

17-13-0303-C (1) Narrative Zoning Analysis - 1430 W. Fillmore

Proposed Zoning: B2-3 Lot Area: 5,325

sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building that will contain six (6) dwelling units. The proposed residential building will be masonry construction. The proposed building will be 35 feet 4 inches in height. Onsite parking for six (6) cars will be located in a garage at the rear of the lot.

- A) The Project's floor area ratio: 1.72
- B) The project's density (Lot Area Per Dwelling Unit): 887.5 sq. ft. per unit
Six (6) proposed DU
- C) The amount of off-street parking: 6
- D) Setbacks:
 - 1. Front Setbacks: 2 feet 6 inches (Variation required)
 - 2. Rear Setbacks: 30 feet
 - 3. Side Setbacks: 3 feet East side setback / 3 feet West side setback
- E) Building Height: 35 feet 4 inches

*17-10-0207-A

*17-13-0303-C(2)- Plans Attached.

**FINAL FOR
PUBLICATION**

Fm FOR rVBLKmiH

PROPOSED 6 DU BUILDING
1430 W. FILLMORE ST.
CHICAGO, ILLINOIS