

Common Address of Property 1900 N. Maud Ave.

Final for Publication

Substitute Narrative and Plans Type-1
Zoning Map Amendment For 1900 N Maud
Ave From MI-2 to RM-4.5

The applicant seeks to rezone the property in order to bring the existing four-unit residential property into compliance by changing the current zoned MI-2 to RM-4.5 to accommodate a single family residence.

FAR	1.65
Building Area	3,905 Square Feet
Density (MLA)	2,370 Square Feet
Lot Area	2,370 Square Feet
Building Height	32 Feet 2 Inches - not existing (dormer added)
Front Setback	10 Feet 5 % Inches - existing
Rear Setback	18 Feet 0 Inches - existing
North Side Setback	0 Feet 11 3/4 Inches - existing
South Side Setback	1 Feet 4 ¹ / ₄ Inches (NR) - existing
Parking	1 car

Note:

The applicant will comply with Section 17-3-0307 EXCEPTIONS of the Chicago Air Quality Ordinance should such provisions be determined as applicable

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1900 N. Maud Ave. Chicago, IL 60614

Site Plan