

17-13-0303-C(1) Type 1 Narrative & Plans – 1065 West Polk Street, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,400 square feet

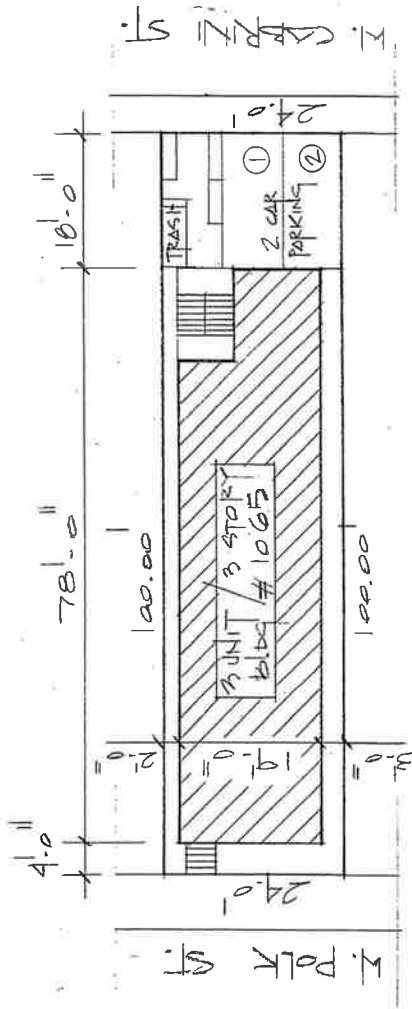
Proposed Land Use: The Applicant is seeking a zoning change in order to develop the subject property with a new three-story residential building containing three (3) dwelling units. The proposed building will measure 36.6 ft. in height. The residential building will be supported by two (2) off-street 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' = 2,400 SF
F.A.R.	RM-4.5 1.7
MAX. BUILDABLE	4,080 SF
BASEMENT	0 SF
1ST FLOOR	1,358 SF
2ND FLOOR	1,358 SF
3RD FLOOR	1,358 SF
TOTAL	4,074 SF



⊕ SITE PLAN
1/16" = 1'-0"

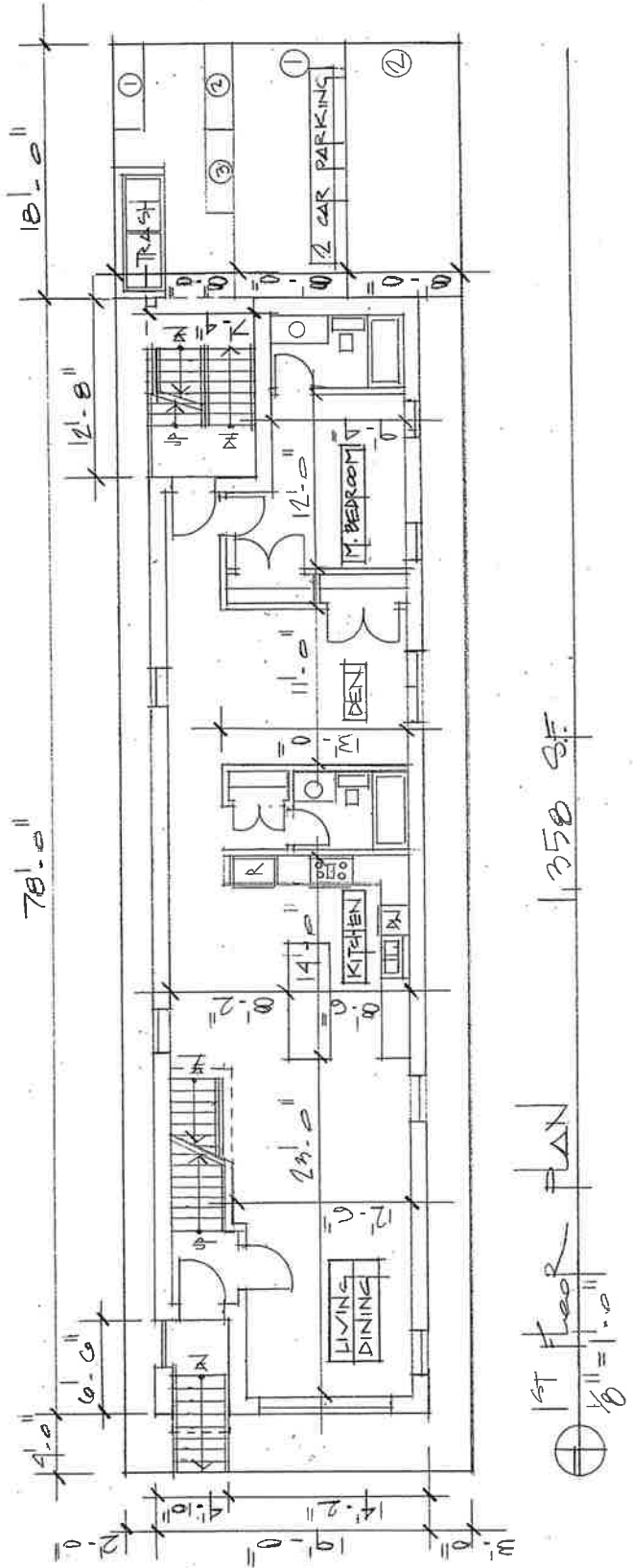


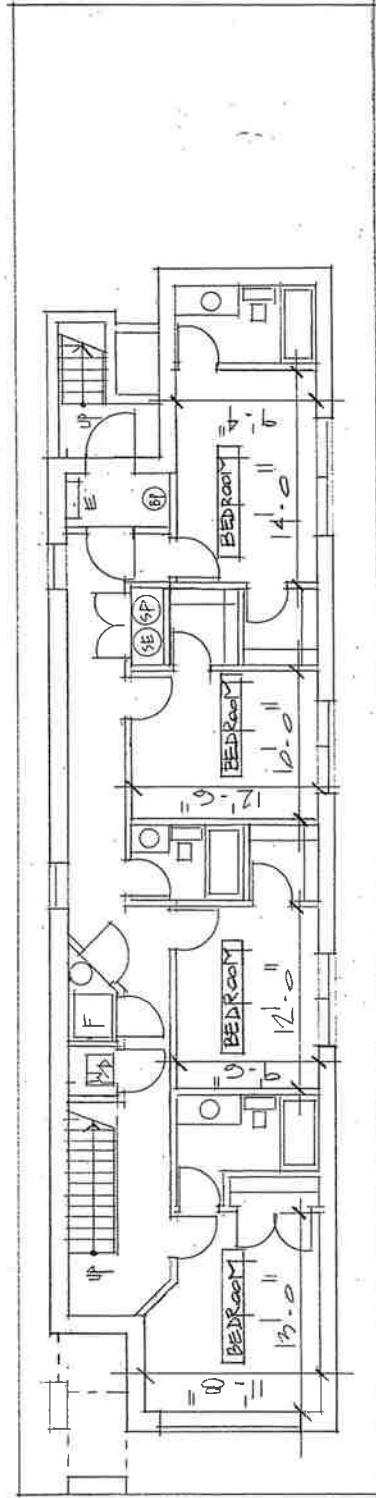
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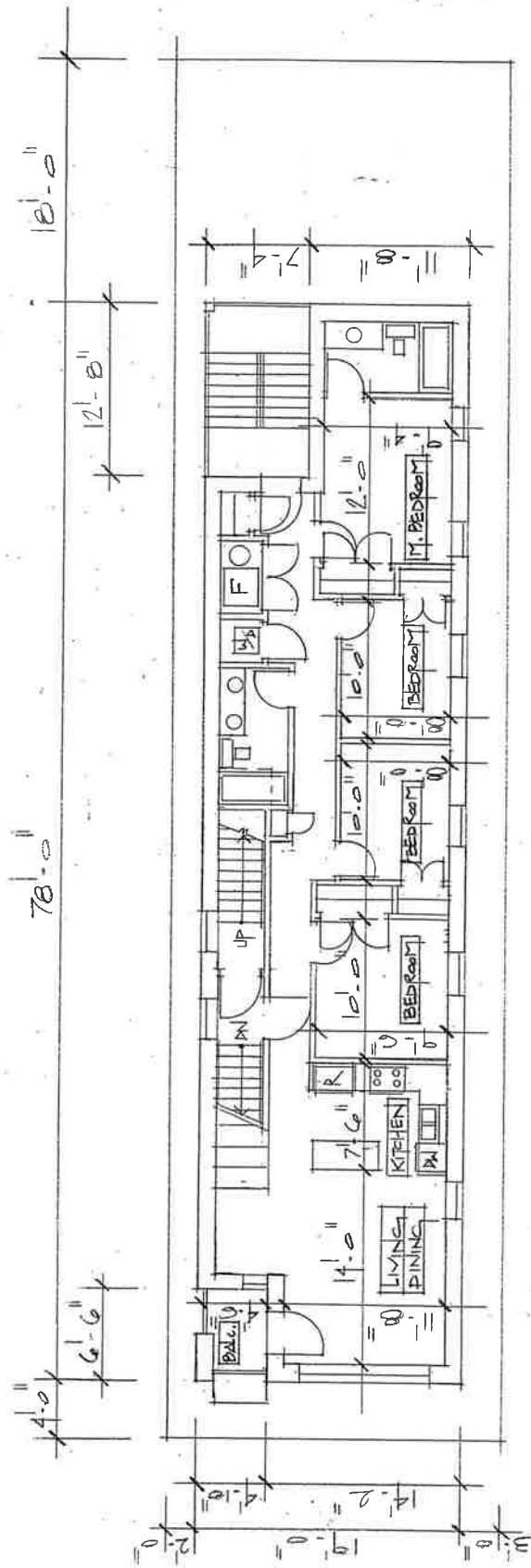
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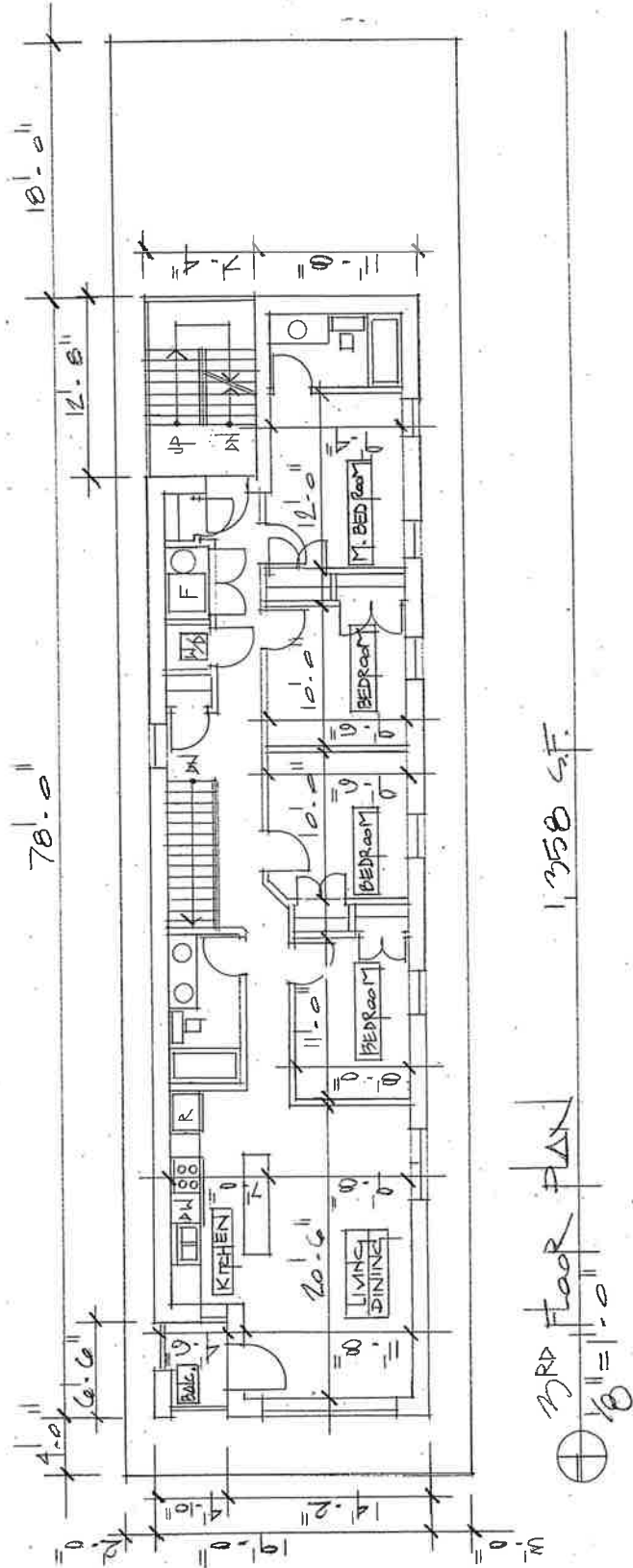


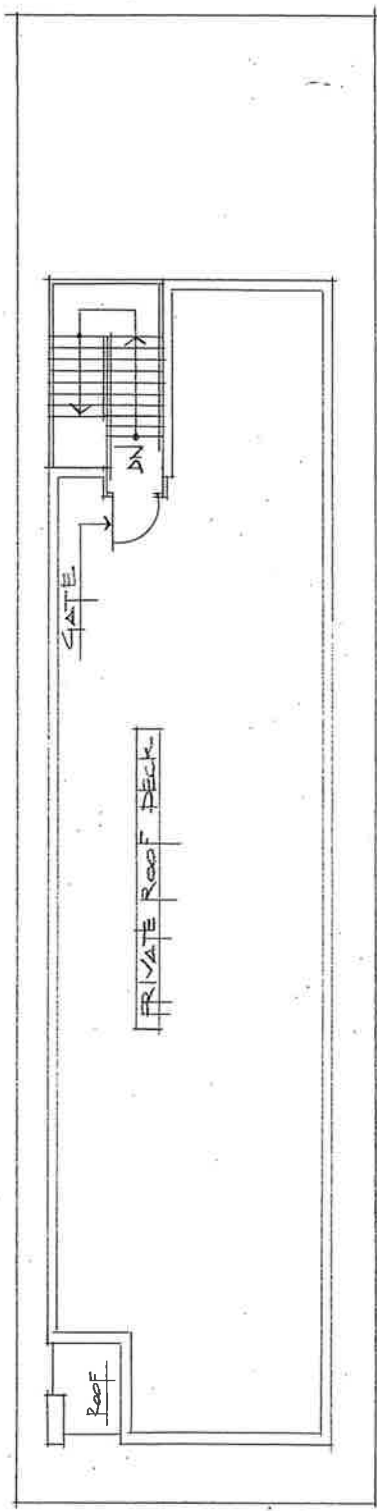


⊕ BASEMENT FLOOR PLAN
1/8" = 1'-0"



⊕ 2ND Floor Plan 1350 S.F.
1/8" = 1'-0"





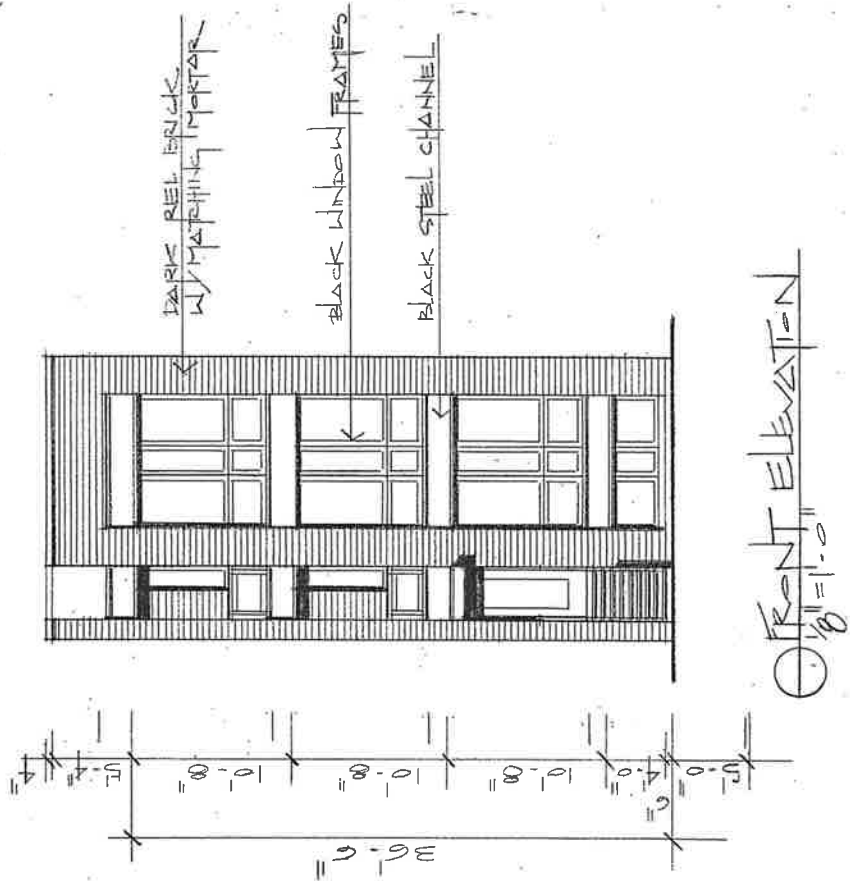
⊕ Roof PLAN
1/8" = 1'-0"

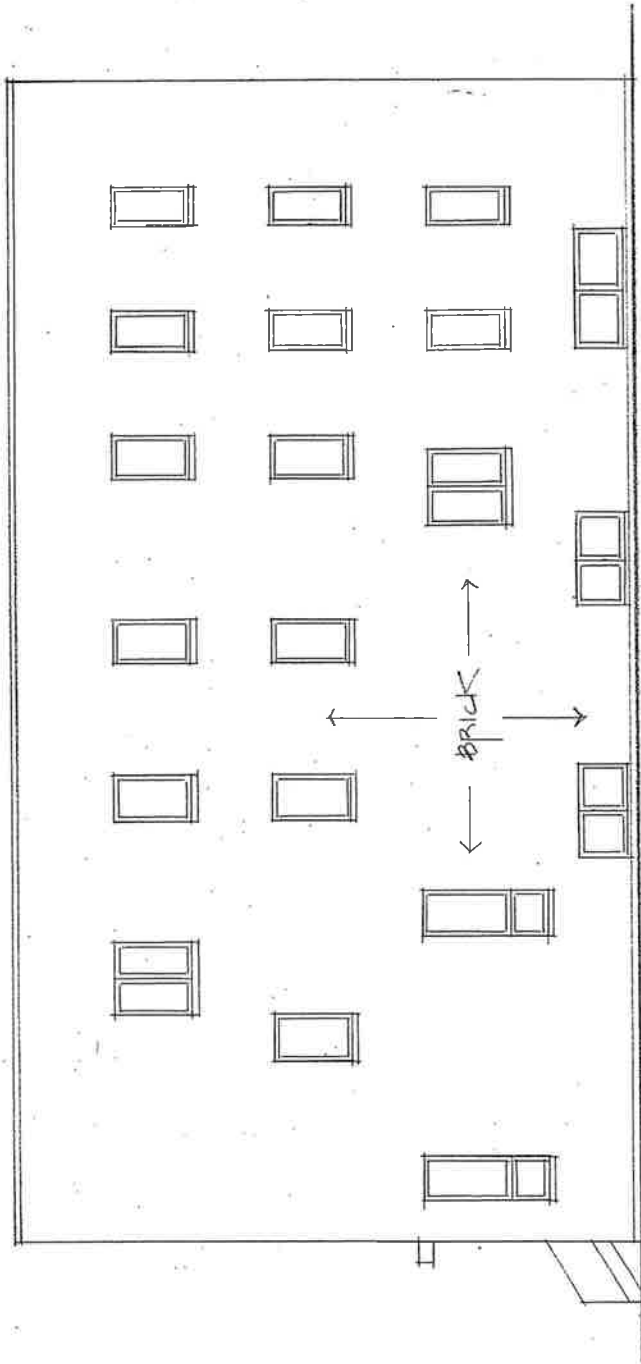


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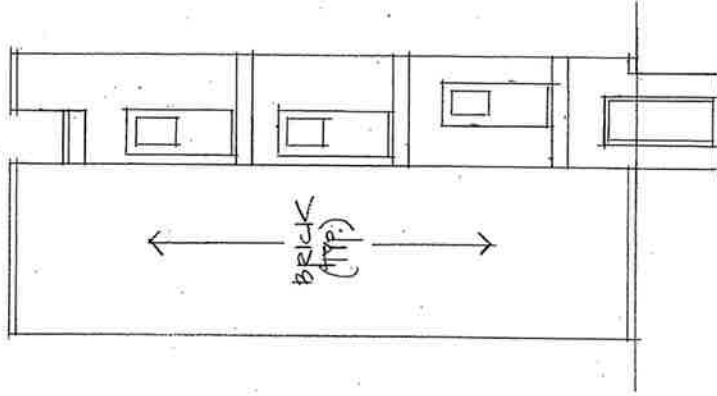
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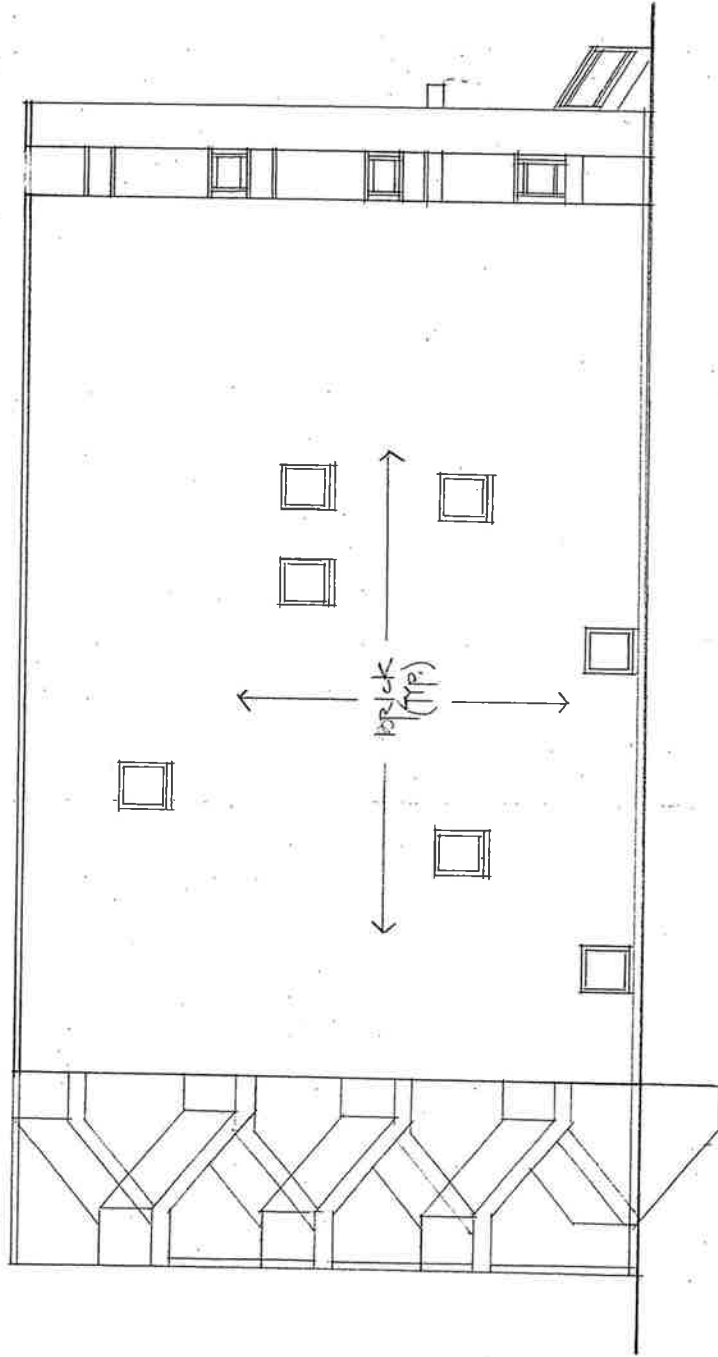




WEST ELEVATION
1/8" = 1'-0"



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



○ EAST ELEVATION
1/8" = 1'-0"