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17-13-0303-C(1) Type 1 Narrative & Plans – 2124 West Madison Street, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: Approx. 5,123.21 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a four-story residential building containing eight (8) dwelling units. The proposed building will measure 41.67 ft. in height. The subject property is a Transit Served Location and will be supported by four (4) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio from 100% (8 parking spaces) to 50% (4 parking spaces) and is seeking all relief necessary, as allowed by the Chicago Zoning Code, for the attached Plan Set.

(A) The Project's Floor Area Ratio: 8,833 square feet (1.73 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 640.4 square feet per D.U. (8 residential units)

(C) The amount of off-street parking: 4 parking spaces

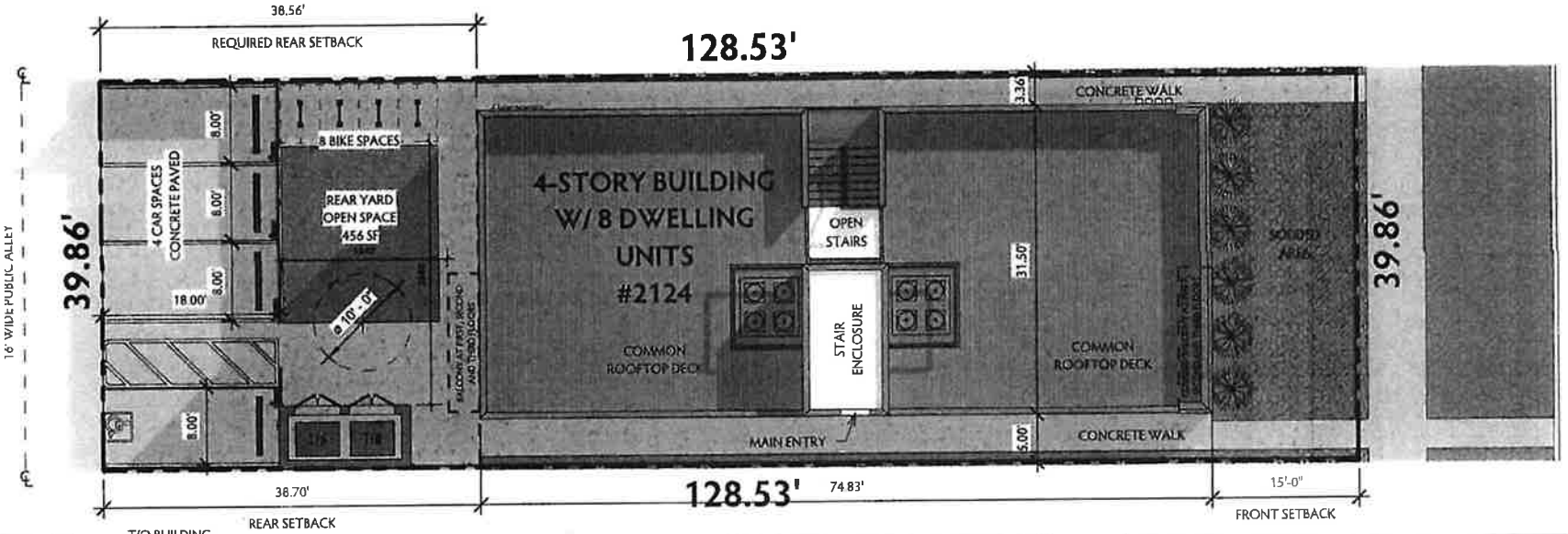
*The subject property is a designated Transit Served Location (Madison Street Bus Route). Pursuant to Sec, 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking ratio from 100% (8 parking spaces) to 50% (4 parking spaces).

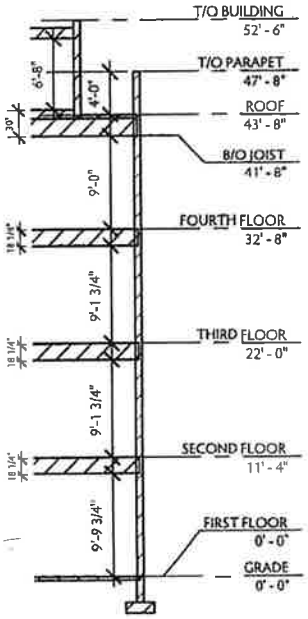
(D) Setbacks:

a.	Front Setback:	15 ft. (proposed)
b.	Side Setbacks:	
	East Side:	3.36 ft. (proposed)
	West Side:	5 ft. (proposed)
c.	Rear Setback:	38.7 ft. (proposed)

(E) Building Height: 41.67 ft.

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N ① **SITE PLAN**
3/32" = 1'-0"

◯ **SCHEMATIC SECTION**

BUILDING AREA

FLOOR	AREA
FIRST FLOOR	2245.33 SF
SECOND FLOOR	2195.81 SF
THIRD FLOOR	2195.81 SF
FORTH FLOOR	2195.81 SF
	8832.77 SF

UNIT AREA

UNIT #	AREA
UNIT # 1N	1016 SF
UNIT # 1S	1016 SF
UNIT # 2N	1053 SF
UNIT # 2S	1003 SF
UNIT # 3N	1053 SF
UNIT # 3S	1003 SF
UNIT # 4N	1053 SF
UNIT # 4S	1003 SF

ZONING ANALYSIS

2124 W MADISON ST, CHICAGO, IL 60612

ITEM	SUBJECT	ORDINANCE REQ.	ACTUAL
Z.01	ZONING DISTRICT / PLANNED DEVELOPMENT NO	RM-5	RM-5
Z.02	ZONING USE (S)	RESIDENTIAL	RESIDENTIAL
Z.08	LOT AREA (WIDTH = 39.80') X (DEPTH 128.53')	5123 SF	5123 SF
Z.09	MAXIMUM FLOOR AREA RATIO	2.00	1.72
Z.10	TOTAL BUILDING AREA	10246 SF	8833 SF
Z.11	BUILDING HEIGHT	47.00'	41.67'
Z.12	FRONT SETBACK	15.00'	15.00'
Z.13	COMBINED SIDE SETBACKS (20%& MIN. 2.00'/8%)	7.90'/MIN. 3.18'	8.36'
Z.14	REAR SETBACK (MIN. 30%)	38.56'	38.70'
Z.15	REAR YARD / ON SITE OPEN SPACE (36 SF/ 5.35%/ 10'-0")	268 SF	456 SF
Z.16	NUMBER OF DWELLING UNITS (400 SF)	12.81	8

8 DWELLING UNITS TOTAL
2 DWELLING UNITS PER FLOOR
COMMON ROOFTOP DECK

4 CAR SPACES
8 BIKE SPACE

TRASH ENCLOSURE

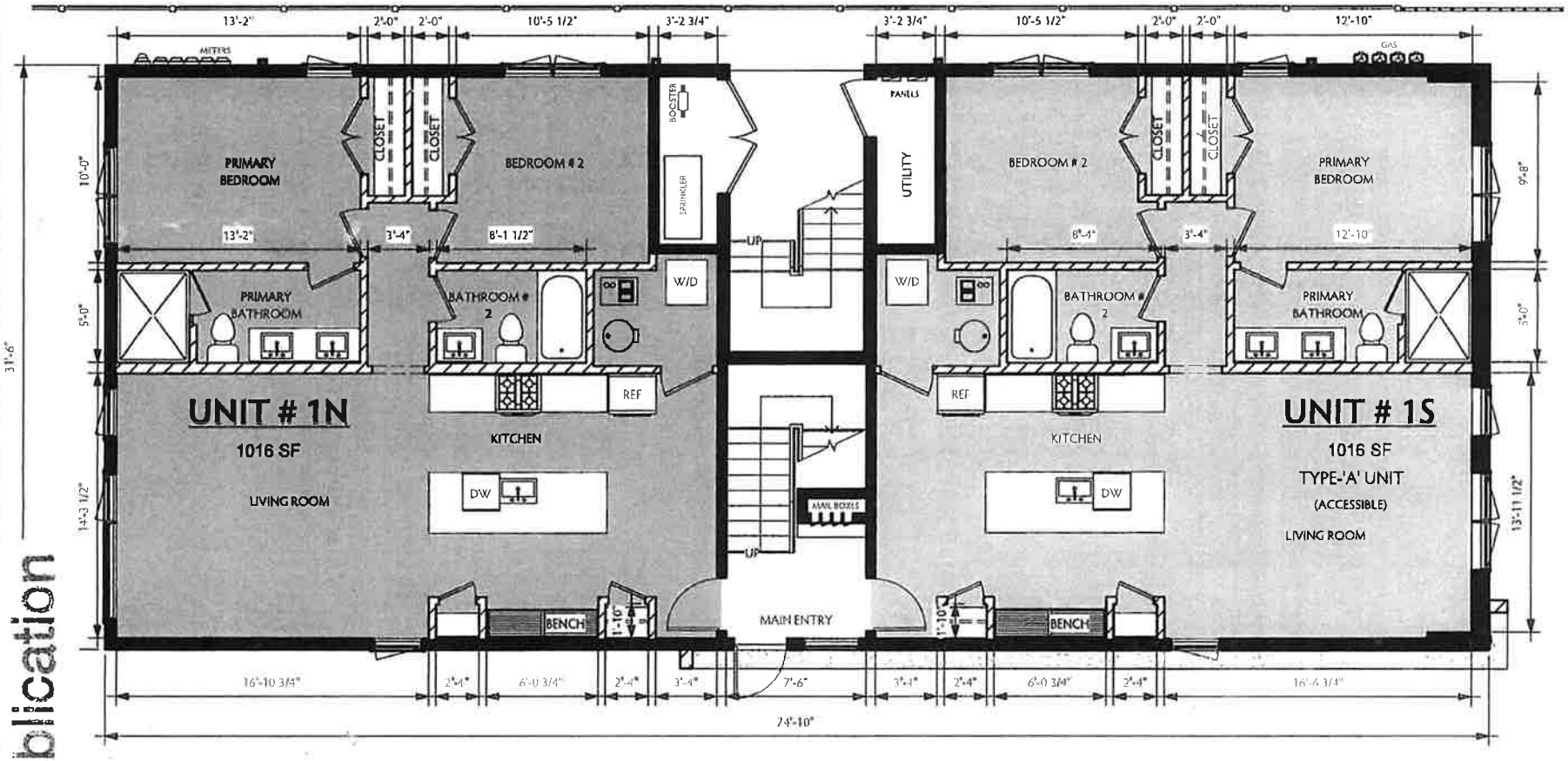
SITE PLAN
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N

1 **FIRST FLOOR**
3/16" = 1'-0"

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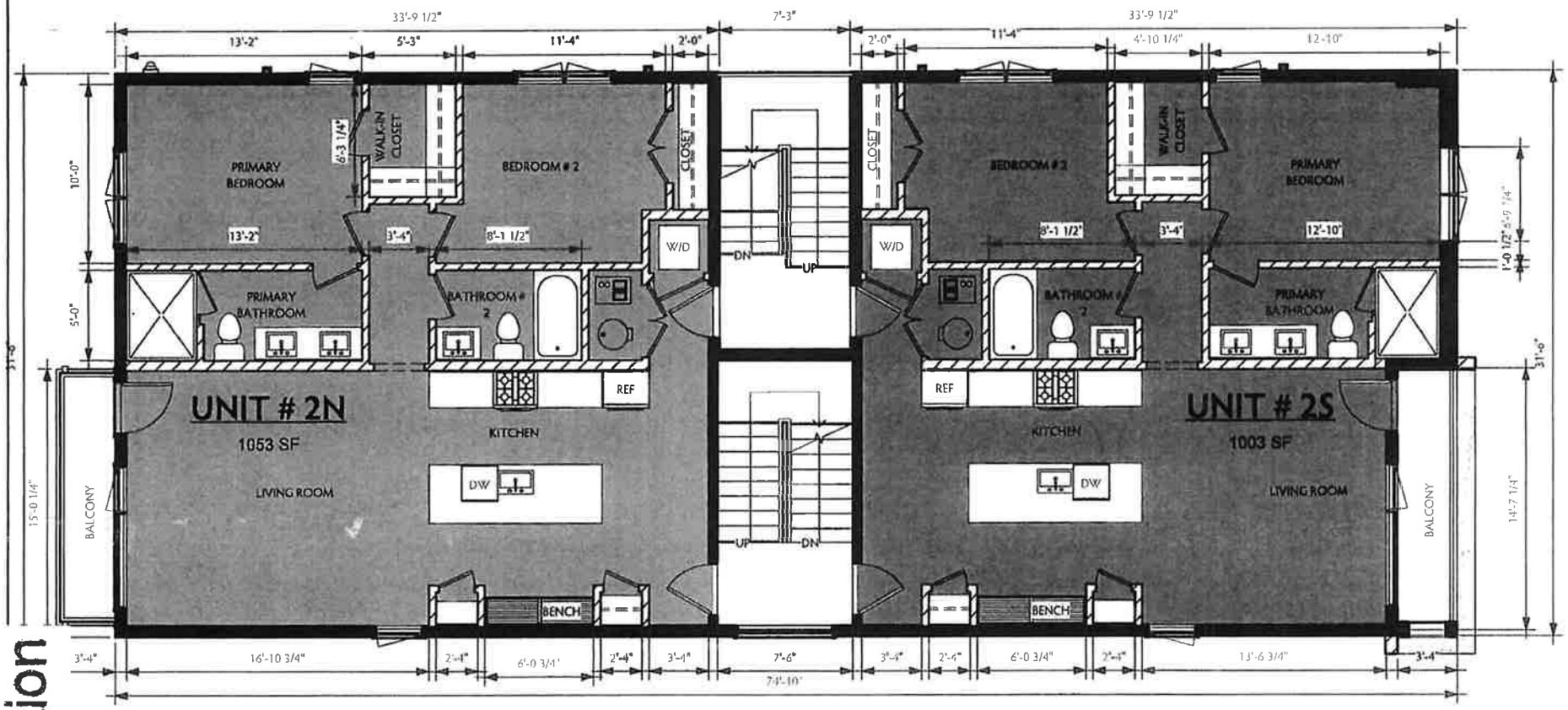
FLOOR PLAN
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N

1 SECOND FLOOR (TYPICAL)

3/16" = 1'-0"

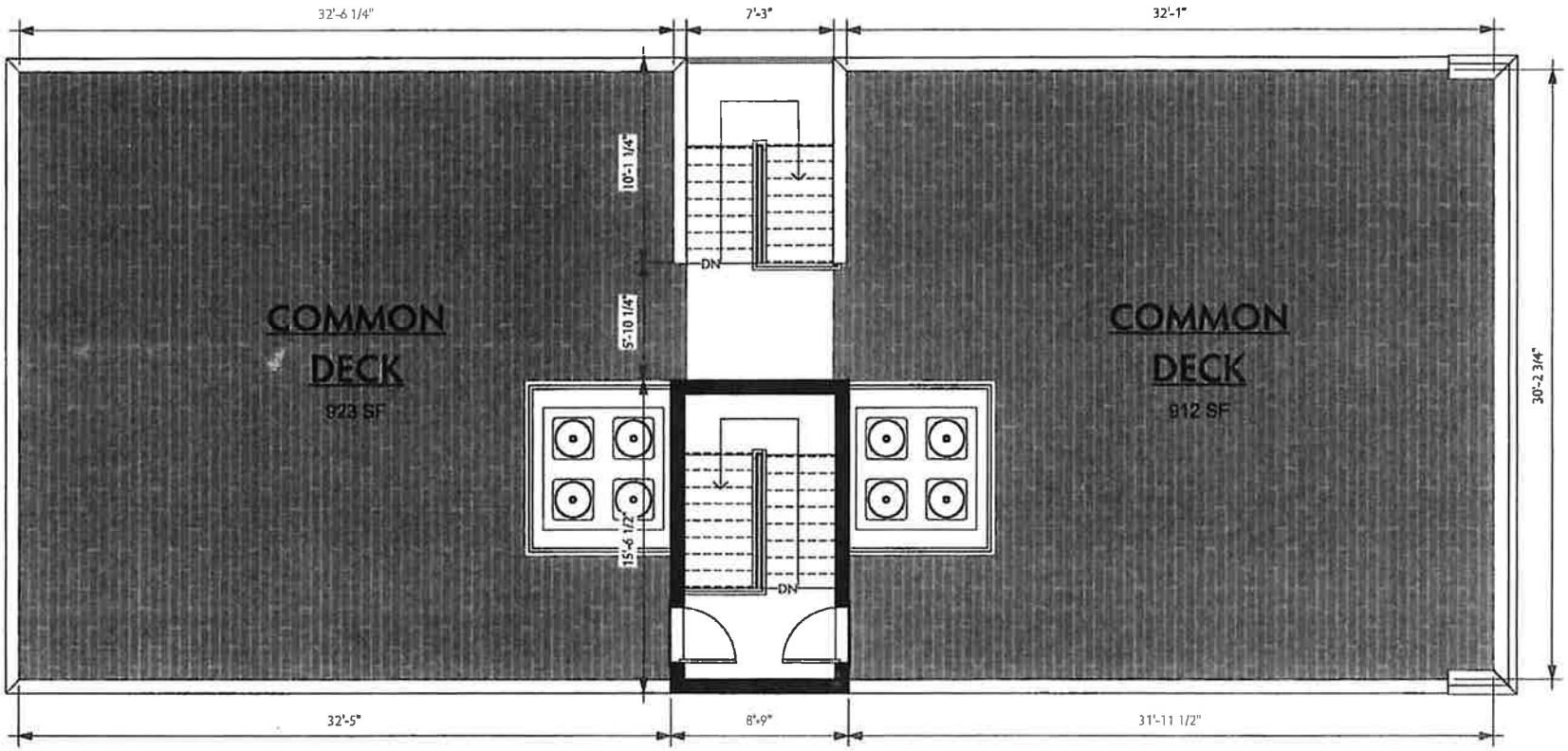
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1 ROOF
3/16" = 1'-0"

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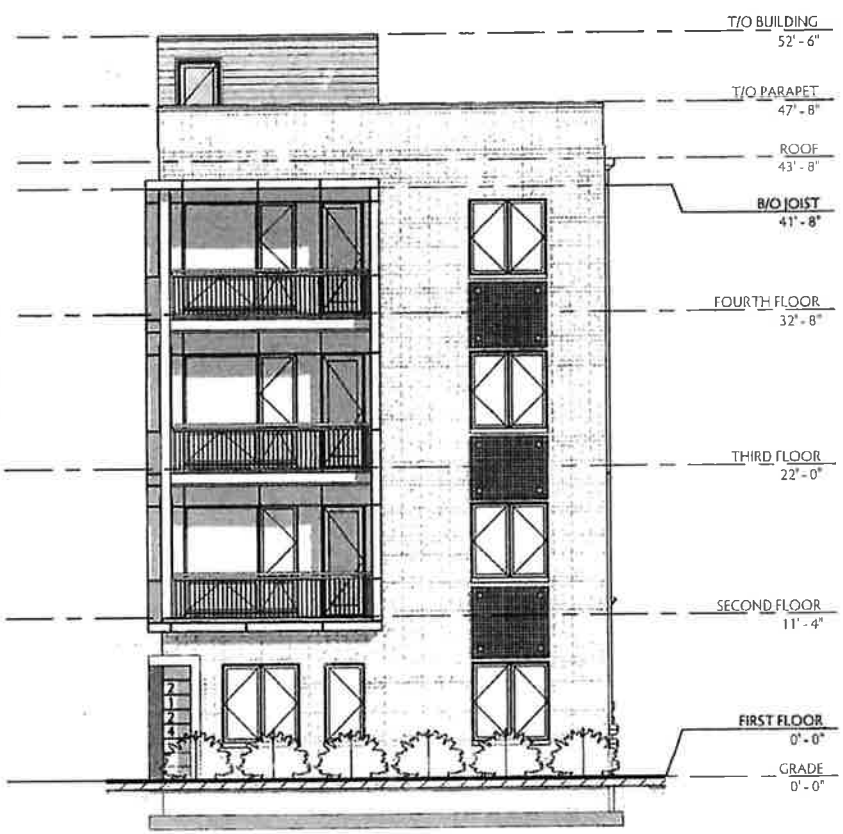
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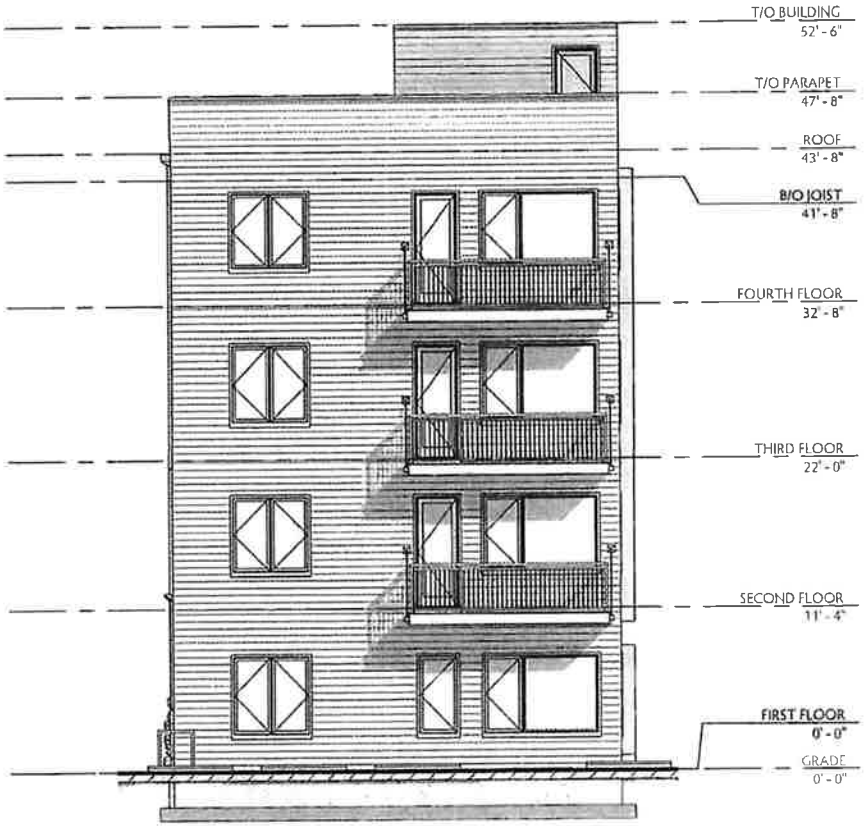
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1 SOUTH ELEVATION

1/8" = 1'-0"



2 NORTH ELEVATION

1/8" = 1'-0"

ELEVATIONS
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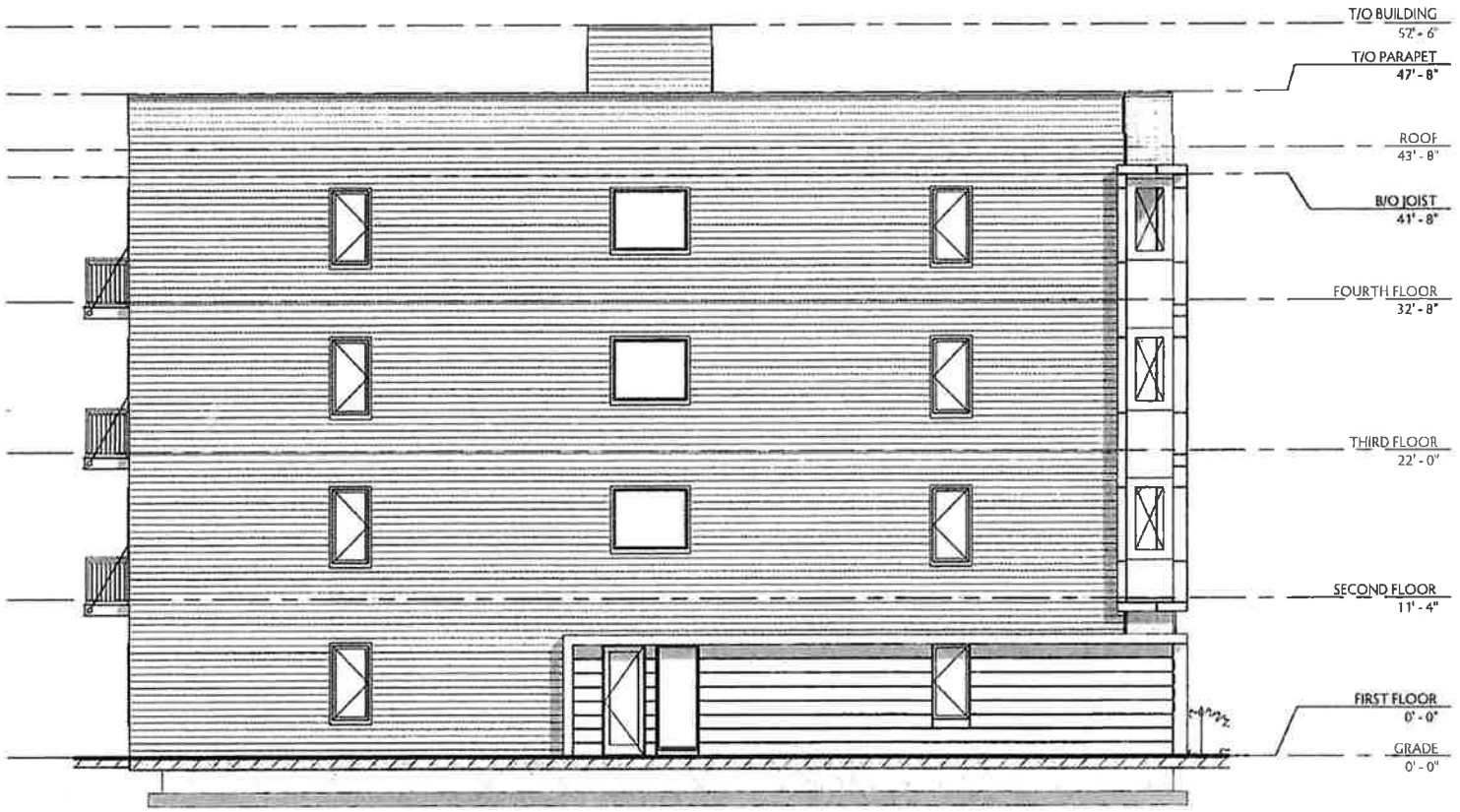
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1 **WEST ELEVATION**
1/8" = 1'-0"

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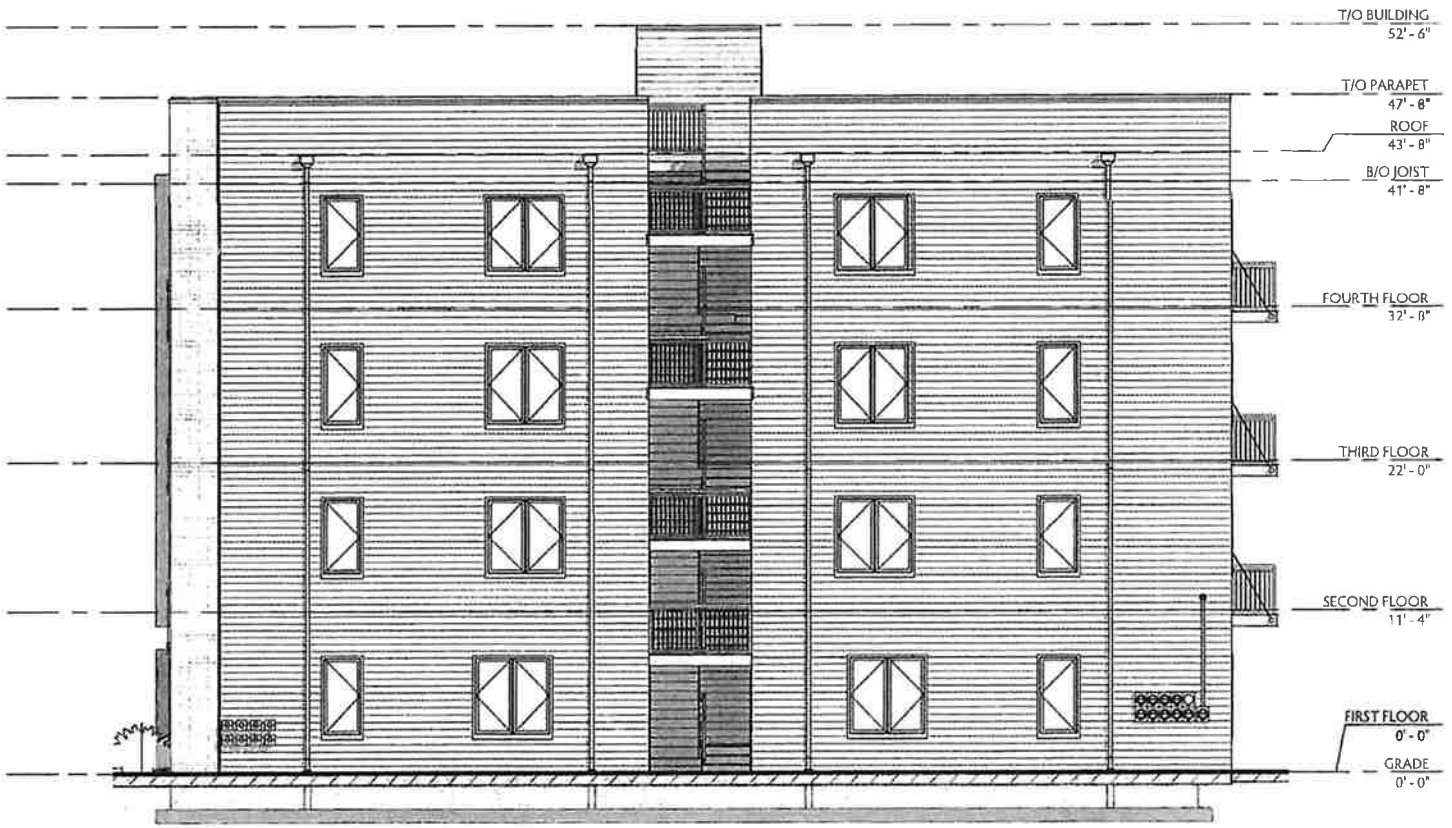
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1 EAST ELEVATION

1/8" = 1'-0"

ELEVATION
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