



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

Common address of property: 2038 West Superior Avenue

## FINAL FOR PUBLICATION

AppNo. 19847

17-13-0303-C (1) Substitute Narrative and Plans - Amended to a Type 1  
2038 West Superior, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,400 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a second-floor rear addition to an existing two-story, single-family home. The proposed addition will follow existing building wall lines. The height of the single-family home will remain 28 feet-6 inches. Note that the subject property is a through-lot with frontages on W. Superior St. and W. Lee St.

- A) The Project's Floor Area Ratio: 3,815 square feet (1.59 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
  - 1 dwelling unit (2,400 square foot ML A)
- C) The amount of off-street parking: 2 parking spaces
- D) Setbacks:
  - a. Front Setback (from W. Superior St.): 7 feet-4V2 inches
  - b. Rear Setback (from W. Superior St.): 4 feet

- c. Side Setbacks:  
East: 3 feet West: 6 inches

Building Height: 28 feet-6 inches

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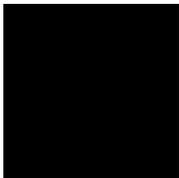
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