

543 West 40th Place, Chicago, IL 60609

I.A. Zoning Analysis:

The applicant seeks a zoning change from M2-3 Light Industry District to RS-3 district to develop a new 2 story single family home with an attached basement and a 2 car frame garage in the rear.

a. FLOOR AREA RATIO: 0.69 LOT AREA: 2987.5 SF

1st FLOOR AREA: 1026 SF

2nd FLOOR AREA: 1026 SF

TOTAL FLOOR AREA: 2052 SF

b. DENSITY(LOT AREA PER DWELLING UNIT); 2987.5 SF

c. OFF-STREET PARKING: DETACHED 2 CAR GARAGE

d. SETBACKS:

FRONT: 19.92'

SIDE: 3.00' + 3.00' = 6.00' TOTAL REAR:

41.08'SOUTHWEST CORNER

e. BUILDING HEIGHT: 27 -1"

Must comply with section 17-2-0301-C exceptions if required applicant will seek a special use to comply with the air quality ordinance. Attached Plans included

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EXIST. 10' PUBUC ALLEY

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ILLINOIS PROPOSED FRAME 2 STORY SINGLE FAMILY HOME
A-0 543 W 40TH PL
CHICAGO

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ILLINOIS
A-1 543 W 40TH PL
CHICAGO

PROPOSED FRAME 2 STORY SINGLE FAMILY HOME

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LIVING ROOM

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MASTER BATH

WASTER BEDROOM

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PROPOSED FRAME 2 STORY SINGLE FAMILY HOME

A-3 543 W 40TH PL

ILLINOIS

| STERN GROUP ARCHITECTS LLC |

A-4

PROPOSED FRAME 2 STORY SINGLE FAMILY

543 W 40TH P

ILLINOIS