



3914-3936 West 111<sup>th</sup> Street and 11041-11059 South Harding Avenue

**SUBSTITUTE NARRATIVE AND PLANS - APPLICATION 18591T1**

**3914-3939 West III<sup>th</sup> Street/11041-11059 South Harding Avenue, Chicago, Illinois**

**17-13-0303-C (1) Narrative Zoning  
Analysis**

The applicant proposes developing the site with a new two-story with basement building for uses as a commercial self-storage facility. The building will contain a total of 68,424 square feet. The building will be 26'-8" in height and will be masonry in construction. No parking spaces will be provided.

Proposed Zoning: C1-3 Lot Area: 25,996  
square feet

Proposed Land Use: Commercial (Self-Storage Center)

- a) The Project's floor area ratio: 1.75
- b) Total Building Area:
  - a. Total Building Area with basement: 68,424 sq.ft.
  - b. Total Building Area without basement: 45,616 sq.ft.

The amount of off-street parking: 0 (parking determination pending)

Front Setbacks: 0

Rear Setbacks: 13' -2" (confirmed)

East Side Setbacks: 8'-8" (at rear portion, zero set back at front portion)

West Side Setback: 0

Building Height: 26'

- 17-10-0207-A
- 17-13-0303-C(2) - Plans Attached.

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