



established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 4318 North Western Avenue  
17-13-0303-C (1) Narrative Zoning Analysis

4318 North Western Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 2,700

square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The existing and vacant one-story commercial building will be razed. The new proposed building will contain a total of three dwelling units, with concrete-slab parking for three (3) vehicles, located at the rear of the lot. The proposed new building will be masonry in construction and measure approximately 34 feet-4 inches in height.

A) The Project's Floor Area Ratio: 4,032 square feet (1.49 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

a.

3 dwelling units (900 square feet)

C) The amount of off-street parking: 3 parking spaces

D) Setbacks:

Front Setback: 5 feet-0 inches

Rear Setback: 39 feet-0 inches

Side Setbacks: North: 3 feet-0 inches South: 1 feet-0 inches

Building Height:

34 feet-4 inches

EXISTING CONCERN JURAS /E00

NORTH WESTERN AVE

Traffic -

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