

MINERVA RESIDENCES

6418 S. MINERVA AVE. CHICAGO, ILLINOIS

LOT DATA:

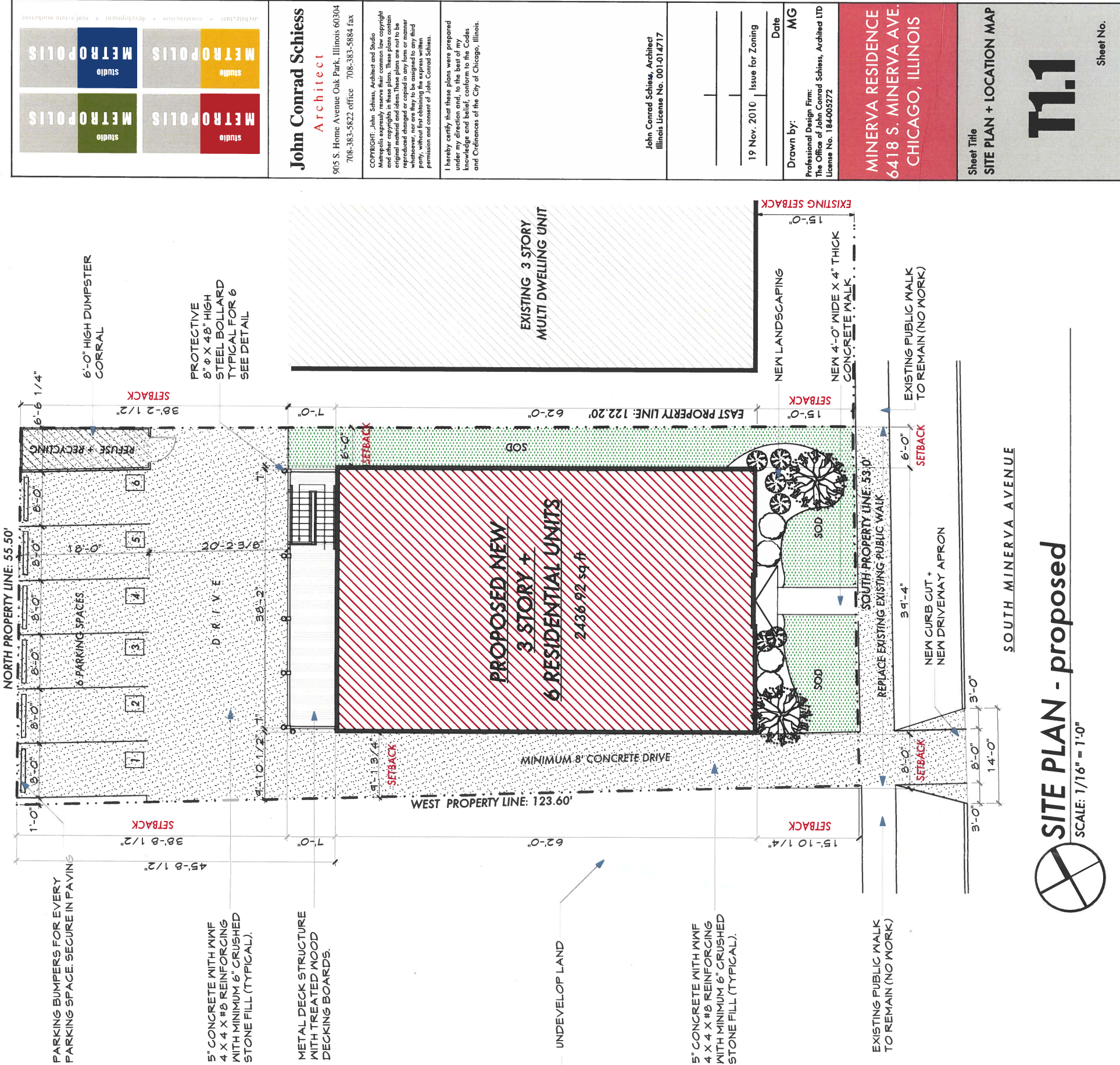
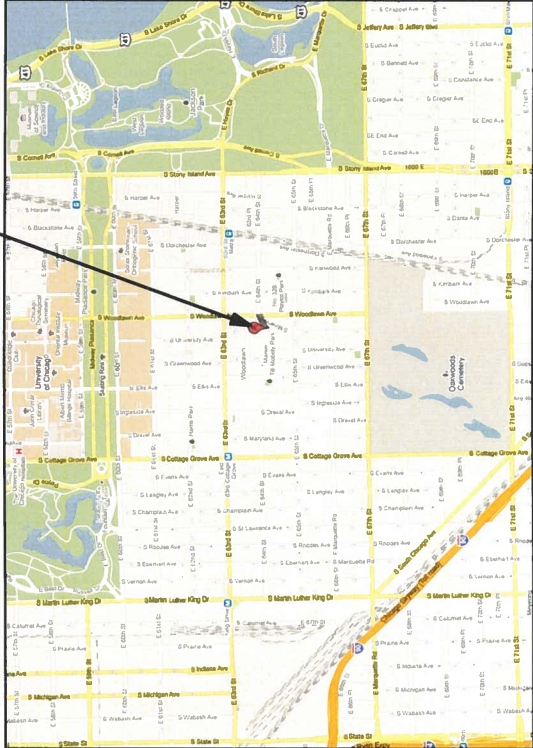
Lot Dimensions 53.00' x 122.20' x 55.50' x 123.1'

Lot Area 6,667.55 SF

ZONING ANALYSIS

ITEM	REQUIRED	SECTION	COMMENTS	PROPOSED
Zone District RT-4	high density multi-family, residential use	17-2-0103	RT-4 Residential Two-Flat, Townhouse and Multi-Unit Districts	6 DWELLING UNIT
Minimum Lot Area	1650 SQ. FT.	17-2-0301		6,667.55 SQ. FT.
Lot Area per Unit (Density)	Dwelling units: 1,000 SQ. FT.	17-2-0303		1,143 SQ. FT.
Floor Area Ratio	1.2 (1,200 X 6,667.55 SF = 8,001 SF)	17-2-0304	This development are proposing 2 accessible units Unit A-1 and B-1	7,310.76 SQ. FT.
Front setbacks	15 feet or the average front yard depth that exists on the nearest 2 lots	17-2-0305		15'-0"
Rear Setbacks	24% of lot depth or 50 feet, whichever is less.	17-2-0306	by calculation, the maximum setback is 29.68'	38'-2 1/2"
Side Setbacks	20% of lot width	17-2-0309	by calculation the minimumsetback is 10.73'16"	14'-0"
Rear Yard Open Space	square feet per dwelling unit (% of lot area, whichever is greater)	17-2-0307	by calculation minimum rear yard open space is 1,111.26 sq. ft. w/ minimum dimension of 12 feet on each side	1,224.20 SQ. FT.
Building Height	Principal residential buildings: 38 feet	17-2-0311		35'-7"

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SITE PLAN - proposed

SCALE: 1/16" = 1'-0"



John Conrad Schiess
Architect
905 S. Home Avenue Oak Park, Illinois 60304
708-383-5822 office 708-383-5884 fax

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I hereby certify that these plans were prepared under my direction and, to the best of my knowledge and belief, conform to the Codes and Ordinances of the City of Chicago, Illinois.

John Conrad Schiess, Architect
Illinois License No. 001-014717

19 Nov. 2010 Issue for Zoning
Date
MG
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6418 S. MINERVA AVE.
CHICAGO, ILLINOIS

Sheet Title
SITE PLAN + LOCATION MAP

T11.1
Sheet No.