

Common address of property:
17-13-0303-C (1) Narrative Zoning Analysis

1926 West Race Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,284.32 square feet

Proposed Land Use: The Applicant is seeking to permit the completion of proposed rear additions to the existing two-story, single-family residence. The project will add new living space and third-floor bedroom to the home. No changes are proposed to the building's existing height. Onsite garage parking for two (2) vehicles will continue to be provided at the rear of the subject lot.

- A) The Project's Floor Area Ratio: 2,985.75 square feet (1.307 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 2,284.32 sq. ft./1 d.u.
- C) The amount of off-street parking: 2 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 15 feet-0 inches
 - b. Rear Setback: 26 feet-7.2 inches*
 - c. Side Setbacks:
 - West: 2 feet-6 inches East: 2 foot-2.4 inches
- E) Building Height:
 - 36 feet-11 inches

*The Applicant will pursue a Variation to permit the proposed rear setback.

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