

Common address of property: 1444 West Augusta Boulevard

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17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NAKRA TITLE & PLANS

1444 West Augusta Boulevard. Chicago, Illinois

Proposed Zoning: RM-6 Residential Multi-Unit District Lot Area:
17,970 sq. ft. (Total Lot Area)

Proposed Land Use: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into an all residential building at the subject site. There will be no physical expansion of the existing four-story school building. The Applicant intends to undertake a complete interior renovation of the existing building in order to accommodate for the establishment of thirty (30) new dwelling units . within the building. Surface (outdoor) parking for seventeen (17) vehicles will also be located on-site, at the rear of the building. The existing building is and will remain masonry in construction and measure 62.10 feet in height.

(a) The Project's Floor Area Ratio:
35,680 square feet (1.99 FAR)

b) **The Project's Density (Lot Area Per Dwelling Unit): 599 Square feet**
30 Dwelling Units

c) The amount of off-street parking:
17 Parking Spaces - On-Site

(The Applicant will be seeking a Special Use in order to locate additional required parking off-site - if such additional parking is determined necessary.)

d) Setbacks:
a. Front Setback: 6 1/8 feet
b. Rear Setback: 26 feet - 3 inches

c. Side Setbacks:

West: 11.90 feet East: 12.67 feet

(The Applicant will be seeking Variations with the Zoning Board of Appeals to bring the existing setbacks into compliance under the Zoning Code, if any such relief is necessary.)

Building Height: 62.10 feet

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