

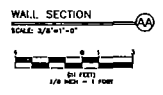
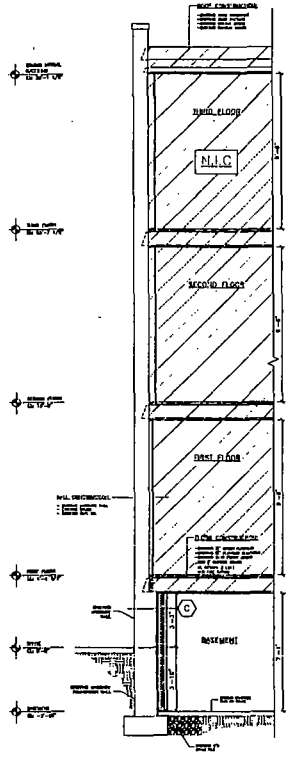
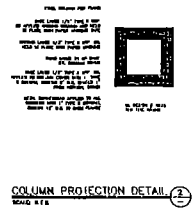
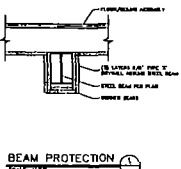
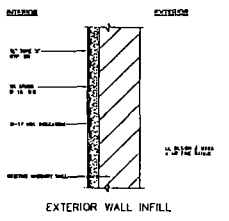
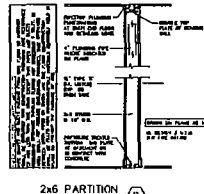
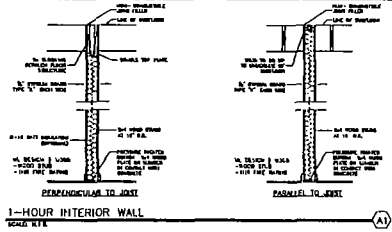
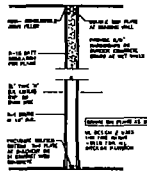
Narrative and Plans for Type 1
Rezoning from RS-3 to RM-5
for 2611 W. Augusta Boulevard, Chicago

Narrative

The subject property is improved with a 3-story multi-unit residential building. The applicant needs this zoning change to comply with the bulk and density standards to add an additional dwelling in this basement of the existing building for a total of seven dwelling units.

A,1. The proposed land use is to add an additional dwelling unit in the basement of the existing building for a total of seven dwelling units.

- a. The project's floor area ratio will be 2.0. Lot area 3,926.47 square feet.
- b. The project's density Minimum Lot Area (MLA) per dwelling unit will be 561 SF per dwelling unit.
- c. Off-street parking spaces: Zero
- d. Setbacks Existing: front 5.5'
West 5.85'
East 4.0'
Rear 19.19'
- e. Building height 40' existing.



SECTION & DETAILS

2811 W. AUGUSTA AVE
CHICAGO, IL

ARCHITECTS

PROJECT: []

DATE: []

SCALE: []

BY: []

CHECKED BY: []

APPROVED BY: []

PROJECT NO. []

SHEET NO. []

A2.0

5 OF 11

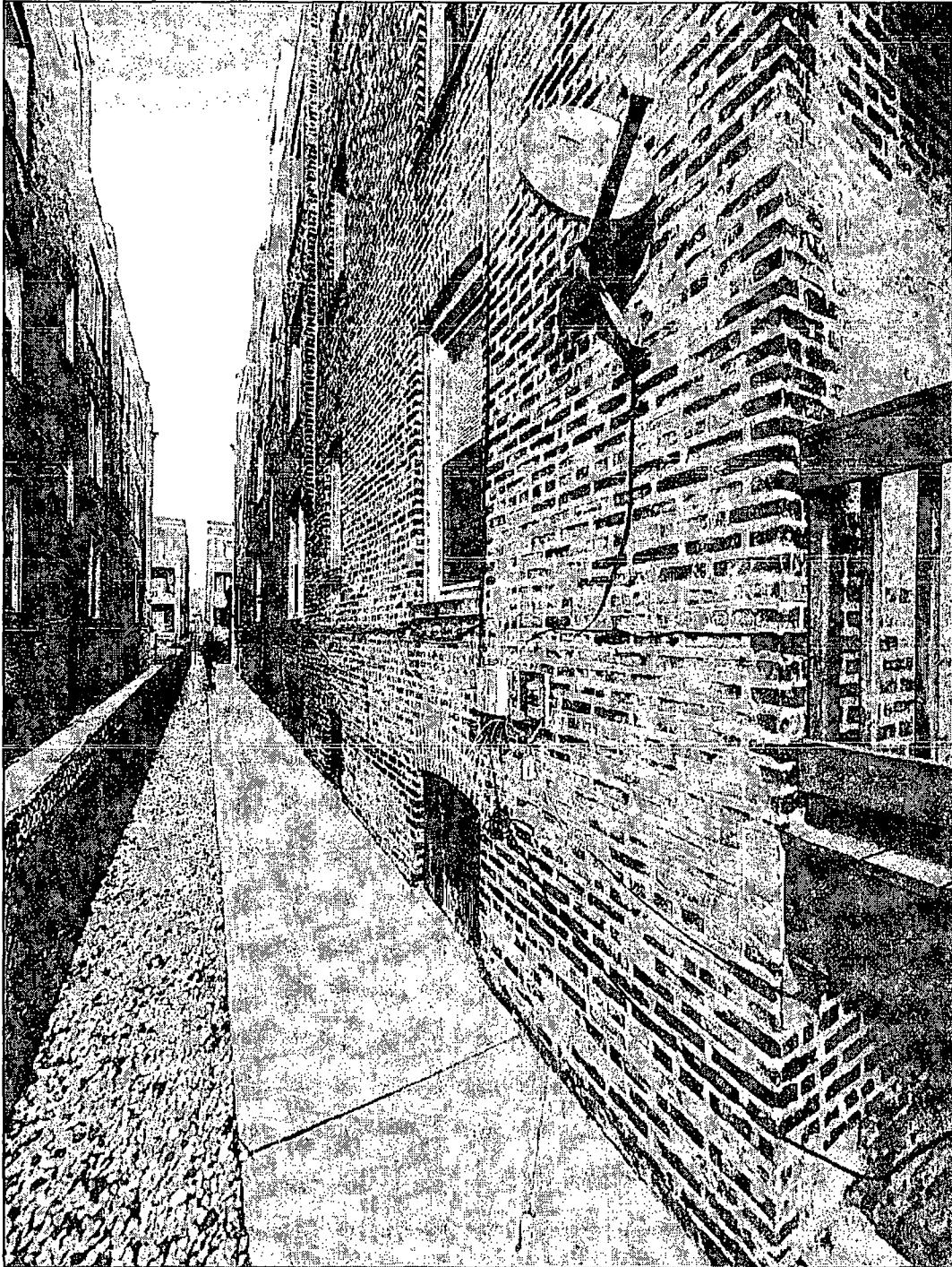
PICTURES OF EXISTING ELEVATIONS

FRONT ELEVATION



PICTURES OF EXISTING ELEVATIONS

EAST ELEVATION



PICTURES OF EXISTING ELEVATIONS

REAR ELEVATION



PICTURES OF EXISTING ELEVATIONS

WEST ELEVATION

