

2637-2645 North Lakewood Avenue

Application for Zoning Map Amendment

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

2637-2645 North Lakewood Avenue, Chicago, Illinois

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

12,425 square feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new three-story (with basement) single-family residence, with an attached garage, at the subject site. The proposed new building will be masonry in construction and will measure 38 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 12,480 square feet (1.1 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 1 dwelling units (12,425 square feet)
- C) The amount of off-street parking: 5 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 15 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks: North: 5 feet-0 inches South: 5 feet-0 inches

** The Applicant will seek the necessary zoning relief for any reductions to the respective required setback(s).*

- (E) Building Height:
38 feet-0 inches

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