

# Zoning Table for 1911-21 W Irving Park Road

	Current: B1-2		Proposed: B1-3	
	Existing Building	Max Allowable	Project Building	Max Allowable
# Residential Units - No Efficiencies	6	12	24	30
# Residential Units - With Efficiencies	N/A	17	24	40
Lot Area per Dwelling Unit (Non Efficiency)	1000	1000	504	400
Lot Area per Dwelling Unit (Efficiency)	700	700	504	300
Site Size (SF)	12,090	12,090	12,090	12,090
Max FAR	2.2	2.2	2.1	3.0
Maximum Building Area (SF)	26,598	26,598	25,630	36,270
Max Height (Ft)	50	50	42	65
Parking Required - Space / Unit	0.500	0.500	0.375	0.500
Parking Spaces	10	6	9	15

**Notes:**

- Distance to Irving Park Brown Line Station: 564.75 Ft
- TOD requires 0.50 spaces per unit; seeking reduction in parking of 25% to 0.375 spaces per unit
- No request for FAR, height or MLA bonuses
- Proposed project will have lower FAR, height and building size than what is allowed within current zoning
- Maximum building area does not include parking, which is not factored into FAR calculations
- Project will include 10 parking spaces total; one has been reduced from count above as it will be designated handicap