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\ (jom'mon Address of Property: 1605 West Ohio Street

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) Narrative Zoning Analysis
1605 West Ohio Street, Chicago, Illinois -

Proposed Zoning: B2-2 Neighborhood Shopping District Lot Area:

2,485.625 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement), all residential building, with detached garage, at the subject property. The existing one-story frame building will be razed. The site will then be redeveloped with a new three-story, two dwelling unit building, with a rooftop deck and an enclosed roof access (stairwell). There will also be a new (detached) two-car garage located at the rear of the lot. The new building will be masonry in construction and measure 37'-10" in height.

- a) The Project's Floor Area Ratio:
4,032 square feet (1.62 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):
. 2 dwelling unit (1,242.81 square feet)
- c) The amount of off-street parking:
2 parking spaces
- d) Setbacks:
 - a. Front Setback: 8'-3"
 - b. Rear Setback: 20'-4"
 - (The Applicant will be seeking a Variation in order to permit the location of stairs to access the proposed rooftop garage deck.)*
 - c. Side Setbacks: East: 0'-7"
West: 3'-0"
- (e) Building Height:
37'-10"

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

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