

Common Address of Property :

1044 West Newport Avenue

Narrative

Applicant proposes rezoning the property at 1044 West Newport Avenue from the current RT-4 zoning to RM-4.5 to permit the redevelopment of an existing structure into a two-story plus basement, nine-unit, multi-family development with nine off-street parking spaces and a rear addition. The following describes the features of the proposed development as they are depicted in the attached plans.

| | |
|-------------------------------------------|--------------------------------------------------------------------------------------------|
| | Proposed |
| FAR | 1.2 |
| Minimum Lot Area per Dwelling Unit | 786.9 square feet |
| Maximum Number of Units | 9 |
| Off-street Parking | 9 spaces or 1:1 |
| Bicycle Parking | 5 spaces |
| Setbacks | |
| <i>Front</i> | Existing Setback of 0 feet |
| <i>Side (cumulative) (ft)</i> | , 1.62 feet at existing building 6.5 feet at addition |
| <i>Side (minimum on each side) (ft)</i> | East side: Existing - 0 feet West Side: 1.62 feet at existing portion 6.5 feet at addition |
| <i>Rear (ft)</i> | 42.4 feet |
| Building Height (ft) | Existing height of 29.58 feet |

SITE PLAN SCHEME A.10

SULLIVAN;

JAB REAL ESTATE, INC

DEVELOPER SEPTEMBER 30, 2015

1044 W NEWPORT AVE

CHICAGO, ILLINOIS

JAB REAL ESTATE, INC

DEVELOPER SEPTEMBER 30, 2015

BASEMENT FLOOR PLAN

north ■ SCHEME A. 10

1044 W NEWPORT AVE

CHICAGO, ILLINOIS

SULLIVAN

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FIRST
FLOOR
PLAN
SCHEME
A.10

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1044 W NEWPORT AVE

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SECOND FLOOR PLAN SCHEME A.I 0

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1044 W NEWPORT AVE

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