

minutes 58 seconds West, 139.02 feet; Thence North 3 degrees 30 minutes 56 seconds West, 51.42 feet; Thence South 86 degrees 46 minutes 22 seconds West, 26.05 feet; Thence South 2 degrees 50 minutes 30 seconds East, 50.98 feet; Thence South 87 degrees 43 minutes 58 seconds West, 28.57 feet; Thence South 9 degrees 12 minutes 39 seconds West, 377.05 feet; Thence South 33 degrees 49 minutes 36 seconds West, 35.00 feet; Thence South 56 degrees 10

minutes 29 seconds East, 80.00 feet more or less to the point of beginning, all in Cook County, Illinois and containing therein, 130,651 square feet (2.999 acres) more or less,

to those of an RM-5 Residential Multi-Unit 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: 7432 West Talcott Avenue

FINAL FOR PUBLICATION

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

7432 West Talcott Street, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 130,651 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the conversion of the existing religious convent building to a senior living facility. The building will offer seventy-two (72) dwelling units and onsite parking for forty-three (43) cars. The height of the existing building will remain 46 ft-9 in. The building will otherwise remain "as is," as no changes or physical expansion of the building is proposed.

- A) The Project's Floor Area Ratio: 85,305 square feet (0.653 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):

72 dwelling units (Minimum Required Lot Area Per Unit: 200 sq. ft.)

C) The amount of off-street parking: 43 parking spaces

D) Setbacks:

a. Front Setback: 0 feet-0 inches

b. Rear Setback: 0 feet-0 inches

c. Side Setbacks:

North: 0 feet-0 inches South: 0 feet-0 inches

Building Height:

46 feet-9 inches

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