

Common address of property:

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

2815-21 West Division Street, Chicago, Illinois

Proposed Zoning: RM-6 Residential Multi-Unit District

Lot Area: 9,374.75 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit one (1) additional dwelling unit within the existing multi-unit residential building, for a total of twenty-seven (27) units at the at the subject site. No changes are proposed to the height, setbacks, or footprint of the existing building. No onsite parking is or will be provided at the property.

- A) The Project's Floor Area Ratio: 26,296 square feet (2.805 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 347.213 sf/du (9,374.75sf/27du)
- C) The amount of off-street parking: 0 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches (Existing)
 - b. Rear Setback: 0 feet-0 inches (Existing)*
 - c. Side Setbacks:
 - West: 0 feet-0 inches (Existing)* East: 0 foot-0 inches (Existing)*
- E) Building Height:
 - 32 feet-6 inches (Existing)

*The Applicant will pursue a Variation to permit the existing (non-conforming) rear and side setbacks.

W I C > n
S ? ? 9
S O B B O B
i ! l i n m
> 5 3
' 5 I I H i j f r
H i s

"IP
-_* 5 ni
!

R
BITS D

2315 W. DIVISION ST CHICAGO, IL.

EXISTING/DEMO
BASEMENT PLAN AND NOTES

lli
Si

-i'3 £(<
ft

pfi!i

'4 l si e 15

J l i o a o - o ; i ; i > >

R
BITS D

2815 W. DIVISION ST CHICAGO, IL
PROPOSED BASEMENT PLAN, DETAILS

ID

sen m cn

FR

n i 6 i .. i era

LJ ⁱⁱ i : jz
Lu

a i i wis in i

ffl ffl

ii

am
"W

IS¹⁵ i > !!

Hi !

>
co
R
ELTS D

2815 W DIVISION ST CHICAGO, IL

PROPOSED ELEVATIONS AND DETAILS