

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 1537 West Pearson Street

17-13-0303-C (1) Substitute Narrative and Plans - Amended to a Type 1

1537-41 West Pearson Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District Lot Area:

7.022 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with two (2) new three-story residential buildings. Two (2) separate and distinct zoning lots will be established. Each proposed residential building will be masonry in construction. Each proposed residential building will measure 43 ft. and 11 7/8 inches in height. Building No. 1 will contain four (4) dwelling units and have four (4) onsite garage parking spaces at the rear of the lot. Building No. 2 will contain two (2) dwelling units and have two (2) onsite garage parking spaces at the rear of the lot.

- A) The Project's Floor Area Ratio: 10,212 square feet total (see below)
 - a. Building #1: 6,808 square feet (1.5 FAR)
 - b. Building # 2: 3,404 square feet (1.5 FAR)

- B) The Project's Density (Lot Area Per Dwelling Unit):
 - a. Building #1: 4 dwelling units (1,702 square feet)
 - b. Building #2: 2 dwelling units (1,702 square feet)

- (C) The amount of off-street parking:
 - a. Building #1: 4 parking spaces
 - b. Building #2: 2 parking spaces

D) Setbacks:

- a. Building #1:
 - i. Front Setback: 10 feet-0 inches
 - ii. Rear Setback: 2 feet-8 inches
 - iii. Side Setbacks:
 - West: 5 feet-0 inches East: 4 feet-0 inches
- b. Building #2:
 - i. Front Setback: 10 feet-0 inches
 - ii. Rear Setback: 2 feet-8 inches
 - iii. Side Setbacks:
 - West: 1 foot-4 inches East: 5 feet-0 inches

E) Building Height:

- a. Building #1:
 - i. 43 feet-11 7/8 inches
- b. Building
 - i. 43 feet-11 7/8 inches

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