



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2014-6811, Version: 1

SUBSTITUTE NARRATIVE

17-13-0303-C (1) Narrative Zoning Analysis - 2645-2647 West Potomac Avenue /ft

Proposed	Zoning:	B2-3	Neighborhood	Mixed-Use
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District Lot Area: 50' x 120' totaling 6,000 sq. ft.

The applicant seeks a zoning change in order to permit an additional dwelling unit within the existing 3 dwelling unit building for a total of 4 dwelling units. There is no commercial space proposed and the height of the building will remain as existing. Two on-site parking spaces are provided at the rear of the lot.

- a) Floor area ratio:
- b) Lot Area Per Dwelling Unit
- c) The amount of off-street parking::
- d) Setbacks:
 - a. Front Setback:
 - b. Rear Setback:
 - c. Side Setbacks:

East Side:

West Side: Combined:

d. Rear Yard Open Space: (e) Building Height:

1.0 FAR (6,000 sq. ft.) 1500 sq.ft. per D.U. 2

26'-5" (existing) 7'-0" (existing)

26'-9"

0' (existing) 26'-9"

175 square feet 37'-1" (existing)

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