

TYPE-1 ZONING MAP AMENDMENT
Located at 2622 West Adams Street
From M1-2 to RM4.5

1. A

The owner of the above-referenced property is requesting a Type-1 Zoning Change from the existing M1-2 to RM4.5 in order to construct a three-story, 3-unit residential building on the subject lot. As currently zoned, residential development is not allowed on the subject lot, although all the buildings on the north side of the block on which the subject lot exists are residential.

The proposed building on the lot will be a three-story, three-unit residential masonry building with a flat roof and no basement. A concrete parking pad in the rear of the lot with access to the adjacent public alley will provide three off-street parking spaces; one for each unit. The exterior building material will be face brick on the front façade with stone accents. The face brick will extend five feet from the front elevation around to each of the side elevations, with split-face concrete block on the remainder of the side elevations. The building footprint will be roughly 67.5' x 19.5'. The building height will be 30'-2" from grade to the underside of the roof structure, and 35'-1" to the top of the roof parapet.

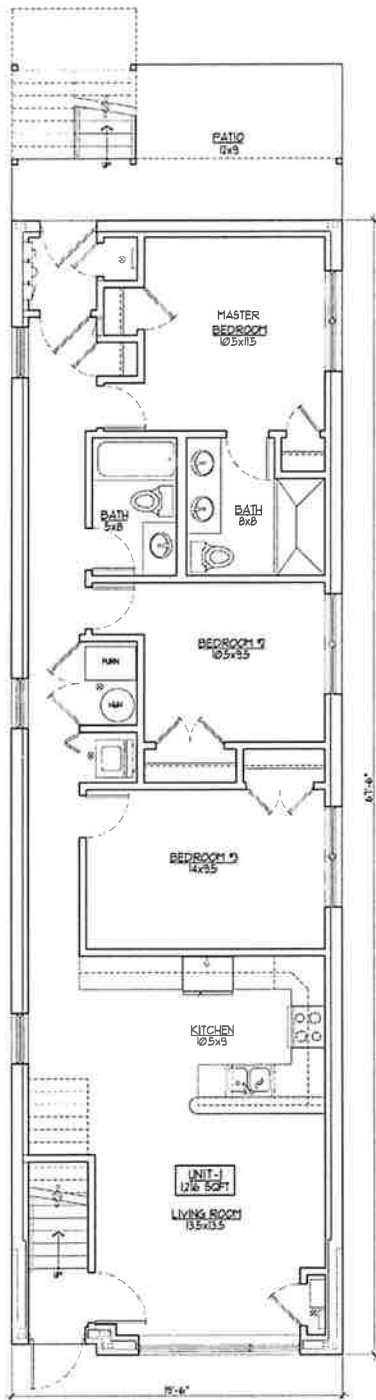
Each residential unit will be roughly 1,250 square feet and consist of three bedrooms and two full bathrooms, open kitchen/dining/living area, an individual forced-air heating and cooling system, in-unit washer and dryer, and access to either a rear concrete patio (first floor unit) or rear steel deck (second and third floor units).

This project will otherwise conform to all applicable codes including the 2019 Chicago Building Code, Title 14B, The Chicago Zoning Ordinance, and the 2019 Chicago Energy Transformation Code.

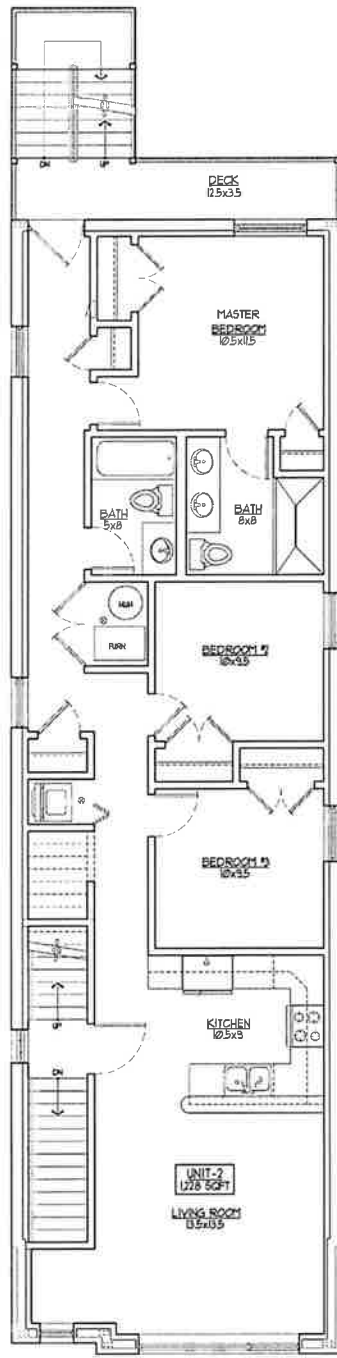
We offer for your review the proposed site plan and building design attached and described herein.

- a. Floor Area Ratio: 1.28
Lot Area: 3,080.5 s.f.
RM-4.5 (Proposed) Allowable: $3,080.5 \times 1.7 = 5,236$ s.f.
RM-4.5 (Proposed) Provided: 3,939 s.f. (1.28)
- b. Density: 1,026.84 s.f. (3 Dwelling Units)
- c. Off-Street Parking: 3 Paved Spaces
- d. Setbacks:
Front: 15 '
Rear: 36.97 feet
Side: East: 3.0 feet
West: 2.5 feet
- e. Building Height: 30 feet, 2 inches

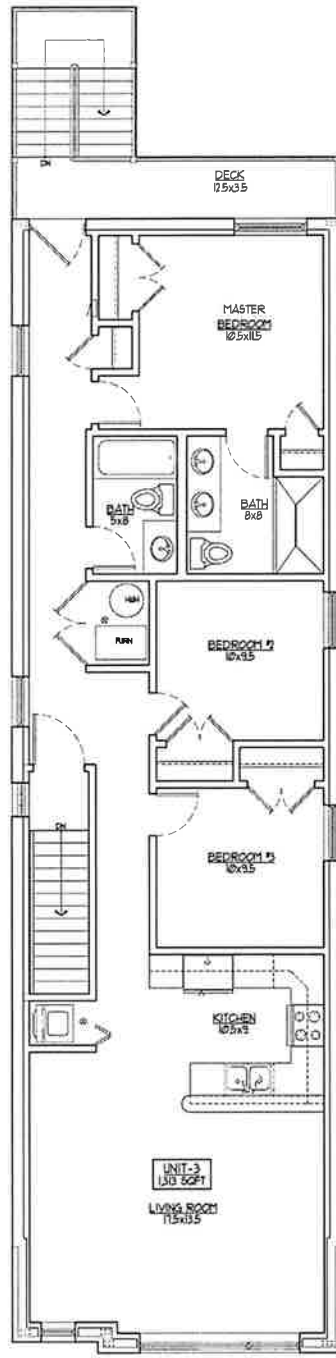
The Applicant will comply with Section 17-2-0301-C Exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.



1ST FLOOR PLAN



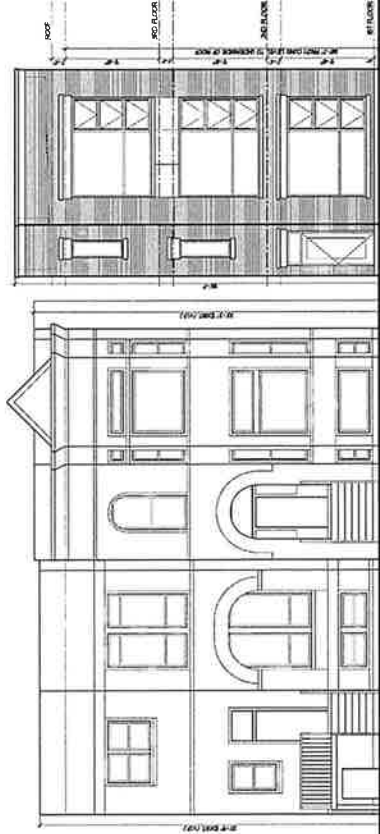
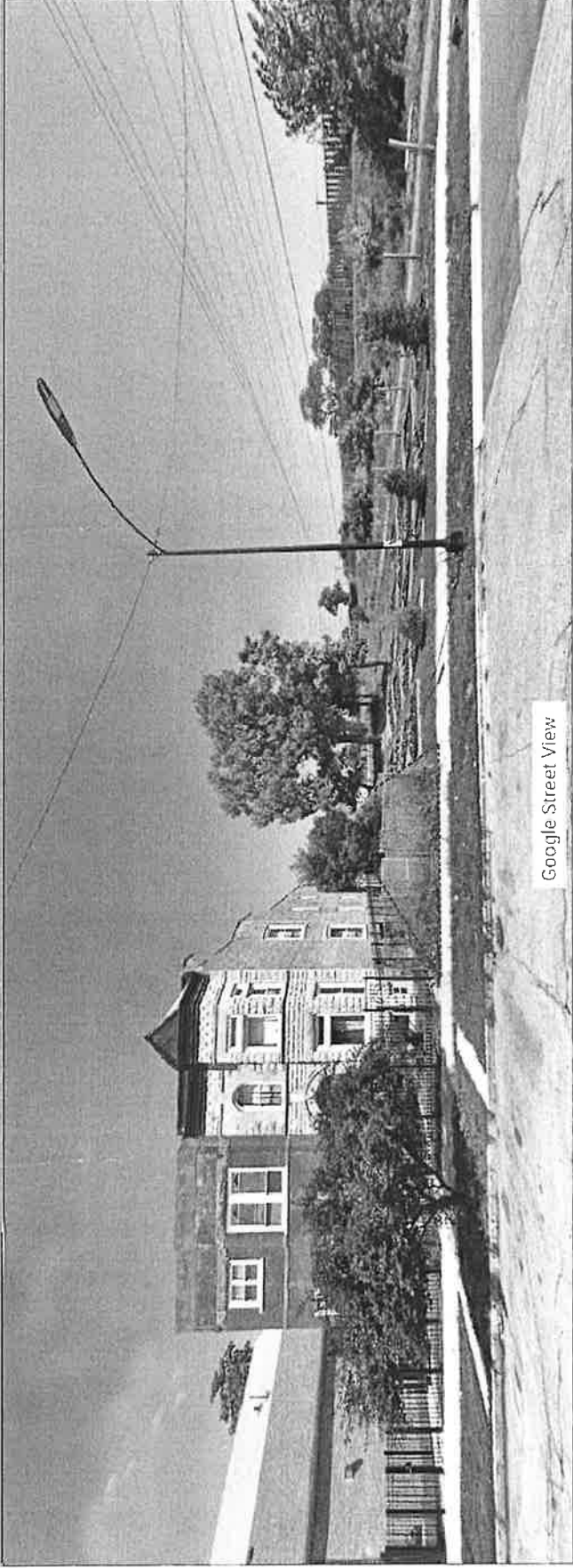
2ND FLOOR PLAN



3RD FLOOR PLAN

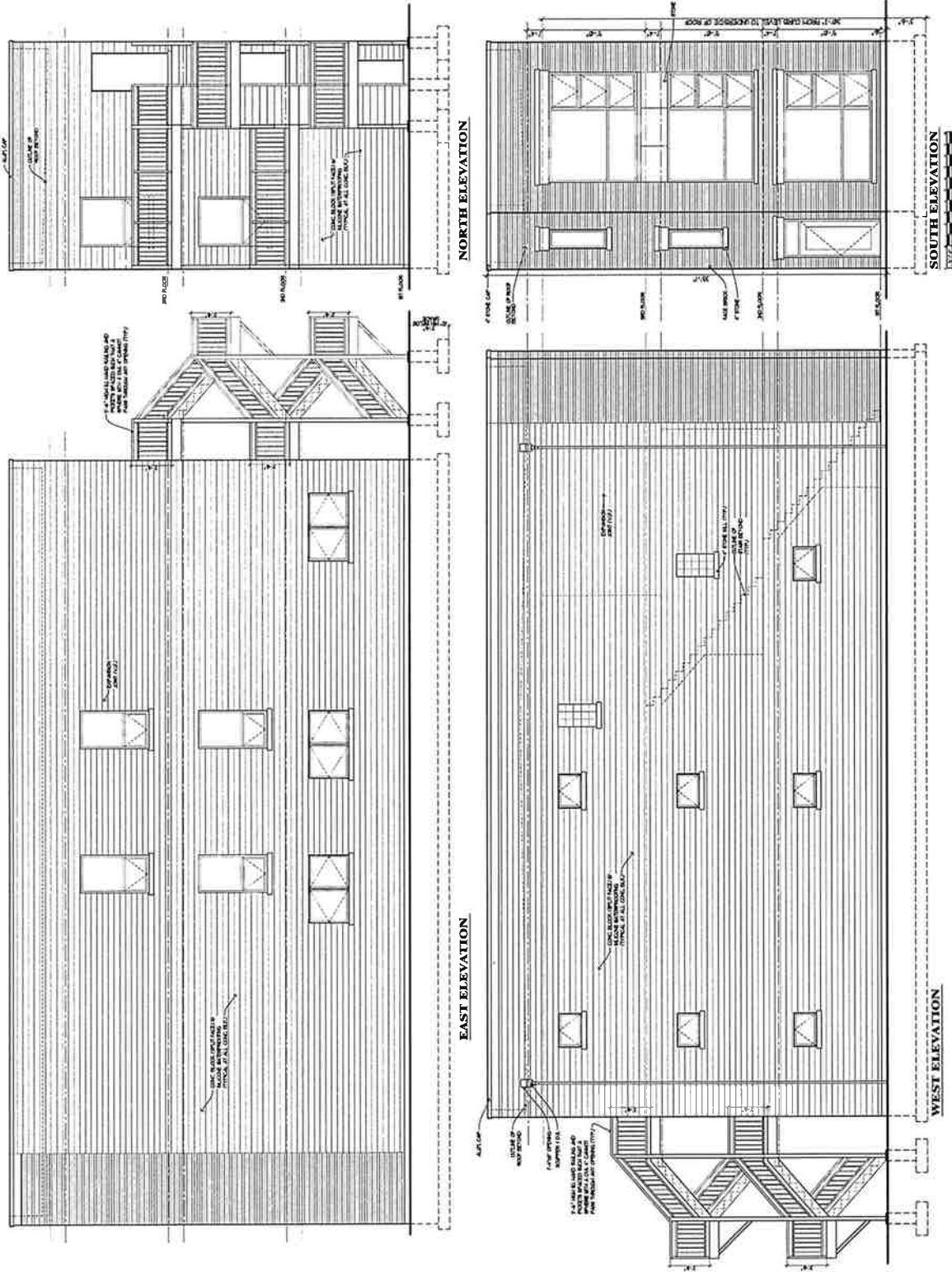
PROPOSED 3 STORY, 3 UNIT BUILDING
 2622 W. ADAMS STREET CHICAGO, IL

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