

to those of a B2-3 Neighborhood Shopping District and a corresponding uses district is hereby established in 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:

SUBSTITUTE NARRATIVE AND PLANS

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

1154 West Ohio Street, Chicago, Illinois - App. No. 18368-T1

Proposed Zoning: B2-3 Neighborhood Shopping District Lot Area: 3,750 square foot (Total Lot Area)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, with detached garages, at the subject property. The existing one-story frame building and detached garage will be razed. The proposed new building will contain three (5) dwelling units, between the basement and 4th floors. There will be onsite parking for five (5) vehicles, located at the rear of the lot. The new building will be masonry in construction, with glass and metal accents, and will measure 46'-3" in height.

- a) The Project's Floor Area Ratio: 7,588.5 square feet (2.02 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit): 5 dwelling units (750 square feet per unit)
- c) The amount of off-street parking: 5 spaces
- d) Setbacks:
 - a. Front Setback: 7'-6"
 - b. Rear Setback: 49'-6"
 - c. Side Setbacks:
East: 3'-6" West: 0'-0"
- (e) Building Height: 46'-3"

JL