

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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Common address of property:

17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE AND PLANS
1907 W. Schiller, Chicago, IL

Proposed	Zoning:	RT-4(A)	Lot	Area:
4,015 square feet				

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 38 feet in height. Onsite parking for three (3) cars will be provided in an attached garage accessed at the rear of the subject zoning lot from West Evergreen Ave.

A) The Project's Floor Area Ratio: 6019.0 square feet (1.32 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

3 dwelling units (1,338.3 square feet per unit)

C) The amount of off-street parking: 3 parking spaces

D) Setbacks:

a. Front Setback: 5 feet

b.

* Variation required

Rear Setback: 0 feet

*Variation required

Side Setbacks: West: 0 feet East: 3 feet

*Variations required

Building Height: 38 feet

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