

**17-13-0303-C(1) Type 1 Narrative & Plans – 1073 West Polk Street, Chicago, IL**

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,400 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to develop the subject property with a new three-story residential building containing three (3) dwelling units. The proposed building will measure 36.6 ft. in height. The residential building will be supported by two (2) off-street parking spaces at the rear of the lot. In conjunction with Type 1 zoning change application, the Applicant is seeking a Variation as per the Chicago Zoning Code, Section 17-13-0303-D, to reduce the number of required off-street parking spaces from three (3) parking spaces to two (2) off-street parking spaces.

- (A) The Project's Floor Area Ratio: 4,080 square feet (1.7 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 800 square feet per D.U.  
(3 residential units proposed)

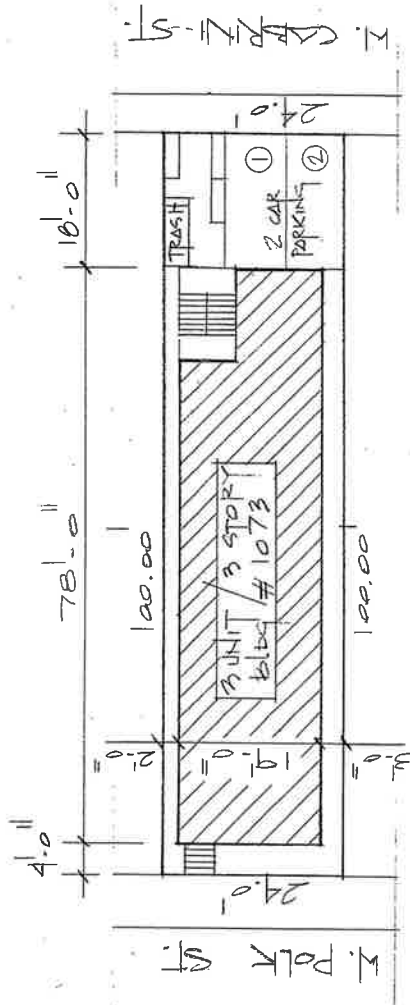
(C) The amount of off-street parking: 2 parking spaces

\*Pursuant to Section 17-13-0303-D, the Applicant is seeking a Variation to reduce the number of required parking spaces from three (3) parking spaces to two (2) off-street parking spaces.

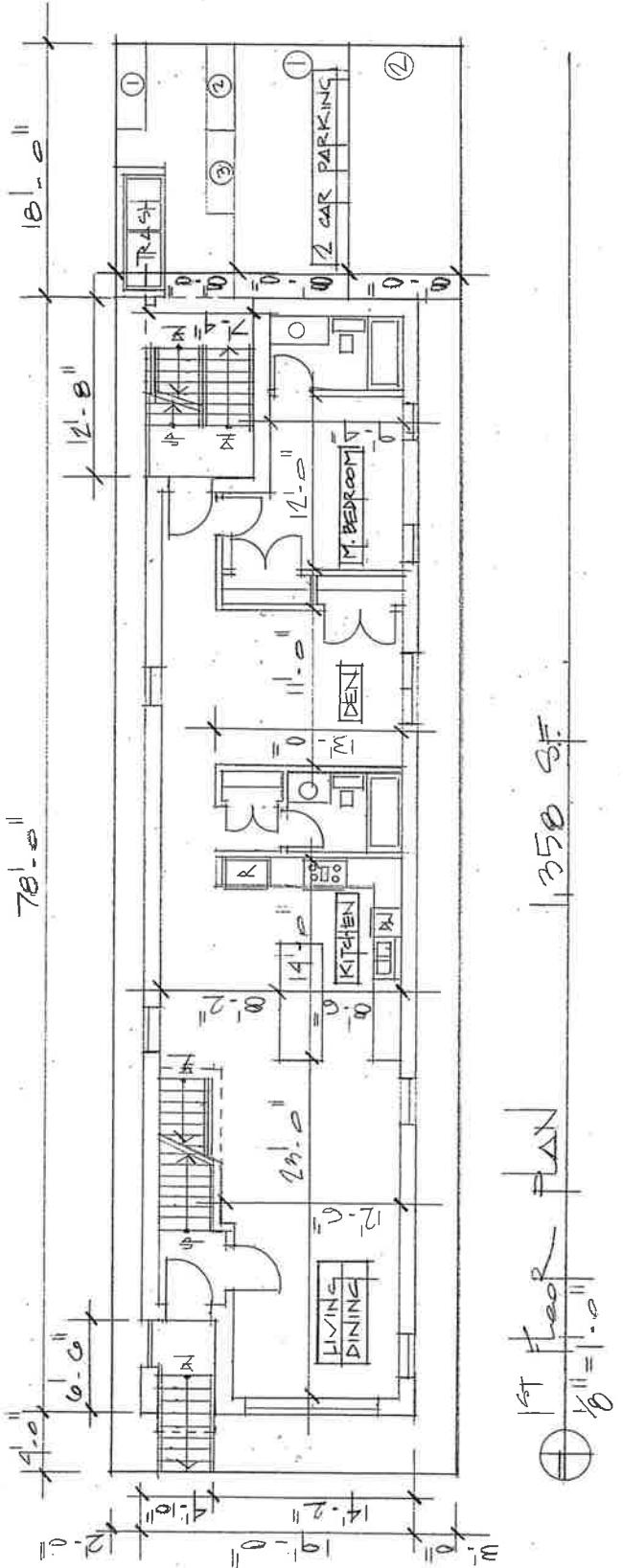
- (D) Setbacks:
  - a. Front Setback: 4 feet
  - b. Side Setbacks:
    - West Side: 3 feet
    - East Side: 2 feet
  - c. Rear Setback: 18 feet

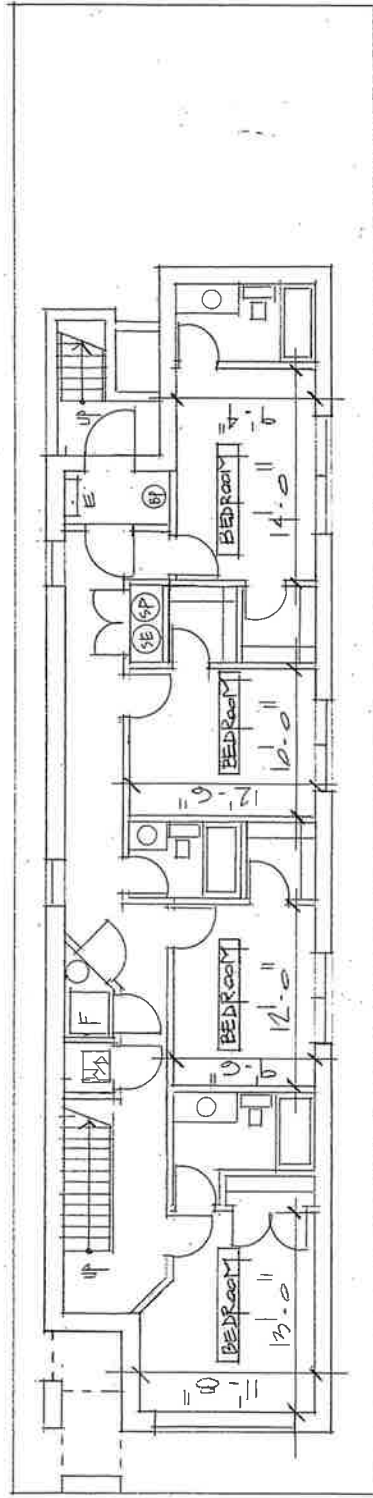
(E) Building Height: 36.6 feet

ZONING INFORMATION	
LOT AREA	24 x 100 = 2400 SF
F.A.R.	RM-4.5
MAX. BUILDABLE	1.7
BASEMENT	
1ST FLOOR	0 SF
2ND FLOOR	358 SF
3RD FLOOR	358 SF
TOTAL	4074 SF

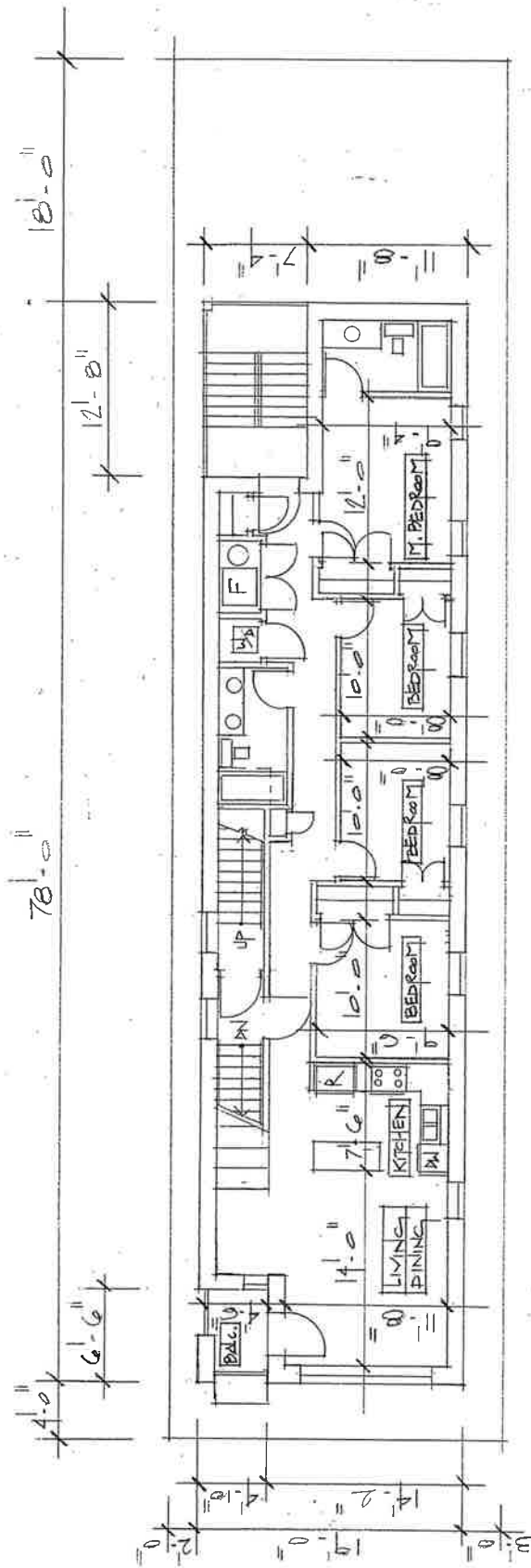


⊕ SITE PLAN  
1/16" = 1'-0"





⊕ BASEMENT FLOOR PLAN  
1/8" = 1'-0"

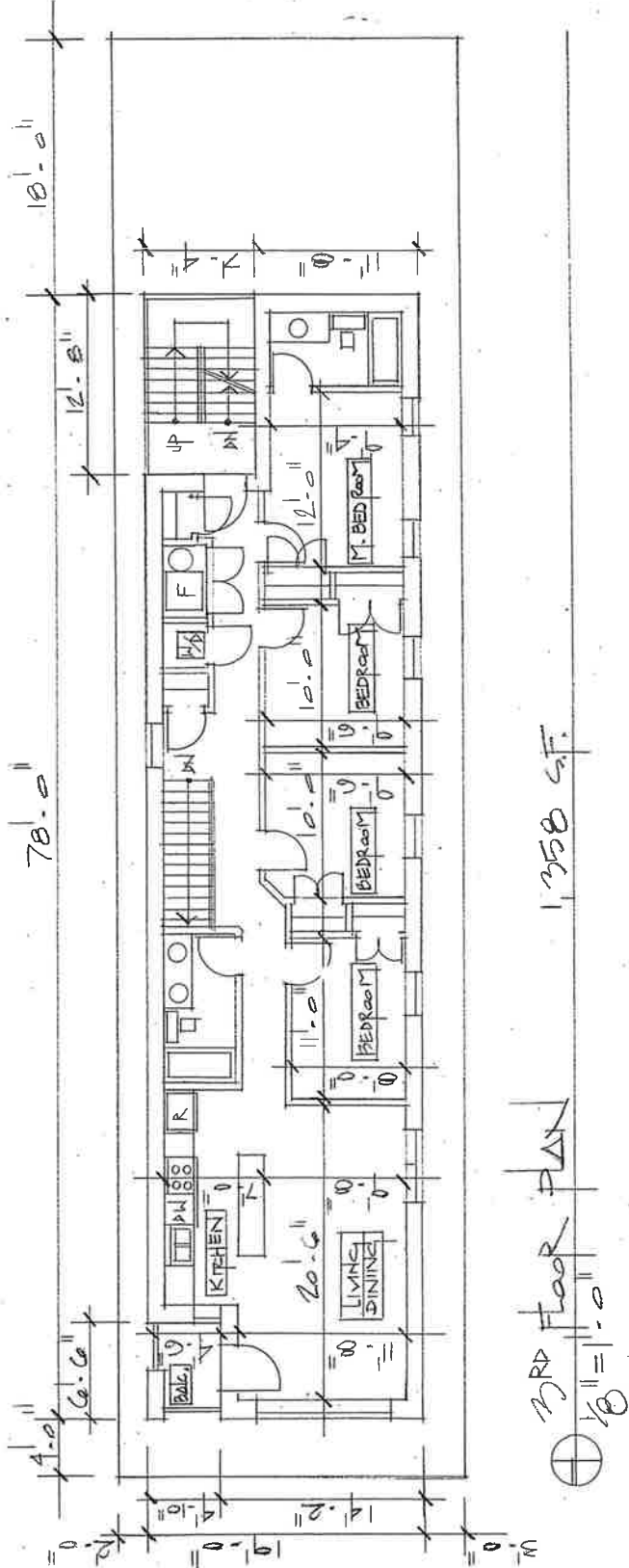


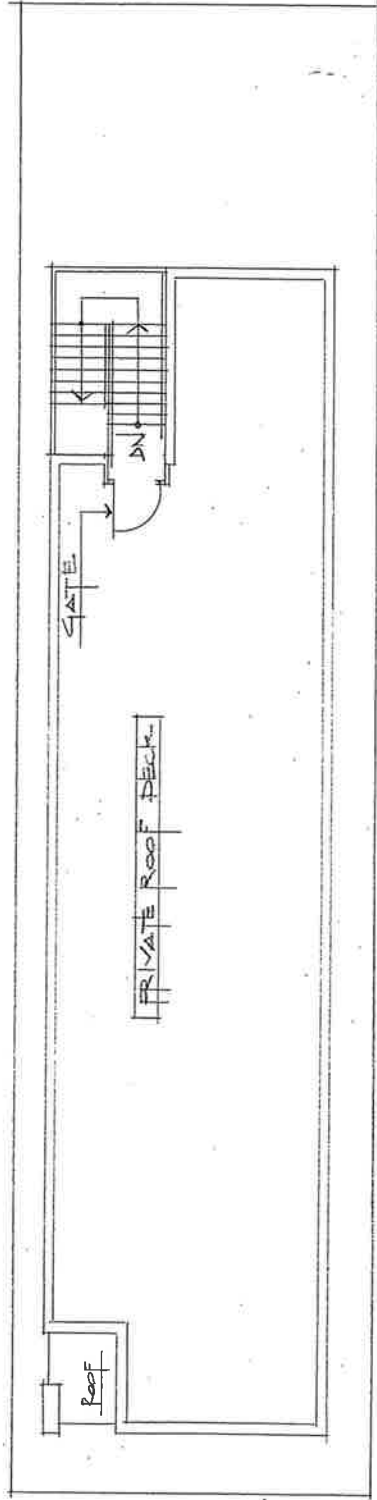
⊕ 2<sup>nd</sup> Floor Plan 1,358 S.F.  
1/8" = 1'-0"



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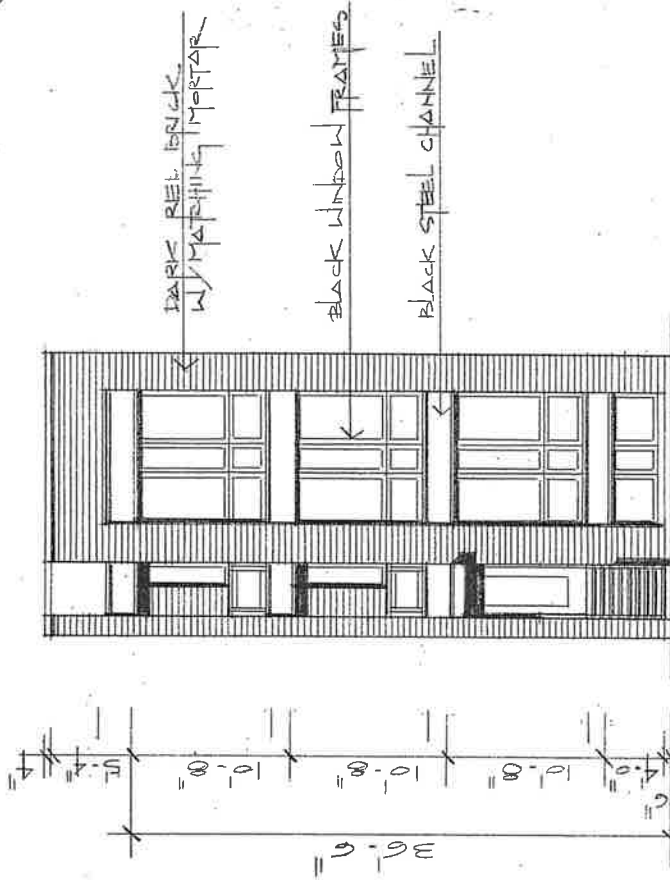


⊕ Roof PLAN  
1/8" = 1'-0"



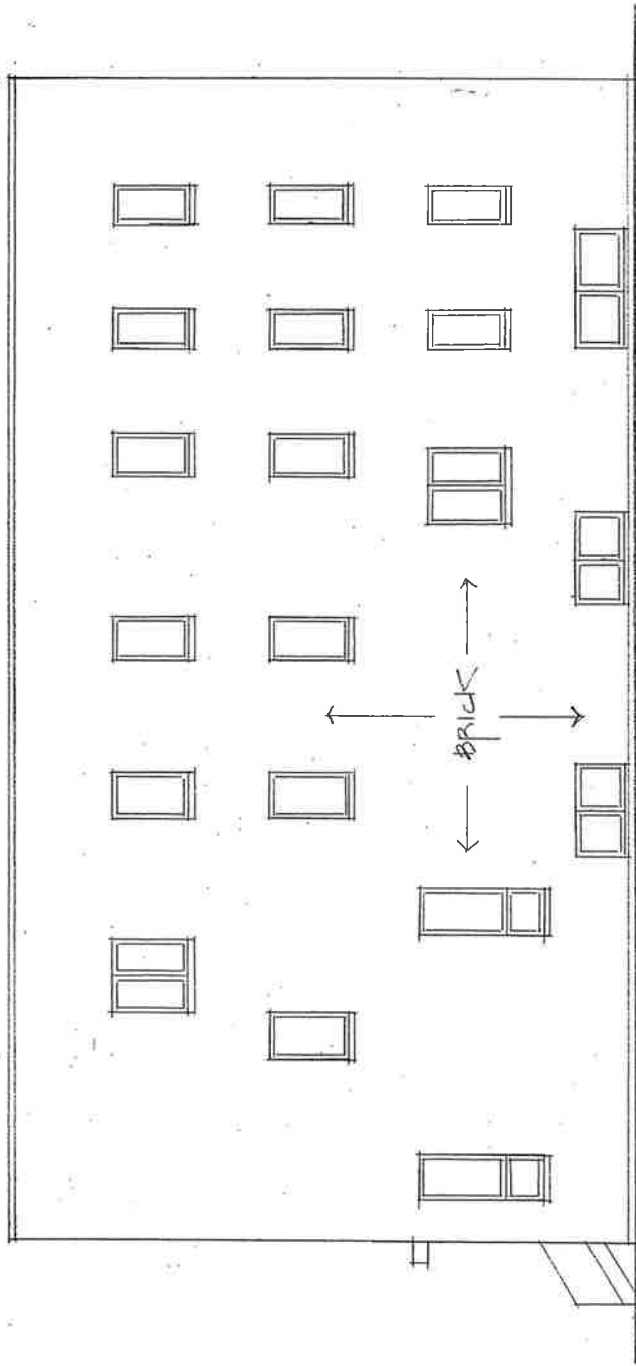
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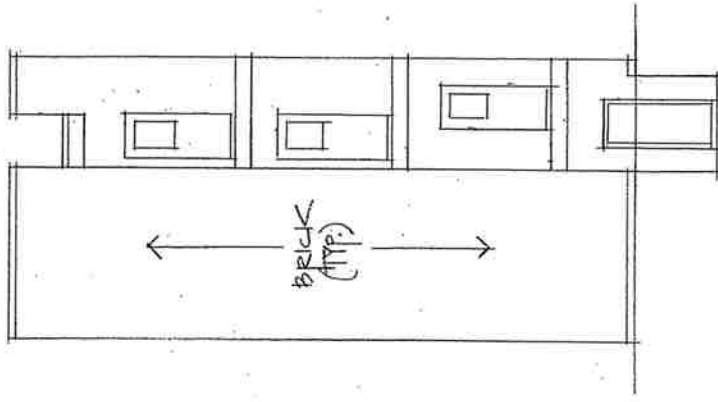


FRONT ELEVATION  
1/8" = 1'-0"

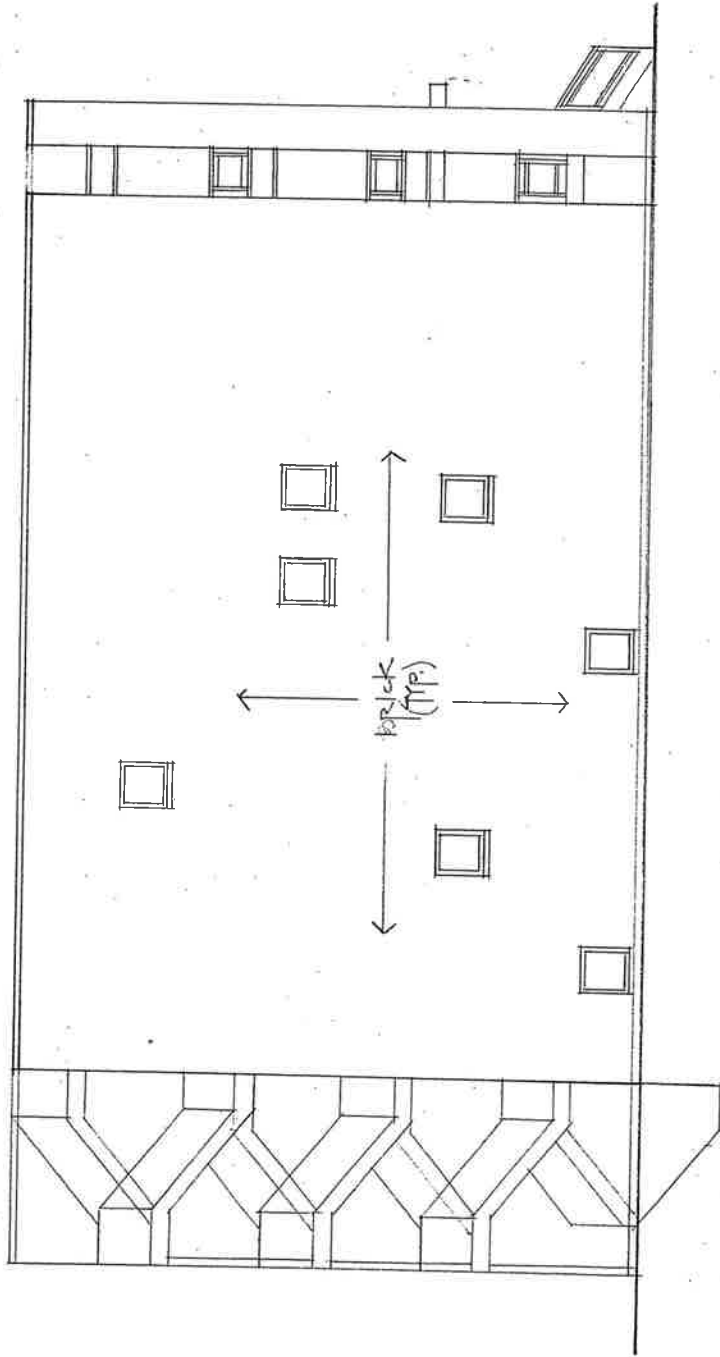




WEST ELEVATION  
1/8" = 1'-0"



○ REAR ELEVATION  
1/8" = 1'-0"



○ EAST ELEVATION  
1/8" = 1'-0"