

NARRATIVE AND PLANS
FOR THE PROPOSED REZONING AT
2143-45 S Halsted Street

The Applicant intends to change the zoning from the existing M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District to construct new 4 story, 6 dwelling unit building with approximately 1,900 Square Feet of ground floor mercantile space.

ZONING: B3-3

LOT AREA: 4800 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 800 square feet

FLOOR AREA RATIO: 2.86

BUILDING AREA: 13736 square feet

OFF-STREET PARKING: 5 spaces *

FRONT SETBACK: 1 feet 0 inches

REAR SETBACK: 21 feet 0 inches

SIDE SETBACK: 0 foot 6 inches on South and foot 6 inches on North = TOTAL 1 feet 0 inches

BUILDING HEIGHT: 44 feet 2.5 inches

Building material will be face brick with concrete masonry units on sides and rear. Set of plans are attached.

◆Variance for 1 parking space required and rear yard setback

Final for Publication