



**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 1922 NORTH WILMOT AVENUE, CHICAGO**

The subject property is currently improved with a 3-story residential building with 6 dwelling units. The Applicant needs a zoning change to comply with the minimum lot area per dwelling unit and the maximum floor area ratio requirements, in order to allow a division of an improved zoning lot at 1922-24 West Wilmot into 2 new zoning lots, so that the existing 6 dwelling unit residential building can remain, as is, on the newly created zoning lot measuring 24' x 100'. The lot at 1924 West Wilmot will be improved with a new single-family house.

Project Description: Zoning Change from an RS3 to an RM5  
Existing Use: Residential building with 6 dwelling units  
Floor Area Ratio: 2.0  
Lot Area: 2,400 Square Feet  
Existing Building Floor Area: First Floor-1,649.46 S.F. Second Floor - 1,649.46 S.F. Third Floor-1,649.46 S.F. Total: 4,948.38 S.F.  
Density: 400 Square Feet per Dwelling Unit  
Off- Street parking: Parking spaces: 0 \*  
Existing Set Backs: Existing Front: .07' Existing Side: .18' & 3.45'  
Existing Rear: 19.79' \* Existing Rear Yard Open space: 277 SF  
Existing Building Height: 3<sup>rd</sup> Floor Ceiling: 33'-4" T/Parapet Wall: 38'-6"

\* The Applicant will seek variation relief if required  
16' VIDE PUBLIC ALLEY (ASPHALT)

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PROPOSED FLOOR PLANS

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