

Common Address of Property:

Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis

2654 West Adams Street, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District Lot Area: 3,243.5 square feet

Proposed Land Use: The subject property consists of a single lot of record, which such lot is presently vacant and unimproved. The Applicant is seeking a Zoning Map Amendment in order to redevelop the site with a new two-story (with basement) single-family residence. *[Residential uses (but-for shelters) are NOT permitted under the current MI-2 zoning classification.] The new development, as designed and proposed, will offer off-street parking for two-vehicles, at the rear of the site. The new residence (building) will be masonry and siding in construction and will measure 25 feet-2 inches in height.

- A) The Project's Floor Area Ratio: 1,700 square feet square feet (0.52 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 1 dwelling units (3,243.5 square feet per dwelling unit)
- C) The amount of off-street parking: 2 vehicular spaces
- D) Setbacks: a. Front Setback: 15 foot-0 inches
 - b. Rear Setback: 62 feet-9 inches
 - c. Side Setbacks: East: 2 feet-0 inches West: 3 feet-0 inches
- E) *Building Height: 25 feet-2 inches (underside-ceiling of 4th Floor)*