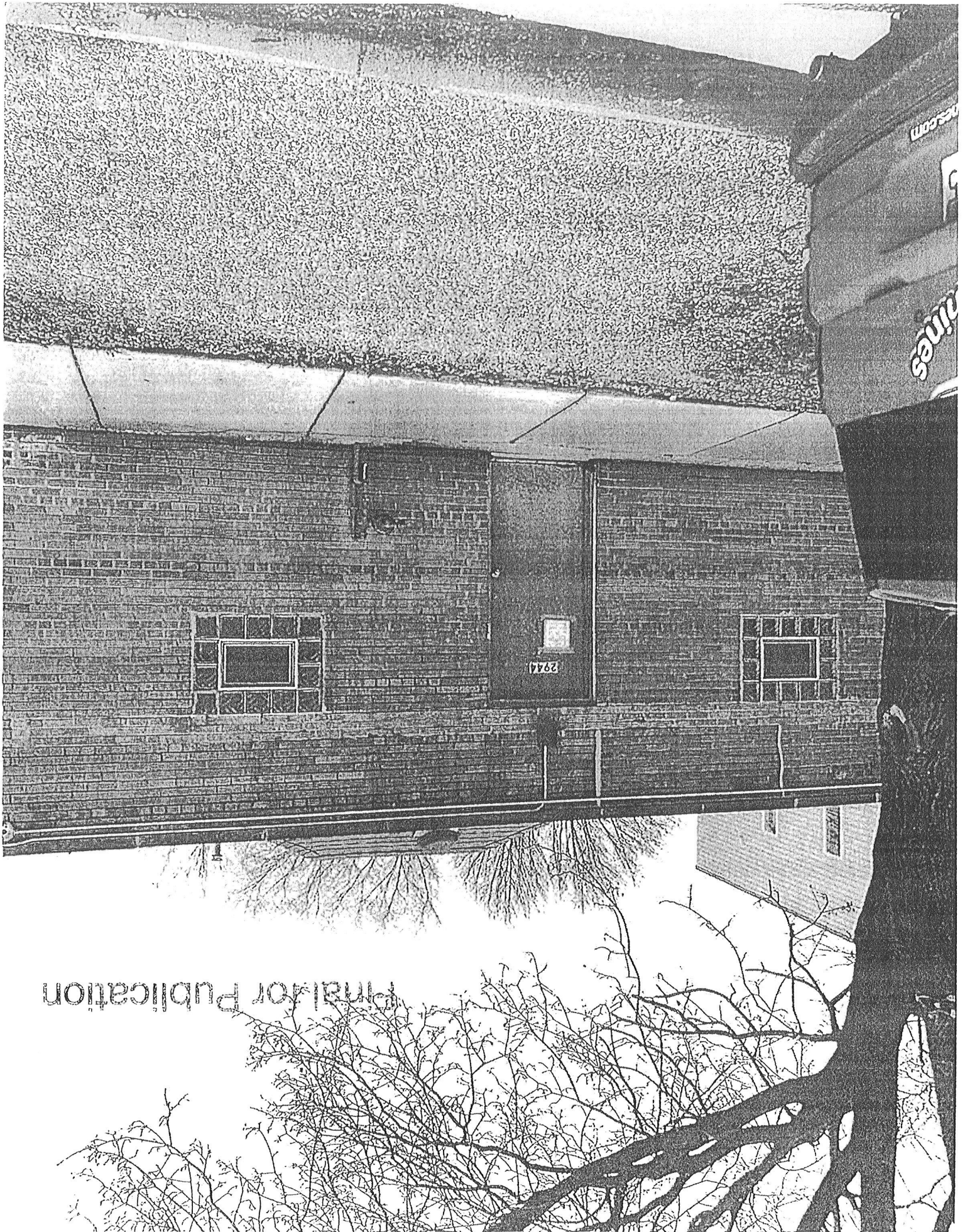
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LOADING ZONE
6AM - 6PM
MON - SAT
LOW ZONE

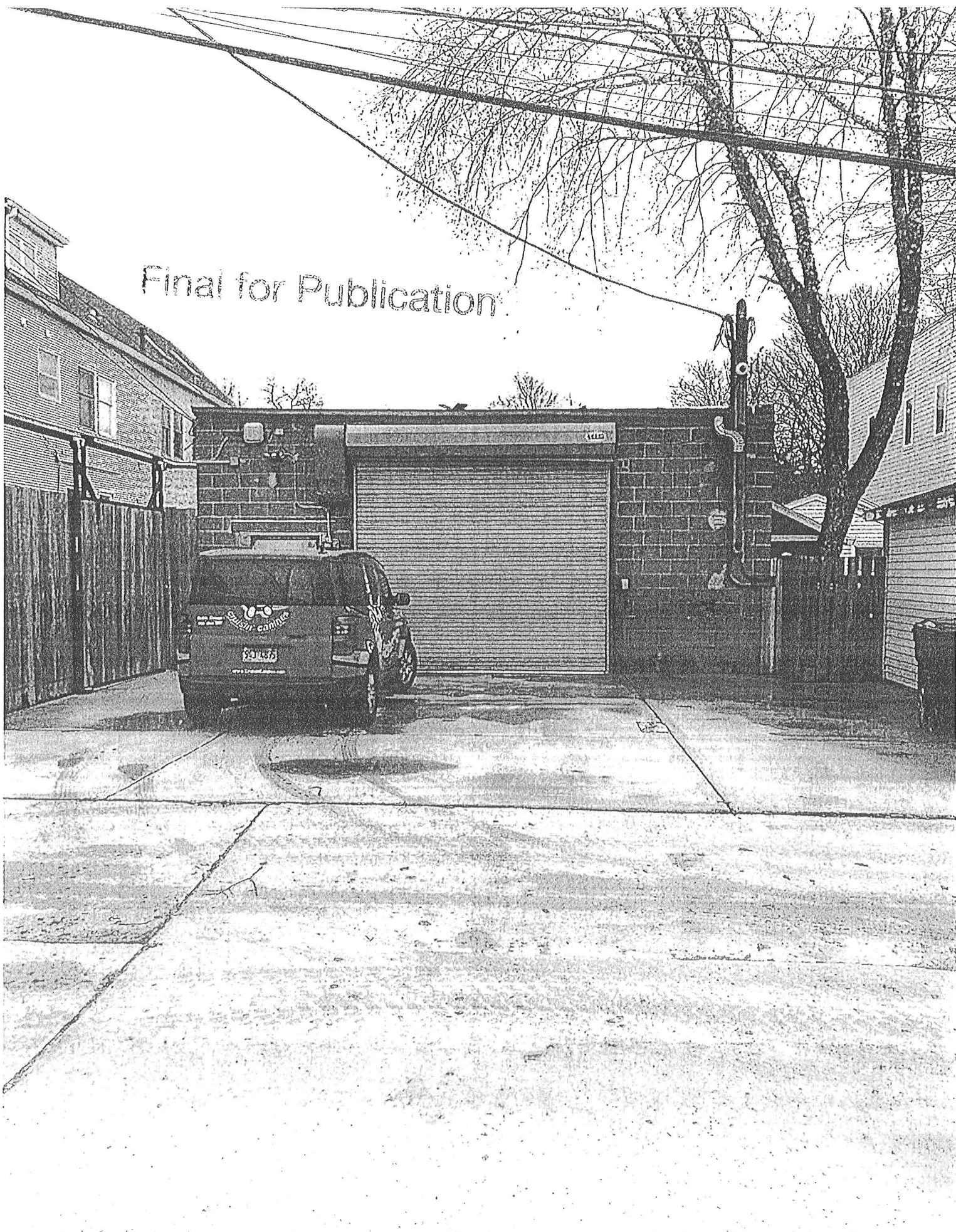


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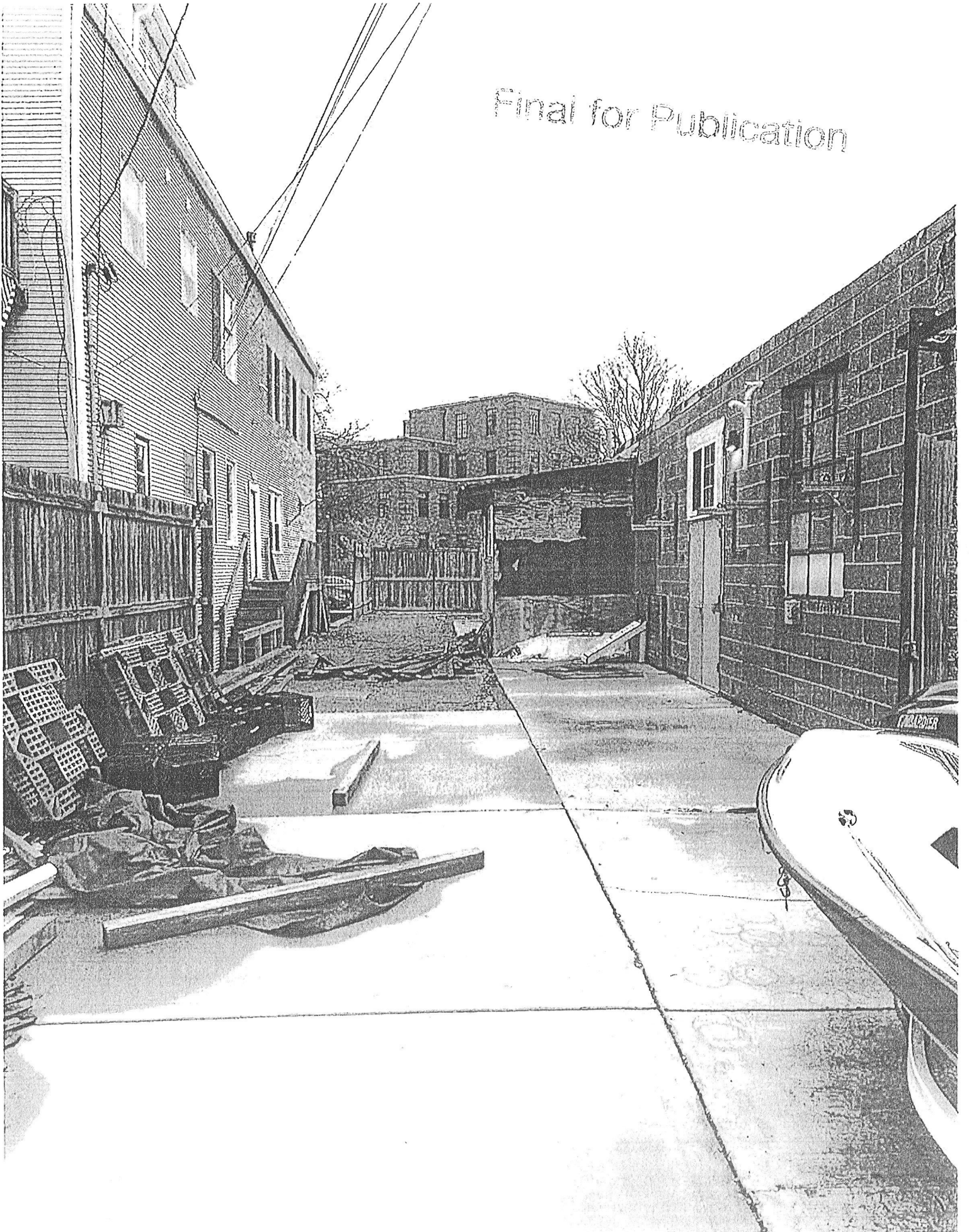
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