



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

Common address of property:

## **SUBSTITUTE PLANS & NARRATIVE**

17-13-0303-C(l) Narrative Zoning Analysis - 1826 N. Wilmot Avenue

Proposed Zoning: RM4.5 Residential Multi-Unit District Lot Area:

2,400 sq. ft.

The applicant intends to rehab the existing three story building to convert it to a single family home. The applicant is proposing a rear addition, and a partial fourth floor addition measuring 16'-0" x 22'8". The total height including the partial fourth floor addition will be 42'-6". Two (2) garage parking spaces located at the rear of the subject property will serve the single family home.

- a) Floor area ratio:
- b) Lot Area Per Dwelling Unit:
- c) Off-street parking:
- d) Setbacks:
  - a. Front Setbacks:
  - b. Rear Setbacks:
  - c. Side Setbacks:
    - North Side:
  
    - South Side: Combined:
  - d. Rear Yard Open Space:
- (e) Building Height:  
1.76 FAR (4,211 sq.ft.) 2,400 sq. ft. per D.U. (1 D.U) 2  
  
0' - existing condition

26'-11" (applicant will seek a variation to permit setback reduction) 0' (existing condition\*)

\* Rear addition will also have a 0' north side setback; applicant will seek a variation to permit setback reduction.

0' - Applicant will seek a variation to permit setback reduction.

0' - Applicant will seek a variation to permit setback reduction.

150 square feet (applicant will seek variation)

43\*-0"

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