

Common address of property: 1650 North Spaulding Avenue

Final for Publication

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

1650 North Spaulding Avenue, Chicago, Illinois

Proposed Zoning: RM-5.5 Multi-Unit District Lot

Area: 4,425 square feet

Proposed Land Use: The subject property is currently improved with two principal buildings - a three-story four-unit residential building at the front and a two-story two-unit residential building at the rear - for a total of six (6) dwelling units at the subject site. The existing buildings are non-conforming under the current Zoning Ordinance. The Applicant is seeking a Zoning Map Amendment in order to permit the rehabilitation, expansion, and conversion of the existing three-story front building - from four units to six units, for a total of eight (8) dwelling units at the subject site. The proposed Zoning Amendment will also bring the existing non-conforming conditions into compliance with the current Zoning Ordinance. The rehabilitation plan calls for the erection of a new three-story rear addition and the internal reconfiguration of the existing dwelling units, within the existing front building, resulting in the establishment of a total of six (6) dwelling units therein. The proposal does not call for any work affecting the existing rear building or the units therein. There is currently no off-street vehicular parking at the property and no new onsite parking is proposed. The existing front building, with new addition, is and will remain masonry in construction and measures approximately 28 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 7,400 square feet (Front Building w/Addition) + 1,000 square feet (Rear Building) -> 8,400 square feet (Total) - 1.9 FAR
- B) The Project's Density (Lot Area Per Dwelling Unit): 8 dwelling units (553 square feet)
- C) The amount of off-street parking: 0 vehicular parking spaces
**The existing residential buildings have been in existence for 50 or more years, with no off-street parking. If it is determined that additional parking is required to accommodate the two additional dwelling units, then the Applicant will seek the appropriate relief to accommodate for such parking and/or a reduction in the same. [Sec. 17-13-1003-DD.]*
- D) Setbacks:

- a. Front Setback: 16 feet-5 inches
- b. Rear Setback: 0 feet-0 inches
- c. Side Setbacks:
 - North: 0 feet-0 inches (existing) South:*
 - 3 feet-0 inches (proposed)*

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(E) Building Height:

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28 feet-0 inches (approximate) (Front Building) Less than 30

feet-0 inches (Rear Building)

N SPAULDING AVE.