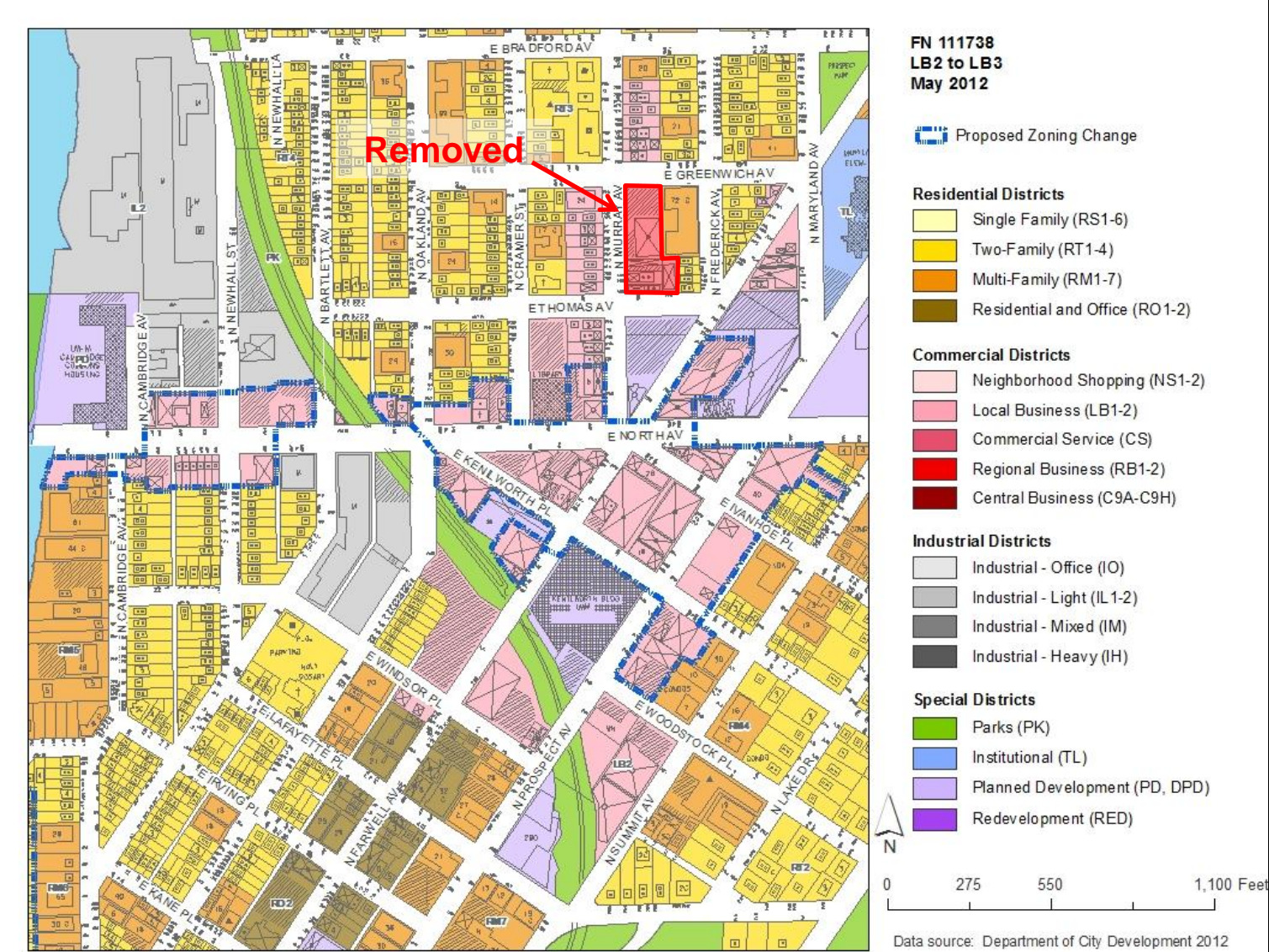




File No. 111738. A substitute ordinance relating to the change in zoning from Local Business, LB2, to Local Business, LB3, for property generally located in the northeast corner of East North Avenue and North Oakland Avenue, in the 3rd Aldermanic District. This substitute ordinance removes the properties north of Thomas Avenue from the proposed zoning change boundary and allows for future development of property within portions of the East Side BID in accordance with the new LB3 district standards.

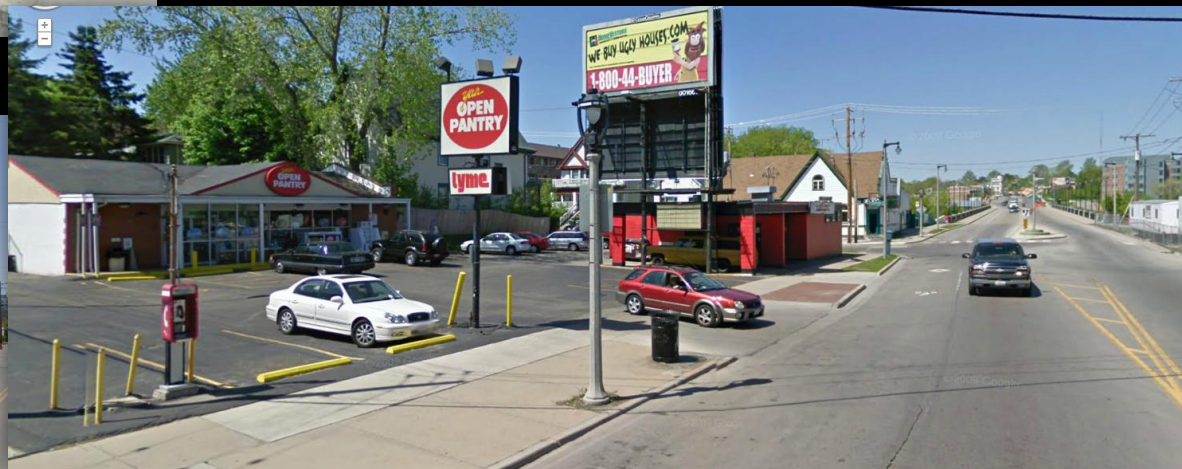
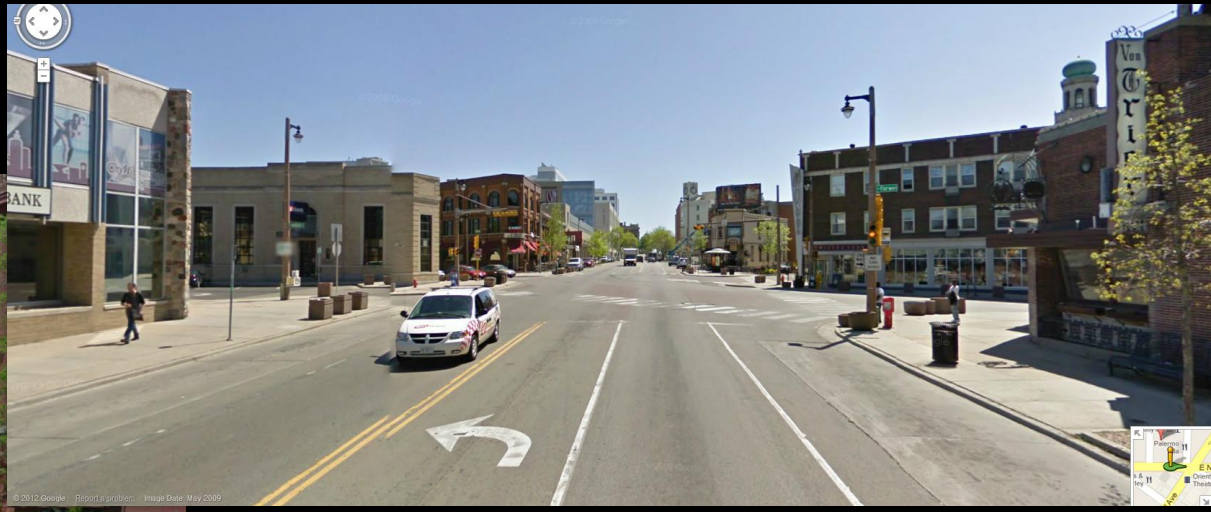
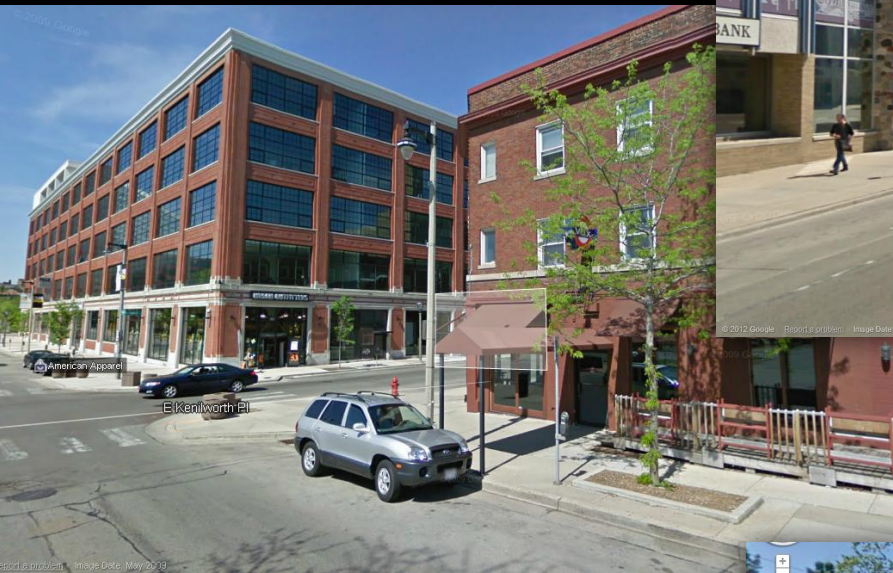


-  East Side BID Boundary
-  Proposed **UPDATED** LB3 Overlay

PROPERTIES NORTH OF THOMAS REMOVED



LB2 to LB3 Existing Context Photos



LB2 to LB3 Existing Context Photos



Example buildings in area

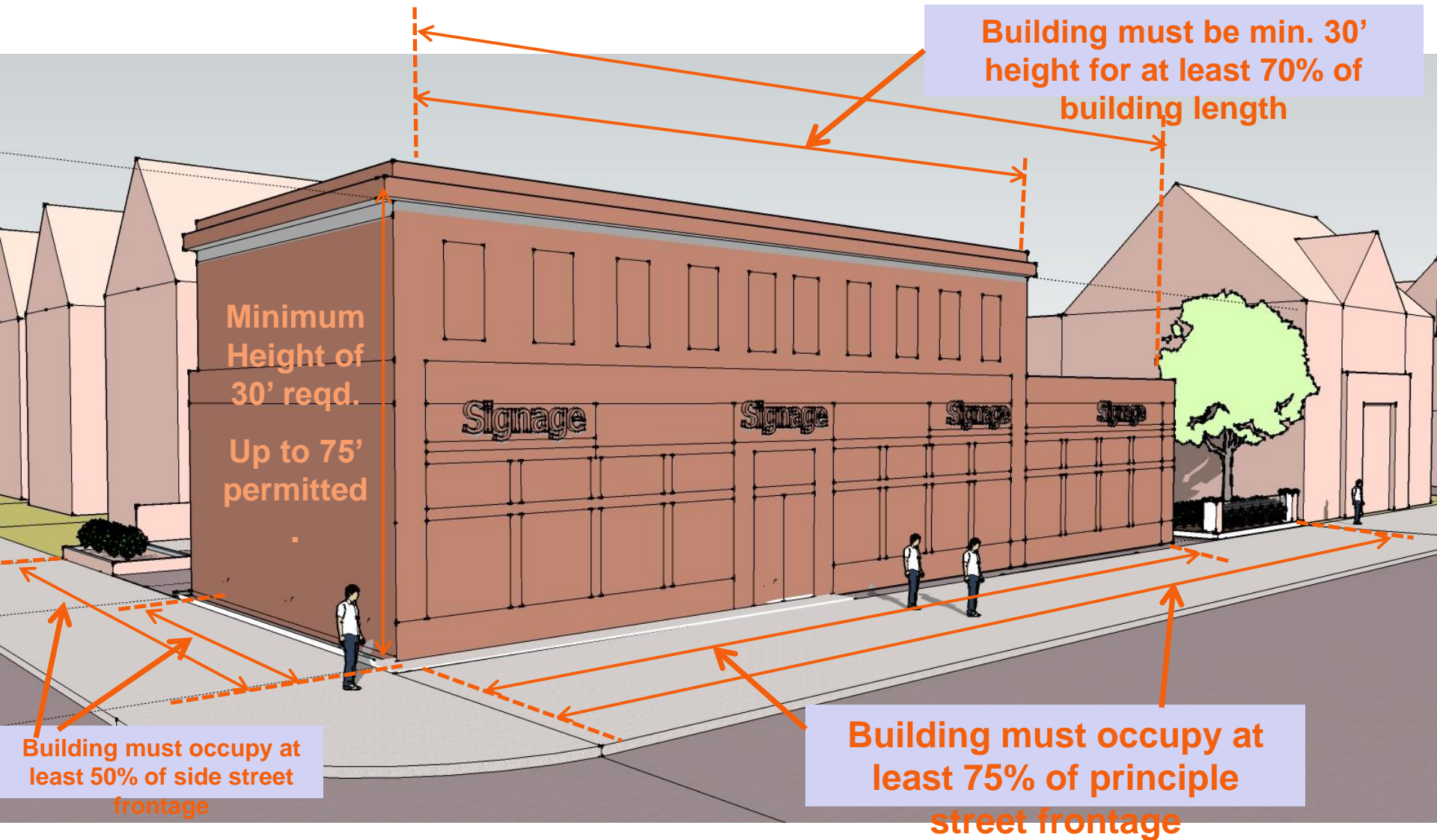


LB3 District requirements vs. LB2 District

- Taller minimum **building heights** (30' instead of 18') and taller maximum (75' instead of 60').
- **Street wall** that is built out at least 75% of street frontage on the principle street.
- Allowable parking **lot width reduced** from 60' to 45' (minimal frontage build-out still required).
- Taller **ground level windows**, required to be at least 6' in height as compared to 4' in LB2.
- **Density** maximum **increased** by reducing to 300 sq. ft. of lot area per dwelling unit from the 800 sq. ft. of lot area per dwelling unit currently in LB2.
- Disallow 14' tall Type B free-standing signs, and instead allow only more **pedestrian oriented** Type A monument signs not taller than 8', and allow **larger**, higher quality Type A **wall signs**.



Massing and placement requirements of LB3



- Taller minimum required (30' instead of 18') and taller maximum allowed (75' instead of 60').
- Street wall that is built out at least 75% of street frontage on the principle street.

Clarifications

- If an existing building does NOT meet the minimum height, an addition CAN be constructed to the SAME height as the existing building
 - If an existing building DOES meet the minimum height, an addition NOT meeting the minimum height requirement may be constructed if it is 18' or less in width.
- Additions to the rear or other non-street wall areas of a building shall NOT be required to meet the minimum height
 - Lots 24' wide or less along a primary frontage need ONLY meet 18' height requirement.
- One and two family properties are EXCLUDED from the 30' height minimum.