

Common Address of Property: 2655 W. Monroe Street, Chicago, IL 60612

ZONING MAP AMENDMENT

Type 1 Narrative And Plans 2655 West Monroe St., Chicago

NARRATIVE STATEMENT

Re: 2655 West Monroe St. Chicago, Illinois 60612

In accordance with the City of Chicago/Zoning Amendment Application & Information Packet Pg. 3, Attachment A/Supplemental Submissions Type I Rezoning

The information below is hereby submitted in support:

- a) The Applicant seeks to construct a new three story concrete and brick building w/basement unit -see A 1.1 (four unit building) which will require a rezoning from the current M1-2 zoning district to RM-5;
- b) The project floor area ratio is as follows: LOT AREA- 3125 SQFT; FAR 1.15 3 floors $1194 \times 3 = 3582$ -Lot Area 3125 = 1.146
- c) The project density is 781.25 sq. ft. Lot Size 3125-4 units = 781.25
- d) The Parking is per 17-10-0207-C Parking Group C.
R = 1 space per dwelling unit - Requires 4 parking spaces.
* May seek Zoning Relief to reduce the required Parking to 3 spaces.
- e) Proposed Setbacks: Front 15'.0 feet; Rear 46'-6"; East 3'0, West 3'0
- f) Building Height 37'-11".

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