

Common address of property:

17-13-0303-C (1) Narrative Zoning Analysis - 2417 N. Artesian, Chicago, IL

Proposed Zoning: RT-3.5 Lot Area: 3,150

square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building that will contain two (2) residential units. The proposed building will be 35 ft. in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

- a) The Project's floor area ratio: 1.05
- b) The project's density (Lot Area Per Dwelling Unit): 1,575 square feet
- c) The amount of off-street parking: 3
- d) Setbacks:

Front Setback: 10 feet 2 inches North Side

Setback: 3 feet 6 inches South Side Setback: 2 feet

Rear Setback: 37 feet 10 inches

- e) Building Height: 35 feet

*17-10-0207-A

* 17-13-0303-C(2) - Plans Attached.

FINAL FOR PUBLICATION

A.g-nv ongn

'3AV NVIS3jyV H±yON LWZ