

Common address of property :

17-13-0303-C (I) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE & PLANS

1512 West Ohio Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit. District Lot Area: 3,125 square

feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject site. The existing non-conforming and vacant structures will be razed. The new building will feature three (3) dwelling units, located on and between the basement thru 4th Floors. There will be off-street parking for three (3) vehicles located in a detached garage, at the rear of the site. The new building will be masonry in construction and measure 44 feet-11 inches in height.

- A) The Project's Floor Area Ratio: 5,312 square feet (1.7 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 3 dwelling units/1,042 square feet
- C) The amount of off-street parking: 3 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 7 feet-11 inches
 - b. Rear Setback: 37 feet-6 inches
 - c. Side Setbacks: East: 3 feet-0 inches West: 2 feet-0 inches
- (E) Building Height: 44 feet-11 inches