

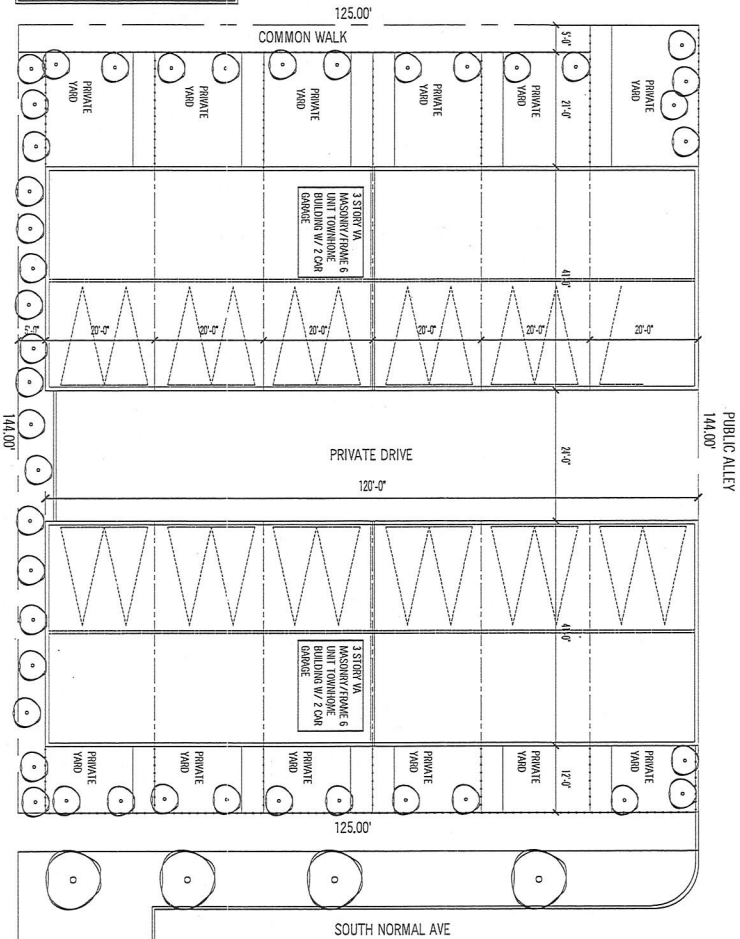
Narrative and Plans for the
Type 1 Rezoning of 500-10 W. Pershing Rd., Chicago, IL
To Rezone from an M1-2 to an RT-4 District

The subject property is vacant. The applicant needs to rezone from an M1-2 to an RT-4 district to comply with the use and bulk table in an RT-4 district to allow a residential use and build 12 new townhouses.


- A. Proposed use: 12 townhouses
- B. Project floor area ratio (FAR) is 1.2.
- C. The lot area is 18,000 SF. The project's density is 1,500 SF per unit.
- D. The amount of off-street parking is 24 parking spaces.
- E. Setback:
 - Front wall facing street: 12'
 - Front wall facing property line: 26'
 - End wall facing street on corner: 5'
 - End wall facing alley: 0'
 - Rear wall facing rear wall with all garages: 24'
 - Private yard" 230 SF.
- F. Building height: 38'

The applicant will comply with section 17-300307 exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.

CITY OF CHICAGO ZONING DATA PER BUILDING		
CATEGORIES	REQUIRED	ACTUAL
ZONING CLASS	RI 4	RI 4
103' MAX. HEIGHT OF MAIN FLOOR	105' 0" (21.1)	121' 0" (30.8)
MINIMUM LOT AREA PER UNIT	1800 SQ. FT. MINIMUM	2400 SQ. FT.
FRONT YARD SETBACK STREET	12'-0"	12'-0"
FRONT YARD SETBACK PROPERTY LINE	12'-0"	12'-0"
FRONT YARD SETBACK SIDEWALK	6'-0"	6'-0"
FRONT WALL FINISH	CONCRETE	CONCRETE
FRONT WALL FINISH WITH ALL QUALITIES	20' 0"	24' 0"
FRONT YARD	20% (81)	24% (81)
FRONT YARD	12'	12'
FRONT SERVICE	12'	12'



1" = 10'-0"
 SITE/LANDSCAPE PLAN



7500
DESIGN STUDIO

38111

SHEET

A0.2

REVISION

DATE: 08/20/2024

PROJECT: 2400 SQ. FT. RI 4

SCALE: 1" = 10'-0"

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SCALE: 1" = 10'-0"

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2453 S. ARCHER AVE
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SUBMITTAL NOTES

ISSUED FOR ZONING 5-16-23

PROJECT NAME
1500 W. NORTH AVENUE
PERMITS FOR CONSTRUCTION



SHEET NAME
ELEVATION

SHEET
A2.1
NUMBER



PROPOSED EAST ELEVATION (NORMAL AVE)