

# 2660 W Armitage Ave.

Chicago

Illinois



## ZONING DATA

<b>Address:</b>	2660 W Armitage Ave.
<b>Lot Dimensions:</b>	25.00' x 120.00' (see plan)
<b>Lot Area:</b>	2,849.44 Sq.Ft.
<b>Existing Zoning District:</b>	B3-1
<b>Proposed Zoning District:</b>	B2-3
<b>Minimum Lot Area per Dwelling Unit:</b>	700 Sq.Ft. per Dwelling Unit
<b>Maximum Number of Dwelling Units:</b>	2,849.44 Sq.Ft. / 300 = 9 Dwelling Units ALLOWED
<b>Proposed Number of Dwelling Units:</b>	3 Dwelling Units Proposed
<b>Maximum Allowable Floor Area:</b>	2,849.44 Sq.Ft. x 3.0 (Max Ratio) = 8,548.32 Sq.Ft.
<b>Maximum Building Height:</b>	50'-0"
<b>Proposed Building Height:</b>	39'-4"
<b>Proposed Floor Area:</b>	
<b>First Floor:</b>	1,484 Sq.Ft.
<b>Second Floor:</b>	1,484 Sq.Ft.
<b>Third Floor:</b>	1,484 Sq.Ft.
<b>Total:</b>	4,452 < 8,548.32 Sq. Ft.
<b>Actual FAR:</b>	4,452 Sq.ft. / 2,849.44 Sq.Ft. = 1.56 Actual Far
<b>Required Yards:</b>	
<b>Front Yard Setback:</b>	0'-0"
<b>Side Yard Setback:</b>	0'-0"
<b>Rear Yard Setback:</b>	30'-0"
<b>Proposed Yards:</b>	
<b>Front Yard Setback:</b>	3'-8"
<b>Side Yard Setback (West):</b>	0'-6"
<b>Side Yard Setback (East):</b>	3'-0"
<b>Rear Yard Setback:</b>	25'- 4" (Exception Required)
<b>Residential Parking</b>	
<b>Required Parking:</b>	3 Parking Spaces
<b>Proposed Parking:</b>	3 Parking Spaces



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188 N. WELLS  
SUITE 300  
CHICAGO, ILLINOIS 60606

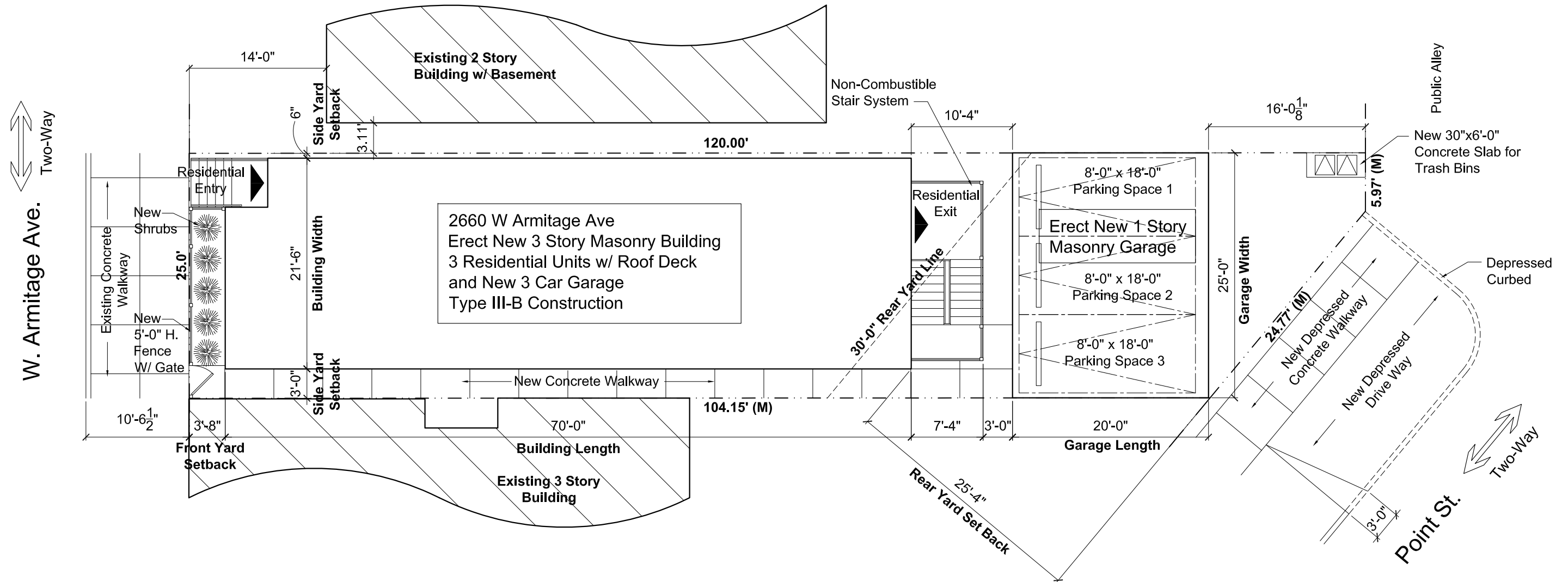
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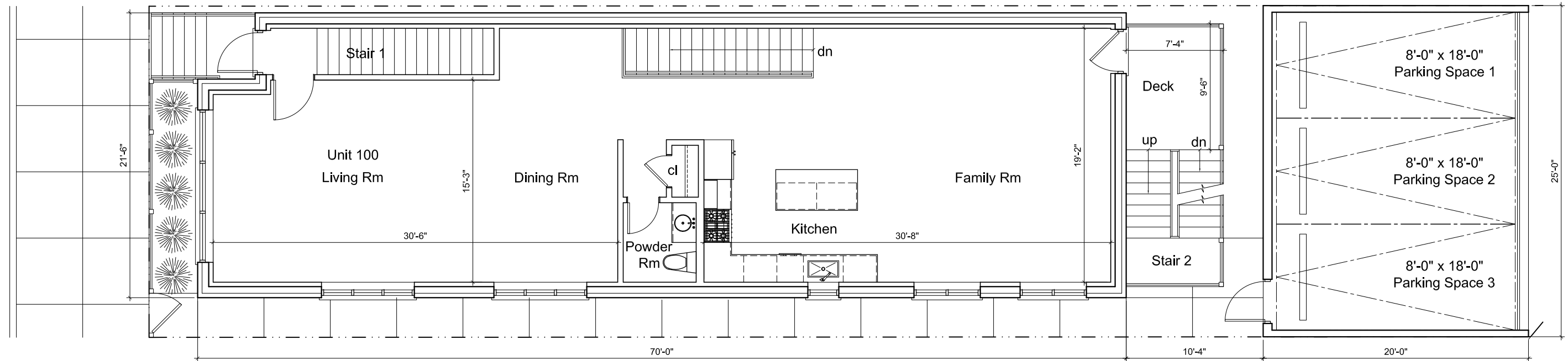



1 Site Plan  
P1 Scale: 3/32" = 1'-0"

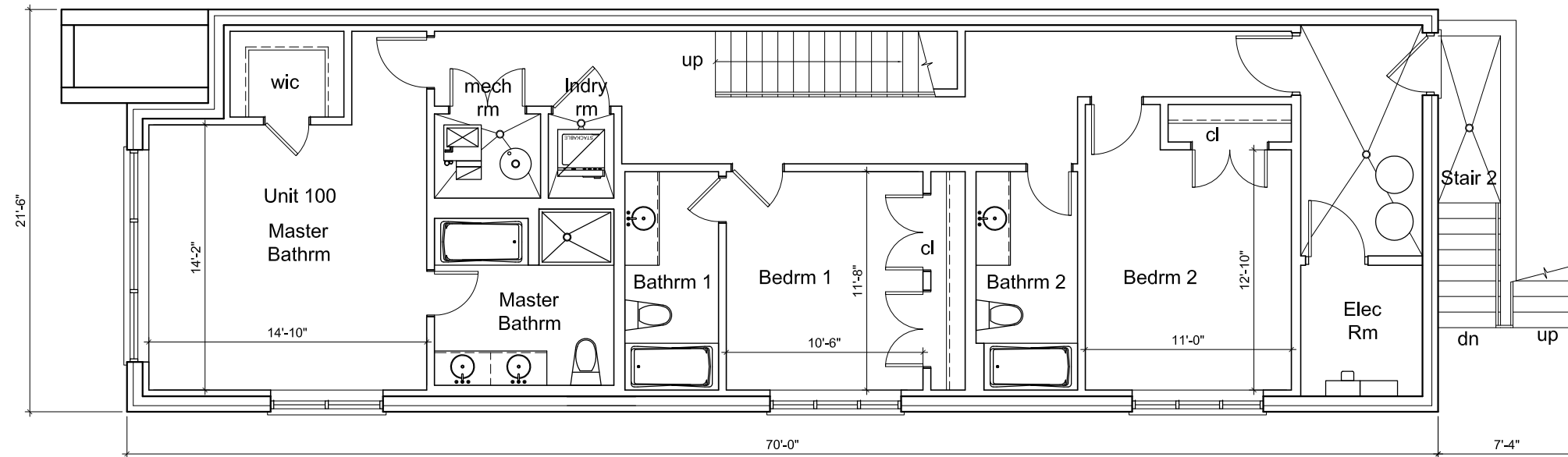
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**2** First Floor Plan  
**P2** Scale: 1/8" = 1'-0" 



**1** Basement Plan  
**P2** Scale: 1/8" = 1'-0" 



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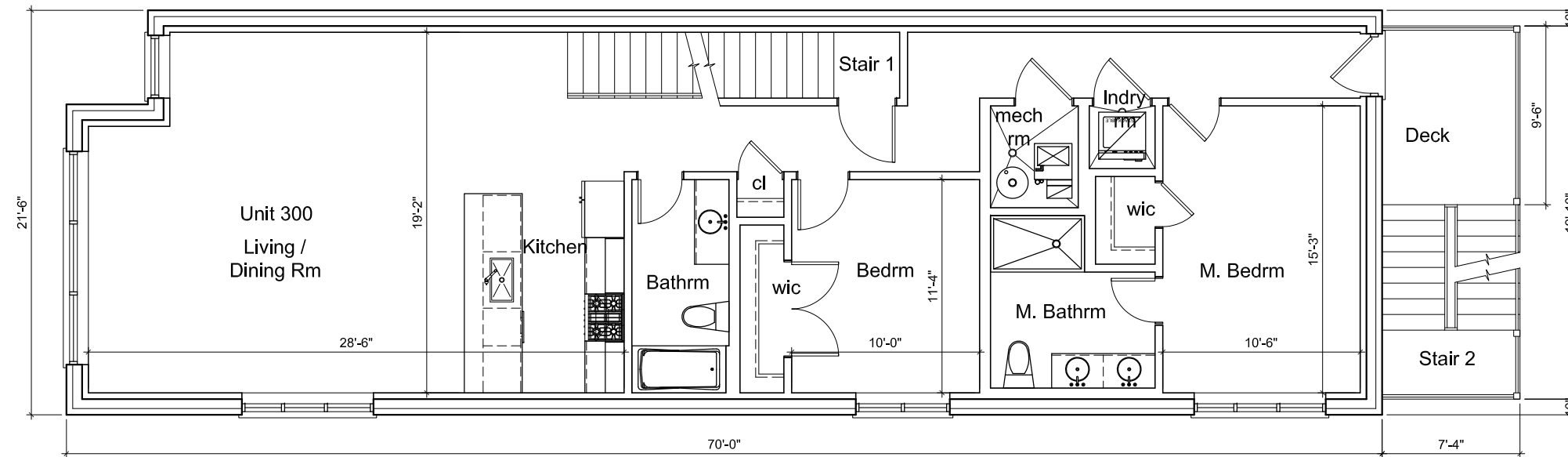
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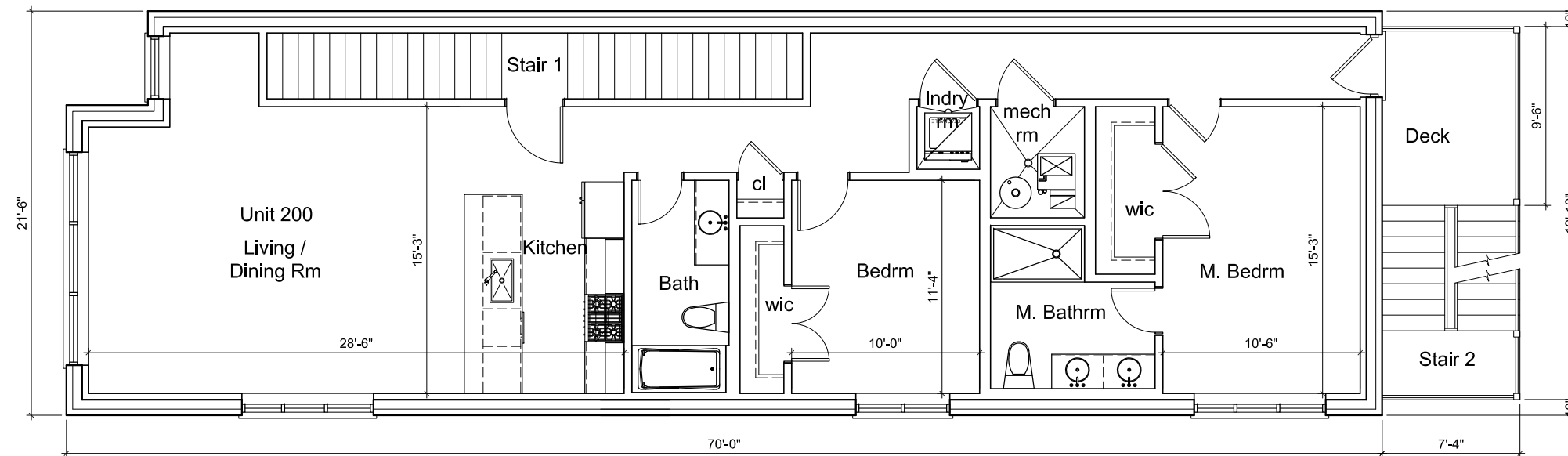
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**2** Third Floor Plan  
 P3 Scale: 1/8" = 1'-0" 



**1** Second Floor Plan  
 P3 Scale: 1/8" = 1'-0" 



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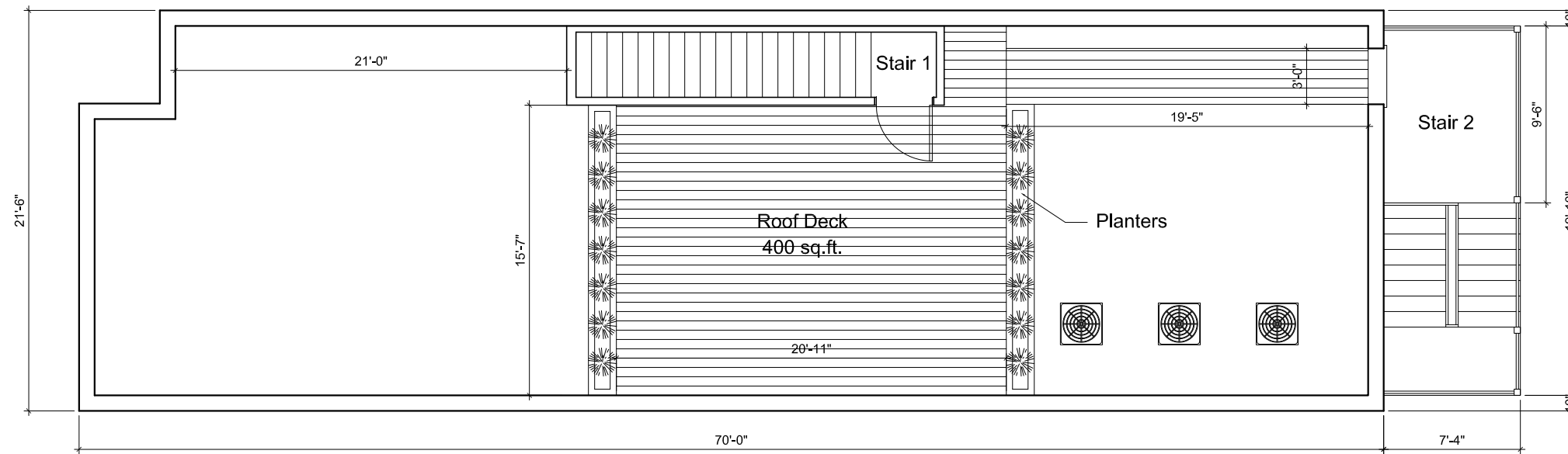
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1 Roof Plan  
P4 Scale: 1/8" = 1'-0"



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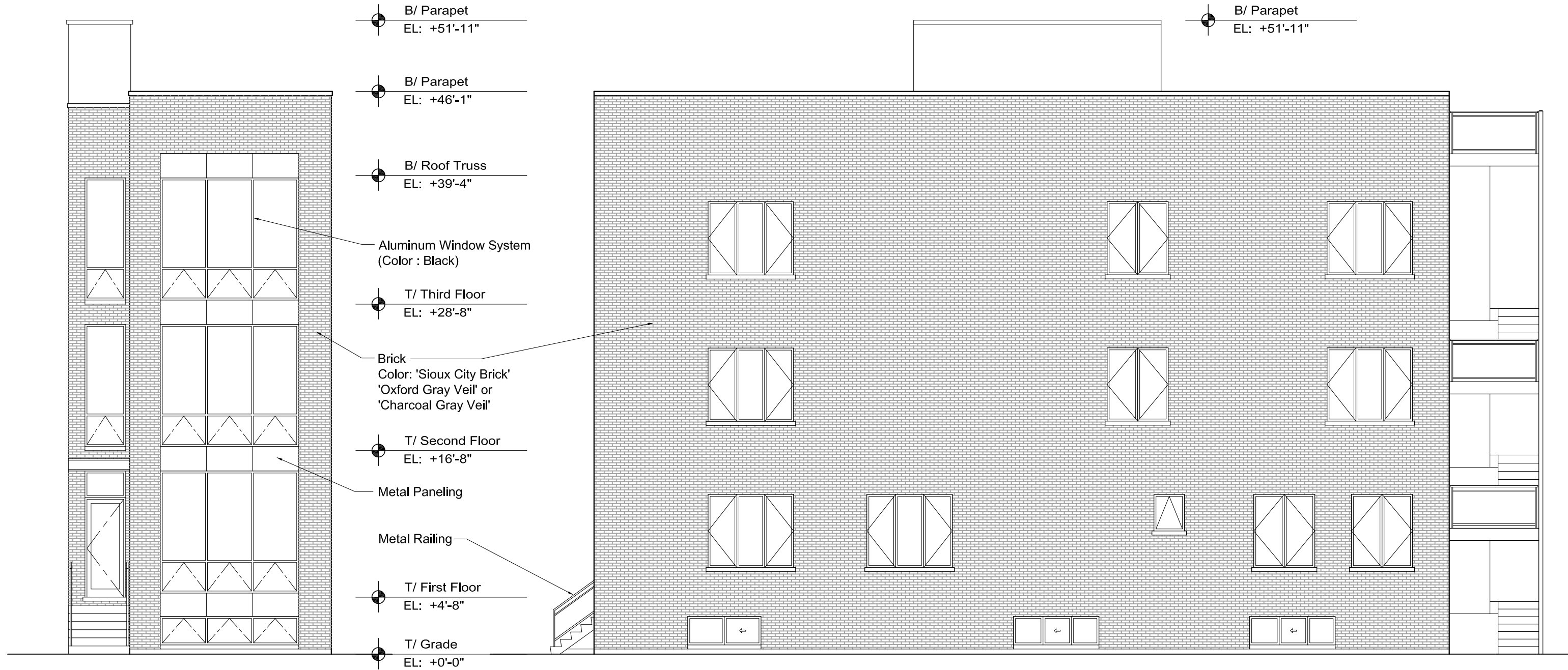
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1 South Elevation

P5 Scale: 1/8" = 1'-0"

2 East Elevation

P5 Scale: 1/8" = 1'-0"



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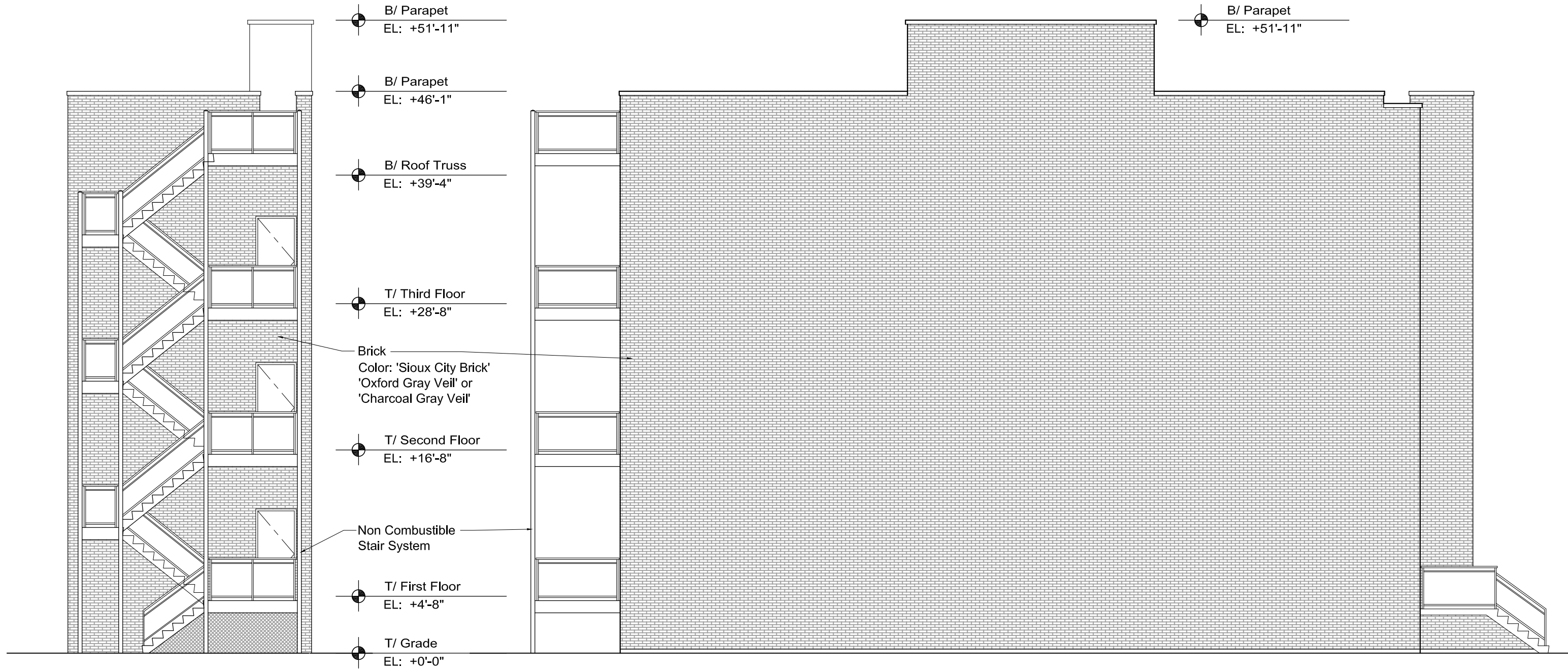
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1 North Elevation  
P6 Scale: 1/8" = 1'-0"

1 West Elevation  
P6 Scale: 1/8" = 1'-0"



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1 Section  
P7 Scale: 1/8" = 1'-0"



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