

ZONING SUMMARY

EXISTING

LOT AREA = 11,250 SF FRONT YARD = 75 LF WIDE FRONT YARD SETBACK = 28'-11" CORNER SIDE YARD = 150 LF WIDE CORNER SIDE YARD SETBACK = 19'-5" INTERIOR SIDE YARD DEPTH = 150 LF INTERIOR SIDE YARD SETBACK = 15'-10" REAR YARD WIDTH = 75 LF REAR YARD SETBACK = 63'-3" F.A.R. = 3,743 / 11,250 = 0.333 MAXIMUM BUILDING HEIGHT = 25'-5" 2-1/2 STORIES HIGH

ACCESSORY BUILDING (GARAGE) DETACHED SIDE YARD SETBACK = 4'-4" (non conforming) REAR YARD SETBACK = 63'-3" ACCESSORY LOT COVERAGE = 4% (454 SF) ACCESSORY BLDG HEIGHT = 14'-6" ONE PARKING SPACE IN GARAGE

REQUIRED PER R2 ZONING

REQUIRED LOT AREA = 6,000 SF
REQUIRED FRONT YARD = 50 LF WIDE
REQUIRED FRONT YARD SETBACK = 25 LF
NO REQUIRED CORNER SIDE YARD WIDTH
REQUIRED CORNER SIDE YARD SETBACK = 15 LF
NO REQUIRED INTERIOR SIDE YARD DEPTH
REQUIRED INTERIOR SIDE YARD SETBACK = 6 LF
NO REQUIRED REAR YARD WIDTH
REQUIRED REAR YARD SETBACK = 25 LF
NO MAXIMIM F.A.R. SPECIFIED
MAXIMUM BUILDING HEIGHT ALLOWED = 35 FT HIGH
2-1/2 STORIES, MAXIMUM

ACCES. BLDG:(GARAGE) DETACHED, PORTE-C' ATTACHED MIN. SIDE YD SETBACK ATTACHED = 5'-0" / DETACHED = 6'-0" REQUIRED REAR YARD SETBACK = 25 LF MAXIMUM ACCESSORY LOT COVERAGE = 25% (2,812 SF) MAX ACCESSORY BLDG HEIGHT = 18 FT HIGH 2 PARKING SPACES REQUIRED (non-comforming)

PROPOSED

LOT AREA = 11.250 SF FRONT YARD = 75 LF WIDE FRONT YARD SETBACK = 26 LF CORNER SIDE YARD = 150 LF WIDE CORNER SIDE YARD SETBACK = 19-5" INTERIOR SIDE YARD DEPTH = 150 LF INTERIOR SIDE YARD SETBACK = 5'-0" REAR YARD WIDTH = 75 LF REAR YARD SETBACK = 61-10" F.A.R. = 3,768 / 11,250 = 0.335 MAXIMUM BUILDING HEIGHT = 25'-5" 2-1/2 STORIES HIGH

ACCESSORY BUILDING (PORTE-COCHERE) ATTACHED/DETACHED SIDE YD SETBACK: 4'-4" @ GARAGE, 5'-1" @ PORTE-COCHERE (non-conforming) REAR YARD SETBACK = 61 LF ACCESSORY LOT COVERAGE = 7.9% (876 SF) ACCESSORY BUILDING HEIGHTS: GARAGE = 14'-6""; PORTE-COCHERE = 11'-10"

ONE PARKING SPACE IN EXISTING GARAGE AND ONE IN PORTE-COCHERE

NEW PORTE-COCHERE AT 6 NORTH COLUMBIA S' NAPERVILLE IL 60540

REV: 01/11/2021

REV: 12/21/2020

REV: 11/09/2016

DATE: 10/11/2016

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