



Common address of property: .3914-3936 West 11<sup>th</sup> Street and  
11041-11059 South Harding Avenue  
3914-3936 West III<sup>th</sup> Street/11041-11059 South Harding Avenue, Chicago, Illinois

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

The Applicant is proposing to develop the site with a new three-story building for use as a commercial self-storage facility. The building will contain a total of 66,337 square feet. The building will be 31'-0" in height and will be masonry in construction. No parking spaces will be provided.

Proposed Zoning: C1-3 Lot Area: 25,996  
square feet

Proposed Land Use: Commercial (Self-Storage Center)

- a) The Project's floor area ratio: 2.55
- b) Total Building Area: 66,337 sq. ft.
- c) The amount of off-street parking: 0 (parking determination pending)
- d) Setbacks:
  - i. Front Setbacks: 0
  - ii. Rear Setbacks: 13'-2"
  - iii. East Side Setbacks: 8'-8" (at rear portion, zero setback at front portion)
  - iv. West Side Setback: 0
- e) Building Height: 31'-0"
- f) Loading Berth: 1

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