

and due publication.

3849-59 South Halsted Street, and 3856-58 South Emerald Avenue

SUBSTITUTE

NARRATIVE AND PLANS

FOR THE PROPOSED REZONING AT
3849-59 S. HALSTED & 3856-58 S. Emerald Ave

The Applicant intends to amend the underlying zoning of both parcels from the existing MI-2 and RS3 to a BI-2 in order to construct a two-story bank facility with drive-through service facility and on-site accessory parking for 11 vehicles in Parcel A. The first floor would include lobby, teller stations, customer service desks and branch manager's office. The second floor would contain additional offices, conference room, break room and toilet rooms. An additional ten parking spaces will be provided off site on Parcel B.

ZONING: BI-2

LOT AREA: 14,844 sf (Parcel A) and 5,937 sf. (Parcel B) FLOOR AREA

RATIO: 0.44 (Parcel A), 0 (B) no building BUILDING AREA: 6,500

square feet OFF-STREET PARKING: 21 spaces FRONT SETBACK: 4

feet 0 inches (Halsted) REAR SETBACK: 60 feet 0 inches

SIDE SETBACK: 33 feet on North and 1 feet 4 inches on South =TOTAL 34 feet 4 inches

BUILDING HEIGHT: 36 feet 0 inches (Roof mean height)

The building design and exterior materials are intended to make reference to the character of the Exchange Buildings that once occupied the surrounding site in the former Union Stock Yard. Exterior materials include brick and stone with building features including arched window openings and dormered roof.

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FINAL FOR PUBLICATION