

Common address of property:

Final for Publication

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

Proposed Zoning: Lot Area:

Proposed Land Use:

3079 South Bonfield Street, Chicago, Illinois

RM-5 Residential Multi-Unit District 2,472 square feet

The Applicant is seeking a zoning change to bring an existing fourth dwelling unit located within the existing multi-unit residential building at the subject site into compliance with the Zoning Ordinance. No changes are proposed to the height, FAR, setbacks, or footprint of the existing building. Onsite parking for two (2) cars will be located within a detached garage at the rear of the subject lot.

- A) The Project's Floor Area Ratio: 3,276 square feet (1.325 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 618 sf/du (2,472 sf/4 du)
- C) The amount of off-street parking: 2 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 6 feet-4 inches (Existing)
 - b. Rear Setback: 44 feet-2 inches (Existing)
 - c. Side Setbacks: North: 0 feet-0 inches (Existing) South: 0 feet-0 inches (Existing)
- E) Building Height: 30 feet-0 inches

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