



Common address of property: 2105-09 West Caton Street

# Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis  
, 2105-09 West Caton Street, Chicago, Illinois

B3-3 Community Shopping District

4,849.5 square feet

Proposed Land Use: The Applicant is seeking to permit the construction of a new four-story, mixed-use building with retail at grade and eight (8) dwelling units above, at the subject site. The ground-floor retail space will contain approximately 2,590 square feet of total area. Onsite parking for eight (8) vehicles will be provided at the rear of the property. The proposed building will measure 42 feet-6 inches in height.

- A) The Project's Floor Area Ratio: 14,545 square feet (2.999 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 606.1875 square feet/unit  
(4,849.5 sf / 8 units)
- C) The amount of off-street parking: 8 vehicular parking spaces
- D) Setbacks (with West Caton Street as the front of the property):
  - b.
    - a. Front Setback: 0 feet-0 inches\*
    - Rear Setback: 5 feet-0 inches\*
    - Side Setbacks: West: 1 foot-0 inches\* East: 0 feet-6 inches
  - (E) Building Height: 42 feet-6 inches

\*The subject lot is triangular in shape. The Applicant will seek any necessary Variations for the proposed building's setbacks on the triangular lot.

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