



PREPARED FOR THE PLAN COMMISSION

Project Address: 803 South Shore Drive (13th Aldermanic District, Alder Evers)
Application Type: Demolition Permit
Legistar File ID # [62599](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

As noted in the original staff report, the proposed front porches encroach into the front yard setback. While this condition is allowed by Zoning regulations, such encroachments aren't currently found on surrounding properties. In response to setback questions from a Plan Commission member, staff contacted the applicant who has indicated that he would be willing to shift the proposed building six (6) feet to the south, so that the 12-foot deep, front balcony only encroaches one (1) foot into the front yard setback. Staff understands that the plans submitted for sign-off will be adjusted as such. While no plans showing the revised setbacks are currently available, staff believes that the proposed building will continue to comply with Zoning regulations with this shift. The final plans will be reviewed by City Agencies, including Zoning, prior to permit issuance to ensure applicable standards and approval conditions listed in the previous staff report are met.