17-13-0303-C(1) Type 1 Narrative & Plans – 2431 West Thomas Street, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,982.72 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new three-story residential building containing three (3) dwelling units and a detached garage. The proposed building will measure 38 ft. in height. The subject property is a Transit Served Location and will be supported by three (3) off-street parking spaces (2 interior + 1 detached garage space). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 100% (three (3) parking spaces for three (3) residential units), reduce the front setback from 15 feet to 8 ft.-6 in., reduce the east side setback to 1 ft. (west side setback to be 3 ft.), reduce the total combined side setback to 4 ft., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 4,227 square feet (1.42 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 994.24 square feet per D.U. (3 residential units)

(C) *The amount of off-street parking: 3 parking spaces

*The subject property is a designated Transit Served Location (Western Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from two (2) parking spaces (66%) to three (3) parking spaces (100%).

(D) Setbacks:

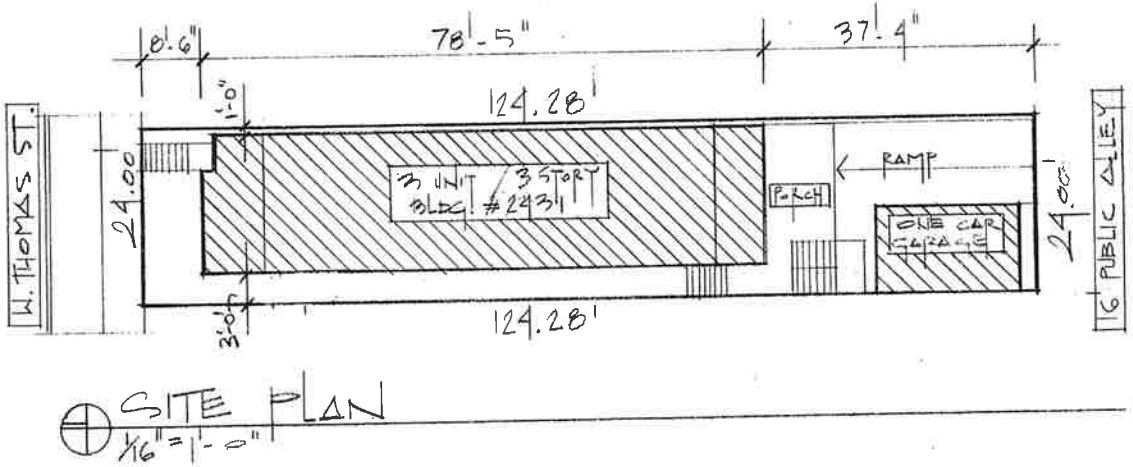
a.	*Front Setback:	8 feet-6 inches
b.	*Side Setbacks:	
	East Side:	1 feet
	West Side:	3 feet
c.	Rear Setback:	37 feet-4 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce front setback from the required 15 ft. to 8 ft.-in., reduce the east side setback to 1 ft. (west side setback to be 3 ft.), and reduce the total combined side setback to 4 ft.

(E) Building Height: 38 feet

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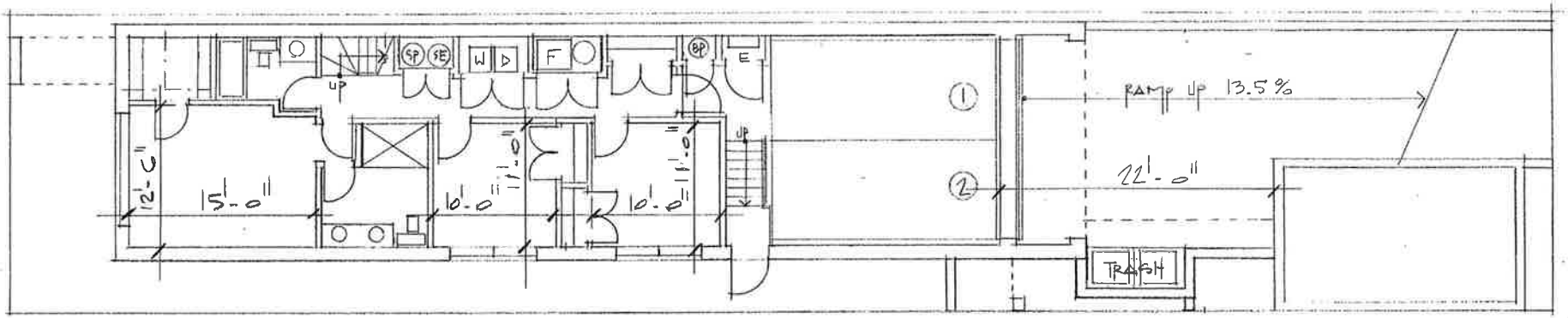


⊕ SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA 24.00 × 124.28 =	2,982.72 S.F.
F.A.R.	1.7
MAX. BUILDABLE S.F.	5,070.62 S.F.
BASEMENT	0 S.F.
1ST FLOOR	1,067 S.F.
2ND FLOOR	1,580 S.F.
3RD FLOOR	1,580 S.F.
TOTAL	4,227 S.F.

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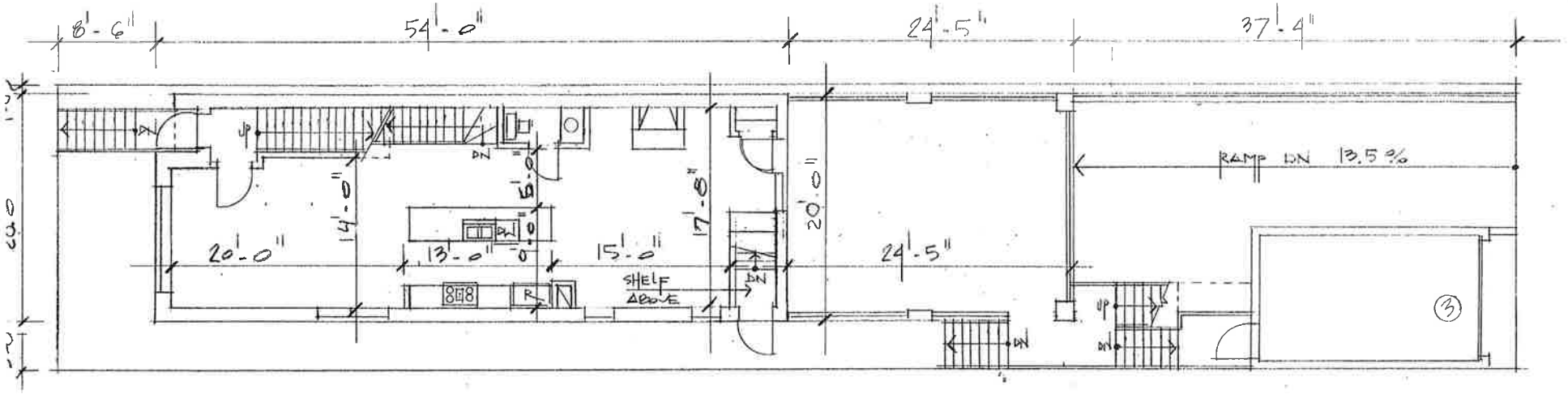
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BASEMENT FLOOR PLAN
1/8" = 1'-0"

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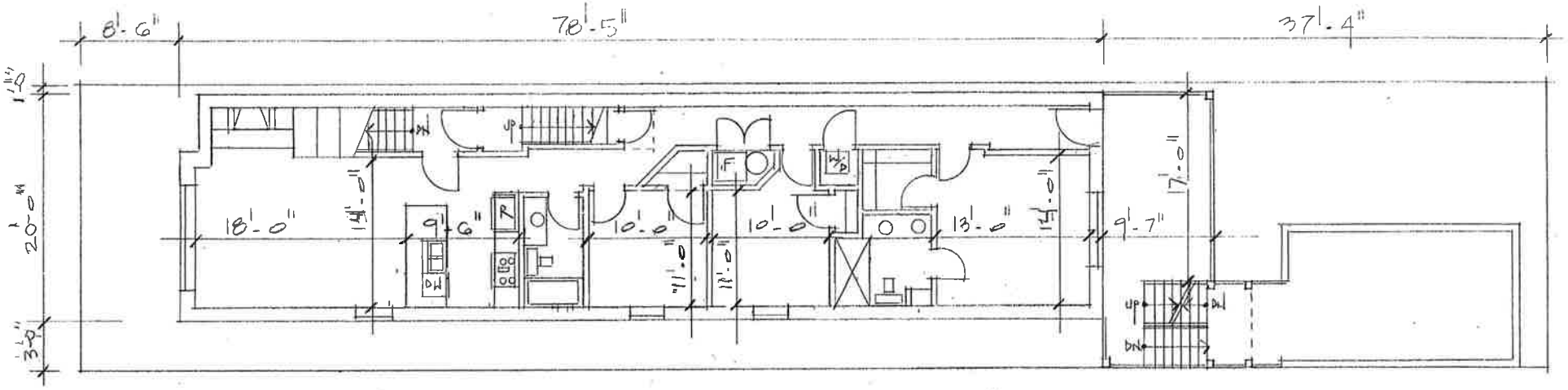
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1ST FLOOR PLAN 1,067 S.F.
1/8" = 1'-0"

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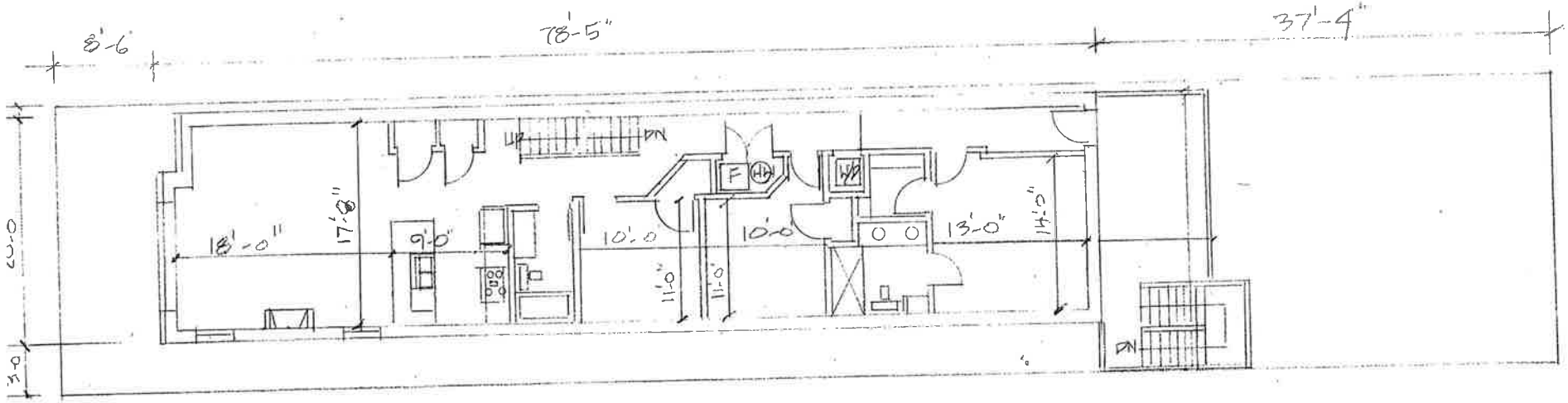


2ND Floor PLAN
1/8" = 1'-0"

1,580 S.F.

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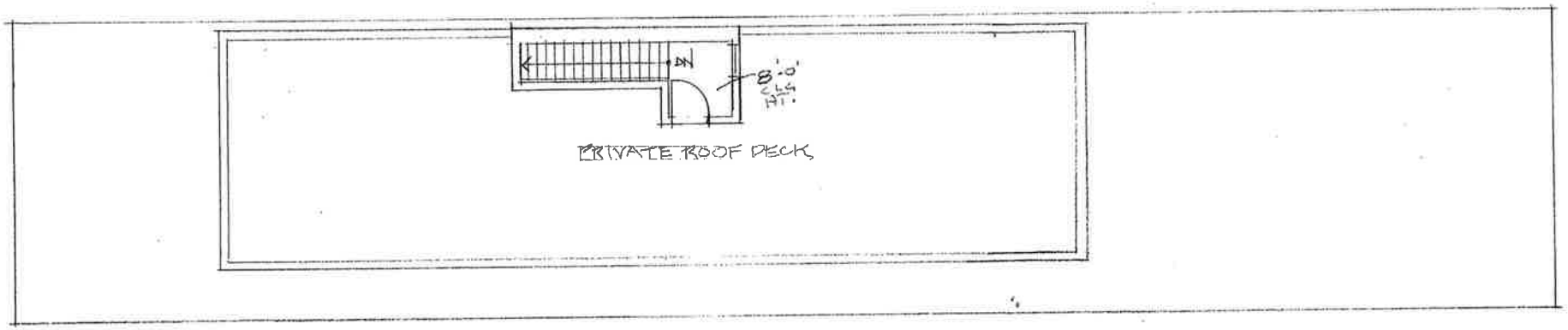
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3RD FLOOR PLAN 1,580 SF
1/8" = 1'-0"

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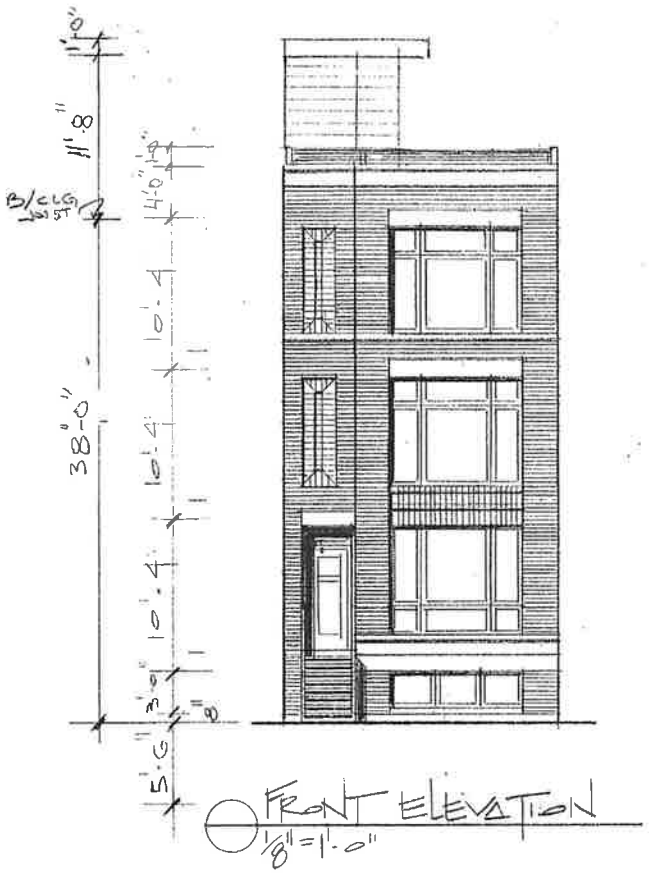
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ROOF PLAN
1/8" = 1'-0"

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FRONT ELEVATION
1/8" = 1'-0"