

Final for Publication

ZONING MAP AMENDMENT

ZONING NARRATIVE FOR 2625-27 WEST MONROE STREET, CHICAGO, IL 60612

TYPE 1 NARRATIVE AND PLANS

Use: The Applicant seeks a zoning change from the current M1-2 Limited Manufacturing/Business Park District to RS3 Residential Single-Unit (Detached House) District to allow a shared housing unit within the existing single-family residence.

Project's Floor Area: 1,465.44 SF (existing)

Project's Density: 1 Dwelling Unit, 5,099.52 SF
(Minimum Lot Area)

Parking: 2

Setbacks: Front: 12.60' (existing)

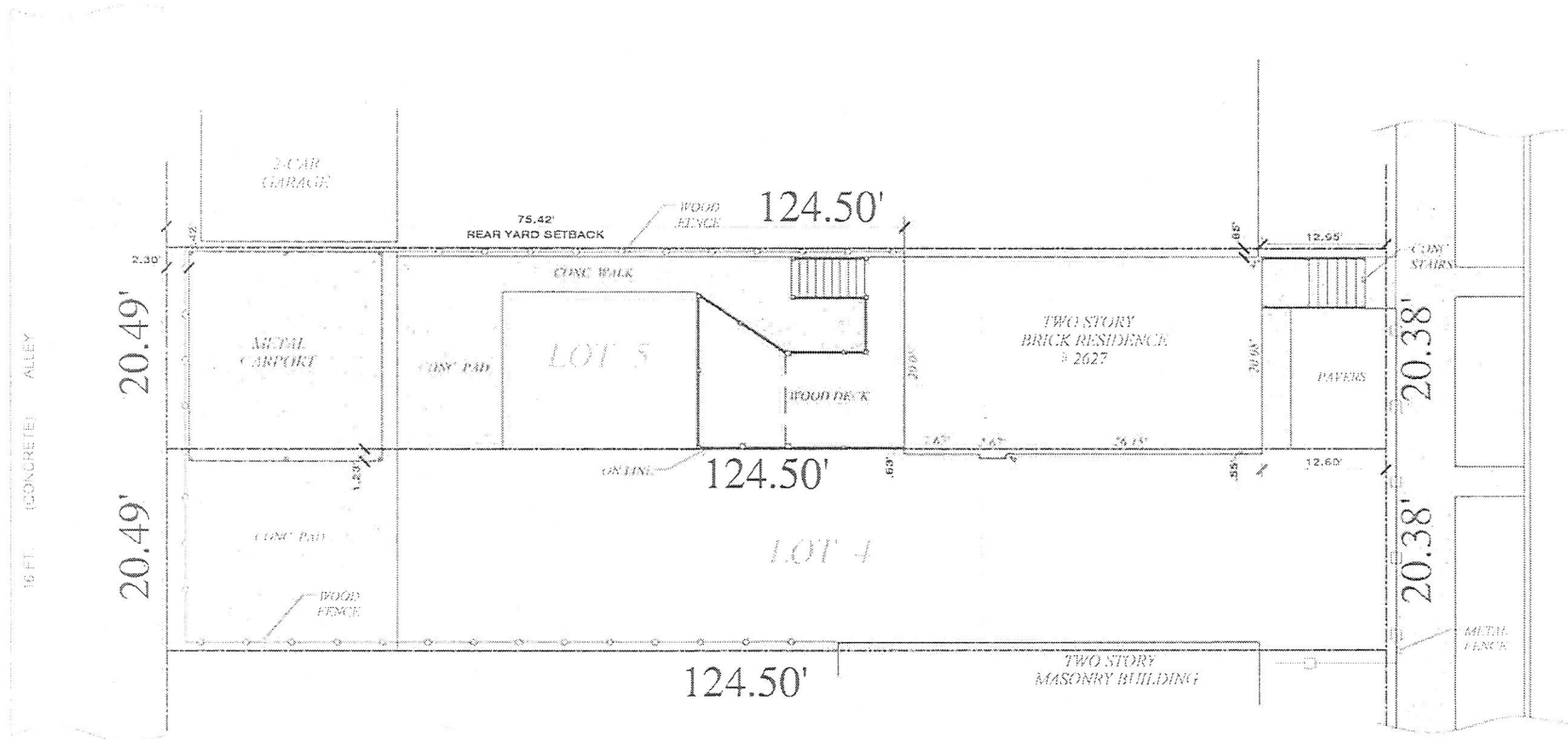
Rear: 75.42' (existing)

Side Setbacks:

- East Side Setback: 20.38' (existing)
- West Side Setback: 0.85' (existing)

Building Height: 25' (existing)

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W. MONROE ST.



PROARCH DESIGNS
1101 W. WASHINGTON
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SITE PLAN
2627 W. MONROE AVE., CHICAGO, IL 60612

SCALE: 3/32" = 1'-0"