

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: 3358 North Kenmore Avenue
SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) Narrative Zoning Analysis - 3358 N. Kenmore, Chicago, IL

Proposed Zoning: RM-5.5 Lot Area:

3,108.58 square feet

Proposed Land Use: The Applicant is proposing to increase the number of residential units within the existing building from five (5) to seven (7). The existing building will remain 38feet 8 inches in height. Onsite surface parking for three (3) cars will be located at the rear of the subject lot. As part of this project, the Applicant will be constructing a new metal deck and stair at the rear of the subject building. No other changes are proposed to the existing building's footprint.

- a) The Project's floor area ratio: 2.84
- b) The project's density (Lot Area Per Dwelling Unit): 444 square feet
- c) The amount of off-street parking: 3
- d) Setbacks:.

Front Setback: 7 feet 0 inches North Side

Setback: 0 South Side Setback: 0 Rear

Setback: 20 feet

- e) Building Height: 38 feet + 8 inches

*17-10-0207-A

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

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