

the area above described.

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

Common address of property: 2005 West Huron Street

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Substitute Narrative and Plans 17-13-0303-C(l) Narrative Zoning Analysis
- 2005 W. Huron, Chicago, IL Elective (T-1)

Proposed Zoning: RM-4.5

Lot Area: 2,920.86 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building that will contain two (2) dwelling units. The proposed building will be masonry construction. The proposed building will be 35 feet 6 inches in height. A two-car detached garage will be located at the rear of the subject lot.

- a) The Project's Floor Area Ratio: 1.44
- b) The project's density (Lot Area per Dwelling Unit): 1,460.43 square feet
- c) The amount of off-street parking: 2 parking spaces
- d) Setbacks:
 - a. Front Setback: 9 feet 2 inches

- b. Rear Setback: 37 feet 8 inches
- c. Side Setbacks: East side - 2 feet / West side - 3 feet
- d. Rear Yard Open Space: 254.74 square feet ,
- (e) Building Height: 35 feet 6 inches

*17-10-0207-A

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

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