

Common Address of Property:

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17-13-0303-C (1) Narrative Zoning Analysis -SUBSTITUTE NARRATIVE + PLANS

1113-1115 West Patterson Avenue, Chicago, Illinois

Proposed Zoning: RM-5.5 Residential Multi-Unit District Lot

Area: 7,774 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, with an attached garage, at the subject property. To accommodate for the new development, the Applicant intends to raze the existing nonconforming structures, which presently occupy the site. The proposed new four-story building will contain a total of seventeen (17) dwelling units, located on and between the Basement (partial) thru 4th Floors. In addition to two of the dwelling units, the 1st Floor will feature interior (garage) parking for fourteen (14) vehicles and storage for at least twenty-six (26) bicycles - between the Basement and 1st Floor, which such vehicular parking will be accessible via the two Public Alleys bordering the site. The proposed new building will be masonry in construction and will measure 47 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 19,432 square feet (2.5 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 17 units (457 square feet)
- C) The amount of off-street parking: 14 vehicle parking spaces; 26 bicycle parking spaces

**The Applicant will seek a Variation to allow for a 20% reduction in the required off-street vehicular parking for the new proposed development. [Sec. 17-13-1101-D],*

- D) Setbacks:
 - a. Front Setback: 15 feet-3 ⁵A inches
 - b. Rear Setback: 13 feet-0 inches
 - c. Side Setbacks: East: 2 feet
-0 inches South: 3 feet-0
inches

**The Applicant will seek any Variations) that may be necessary to bring the proposed setbacks into compliance with the current Zoning Ordinance. [Sec. 17-13-1101-BJ.*

(E) Building Height: 47 feet-0 inches

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