

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

Common address of property: 2105-2115 West Caton Street

mi. PUBUCATICK

17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative and Plans

2105 - 2115 West Caton Street, Chicago, Illinois

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

4,849.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change, in order to permit the construction of a new four-story residential building, at the subject property. The existing two-story building will be razed. The new proposed building will contain a total of eight (8) dwelling units and onsite (interior) parking for nine (9) vehicles. The new building will be masonry and glass in construction and measure 43 feet-0 inches (approx.) in height.

A) The Project's Floor Area Ratio: 12,977 square feet (2.7 FAR)

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

8 dwelling units (606.2 square feet)

C) The amount of off-street parking: 9 parking spaces

D) Setbacks:

a. Front Setback: 0 feet-0 inches

b. Rear Setback: 0 feet-0 inches

**The Applicant intends to seek a Variation for a reduction to the required rear setback.*

c. Side Setbacks: West: 0 feet-0 inches
East: 3 feet-0 inches

E) Building Height:
43 feet-0 inches

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BUILDING W/ GARAGE 21CS-1E W
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