

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1038-1050 W Monroe St.; 1039-1051 W Rundell Place

**SUBSTITUTE NARRATIVE AND PLANS 1038-1050 W Monroe St.,
1039-1051 W Rundell Place DS-3 to DX-3**

To build a four story, seventy residential dwelling unit building. The height of the building will be 48' - 3 Vi'. There will be a total of 70 indoor parking spaces including 2 handicapped accessible parking spaces and an interior 10' x 25' x 14' loading berth. *Will seek a Special Use for the ground floor residential dwelling use and any necessary variations.

	DX-3
FAR	2.66
Lot Area	33,390 sq. ft./477 sq. ft. per unit
Building Area	88,925 sq. ft.
No. of Units	70
Bldg Height	48'-3 1/2"
Front Setback	4' - 0"
Rear Setback	0'-0" *
West Side Setback	0" -0"
East Side Setback	8'-3 1/2"

0"J8'-3 7/2" 26-7 7/2"

27'-77 7/2"
5'-0"

1050 W. MONROE ST. 4 STORY / 70 UNIT
BLDG.

i-C

76'-0"

4'-5'

76'-0"

78'-0"

S'-3 7/2" L-
VTI

DECK

/V.
"VTv

fl'-3 7/2" 8'-0" e

i-tr^

9'-70"

33'-2 7/2"

BALC. BALC

779'-8"

ROOF PLAN dmm monroest

1" = 20'-0"