

Common Address of Property: 1415 North Rockwell Street

FINAL FOR PUBLICATION

17-13-0303-C (1) Substitute Narrative and Plans - Amended to a Type 1

1415 North Rockwell Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 3,157 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story (with basement) building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 37 feet 9 inches in height. Onsite parking for a total of three (3) cars will be provided in an attached garage accessed through an alley at the back of the subject zoning lot.

- A) The Project's Floor Area Ratio: 4,545 square feet (1.44 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
 - 3 dwelling units (1,515 square feet)
- C) The amount of off-street parking: 3 parking spaces
- D) Setbacks:
 - a. Front Setback: 12 feet-5 inches
 - b. Rear Setback: 37 feet-10 inches
 - c. Side Setbacks: North: 3 feet-0 inches
South: 2 feet-0 inches
- E) Building Height:
 - 37 feet-9 inches

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