

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

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Common Address of Property: 1609 West Ohio Street

SUBSTITUTE NARRATIVE AND PLANS

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

1609 West Ohio Street, Chicago, Illinois

Proposed Zoning: B2-2 Neighborhood Mixed-Use District Lot Area:

2,485.625 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) single-family residence. The proposed new building will have a rooftop deck and an enclosed roof access (stairwell). There will also be a new detached (two-car) garage, with rooftop deck, at the rear of the property. The new building will be masonry in construction and measure 37'-10" in height.

- a) The Project's Floor Area Ratio:
3,720 square feet (1.49 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):
1 dwelling unit (2,485.625 square feet)
- c) The amount of off-street parking:
2 parking spaces
- d) Setbacks:
 - a. Front Setback: 8'-3"
 - b. Rear Setback: 20'-4"
(The Applicant will be seeking a Variation in order to permit the location of stairs to access the proposed rooftop garage deck.)
 - c. Side Setbacks: East: 0'-0"
West: 3'-0"
- (e) Building Height:
37'-10"

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

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