



# City of Chicago



O2022-2446

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-I at 2654 W Adams St - App No. 21101T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## ORDINANCE

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** Title 17 of the Municipal Code of Chicago (“the Chicago Zoning Ordinance”) be amended by changing all the *MI-2 Limited Manufacturing/Business Park District* symbols and indications, as shown on Map No. 2-I, in the area bounded by

The alley next north of and parallel to West Adams Street; a line 78 feet east of and parallel to South Washtenaw Avenue; West Adams Street; and a line 52 feet east of and parallel to South Washtenaw Avenue,

to those of an *RT-4 Residential Two-Flat, Townhouse and Multi-Unit District*.

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

2654 West Adams Street

# Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis  
2654 West Adams Street, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 3,243.5 square feet

Proposed Land Use: The subject property consists of a single lot of record, which such lot is presently vacant and unimproved. The Applicant is seeking a *Zoning Map Amendment* in order to redevelop the site with a new two-story (with basement) single-family residence. \*[*Residential* uses (but-for *shelters*) are NOT permitted under the current *M1-2* zoning classification.] The new development, as designed and proposed, will offer off-street parking for two-vehicles, at the rear of the site. The new *residence* (building) will be masonry and siding in construction and will measure 25 feet-2 inches in height.

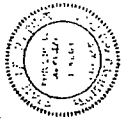
- (A) The Project's Floor Area Ratio: 1,700 square feet square feet (0.52 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 1 dwelling units (3,243.5 square feet per dwelling unit)
- (C) The amount of off-street parking: 2 vehicular spaces
- (D) Setbacks:
  - a. Front Setback: 15 foot-0 inches
  - b. Rear Setback: 62 feet-9 inches
  - c. Side Setbacks:
    - East: 2 feet-0 inches
    - West: 3 feet-0 inches
- (E) Building Height: 25 feet-2 inches (*underside-ceiling of 4<sup>th</sup> Floor*)





# Final for Publication

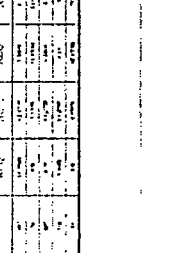
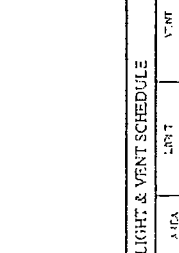
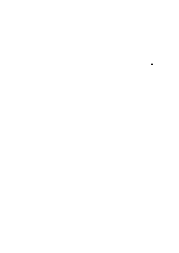
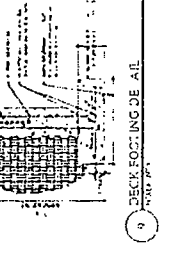
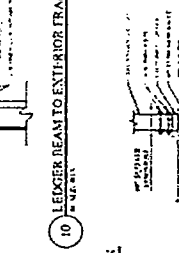
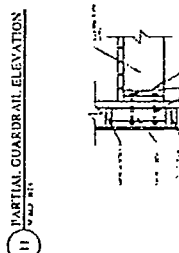
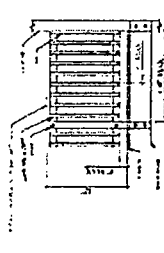
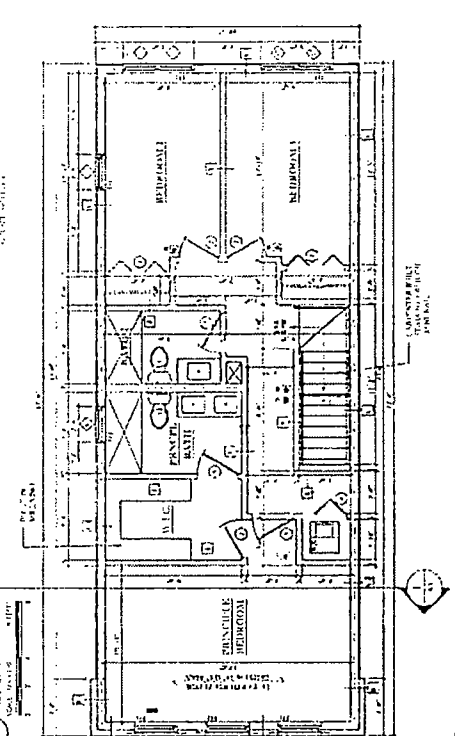
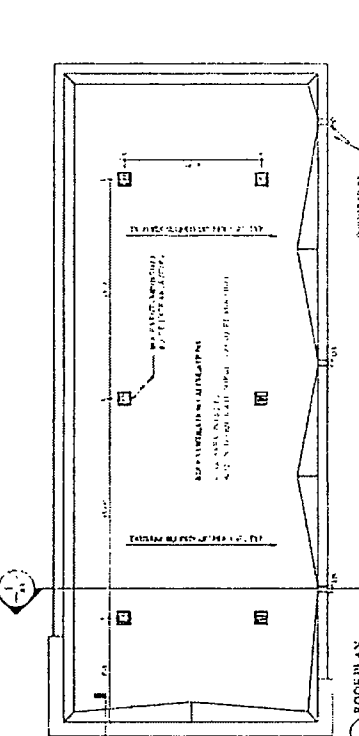
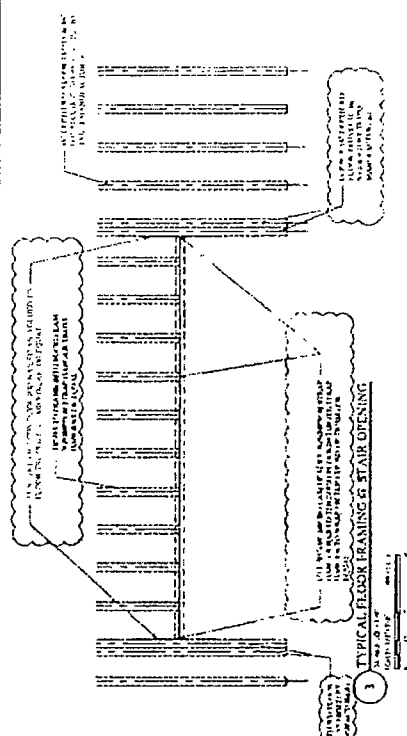
DCB APPROVAL STAMP  
 ADDRESS  
 PROFESSIONAL TITLE  
 LICENSE NO. 12345  
 BOARD OF ARCHITECTS  
 1234 STREET  
 CITY, STATE, ZIP



PERMIT

NO.	DESCRIPTION	DATE	ISSUED BY

FLOOR, FRAMING  
 PLANS, SCHEDULES  
 & NOTES  
**A2**

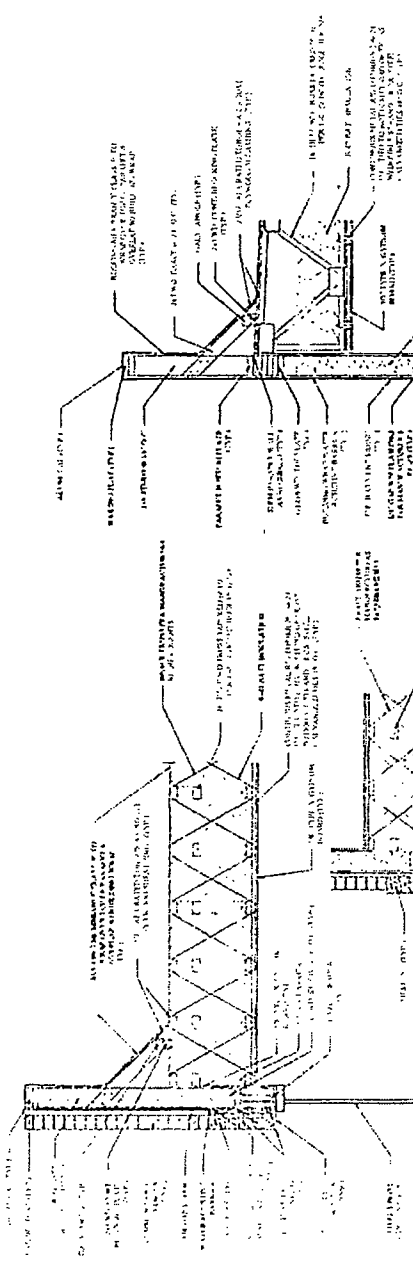


ROOM	AREA		VOLUME		HEATING		VENT	
	SQ. FT.	CU. FT.	ACT.	REQ.	ACT.	REQ.	ACT.	REQ.
KITCHEN	100	1000	100	1000	100	1000	100	1000
BATH	50	500	50	500	50	500	50	500
HALL	20	200	20	200	20	200	20	200
STAIR	100	1000	100	1000	100	1000	100	1000
TOTAL	270	2700	270	2700	270	2700	270	2700

12 DECK TRAINING PLAN  
 ALL DECK TRAINING PLANS TO BE 42" HIGH  
 ALL DECK TRAINING PLANS TO BE FULLY BRACED AGAINST TWISTING  
 ALL DECK TRAINING PLANS TO BE FULLY BRACED AGAINST ROLLING  
 ALL DECK TRAINING PLANS TO BE FULLY BRACED AGAINST SLIDING  
 ALL DECK TRAINING PLANS TO BE FULLY BRACED AGAINST SWAYING  
 ALL DECK TRAINING PLANS TO BE FULLY BRACED AGAINST CURING

**STRUCTURAL NOTES:**

1. ALL CONCRETE SHALL BE CAST IN PLACE.
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**DOB APPROVAL STAMP**

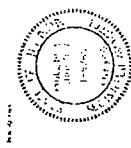
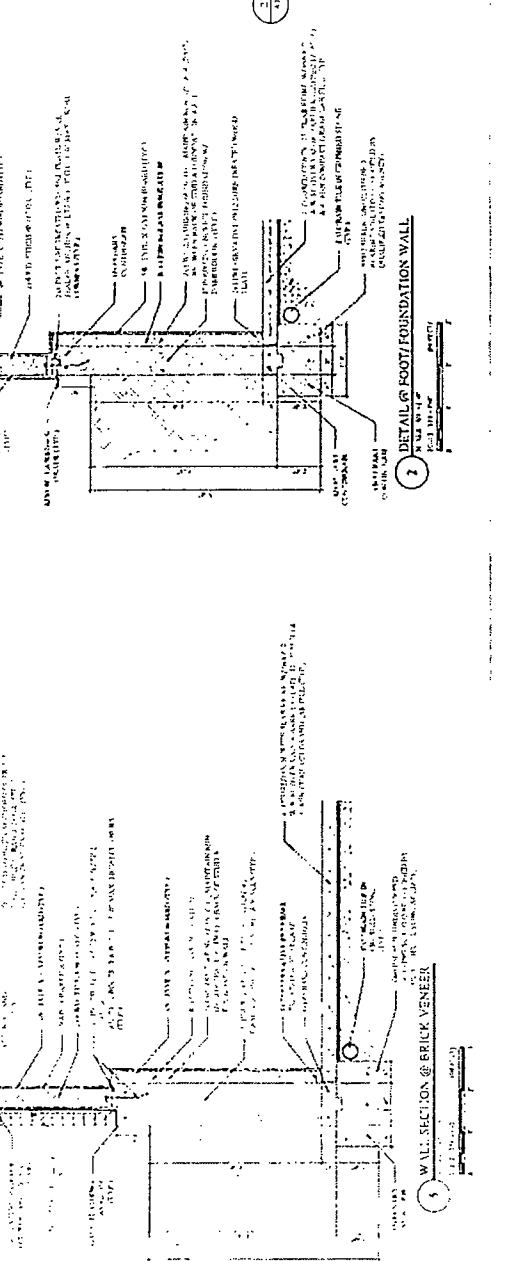
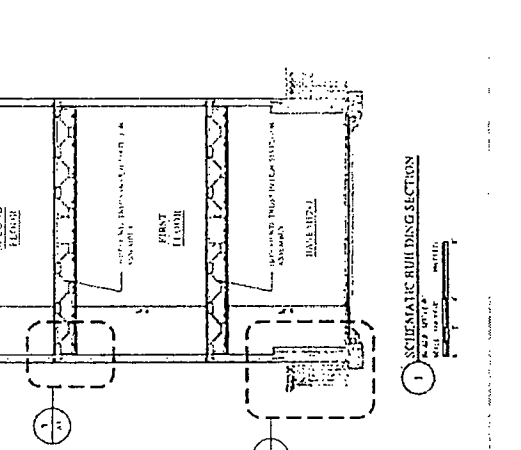
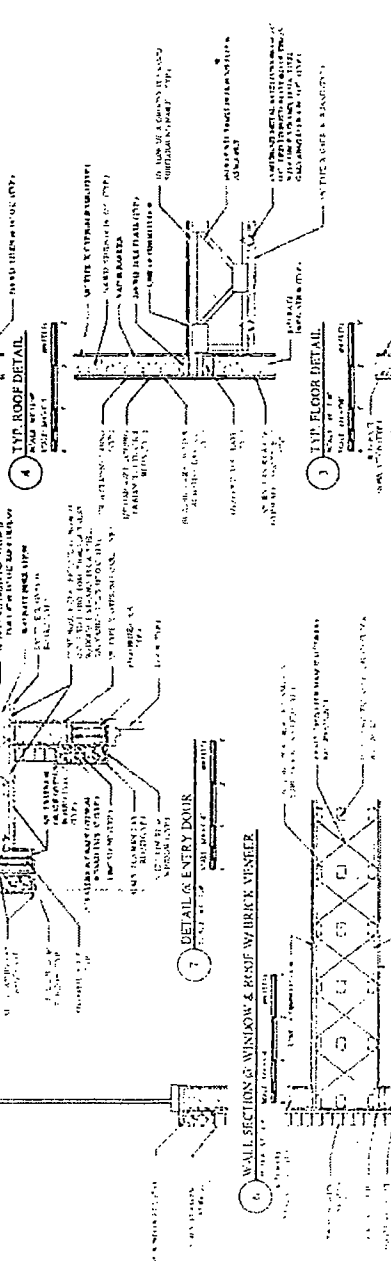
**JOHN S. CHAI, P.E.**

**REGISTERED PROFESSIONAL ENGINEER**

**NO. 12345**

**STATE OF CALIFORNIA**

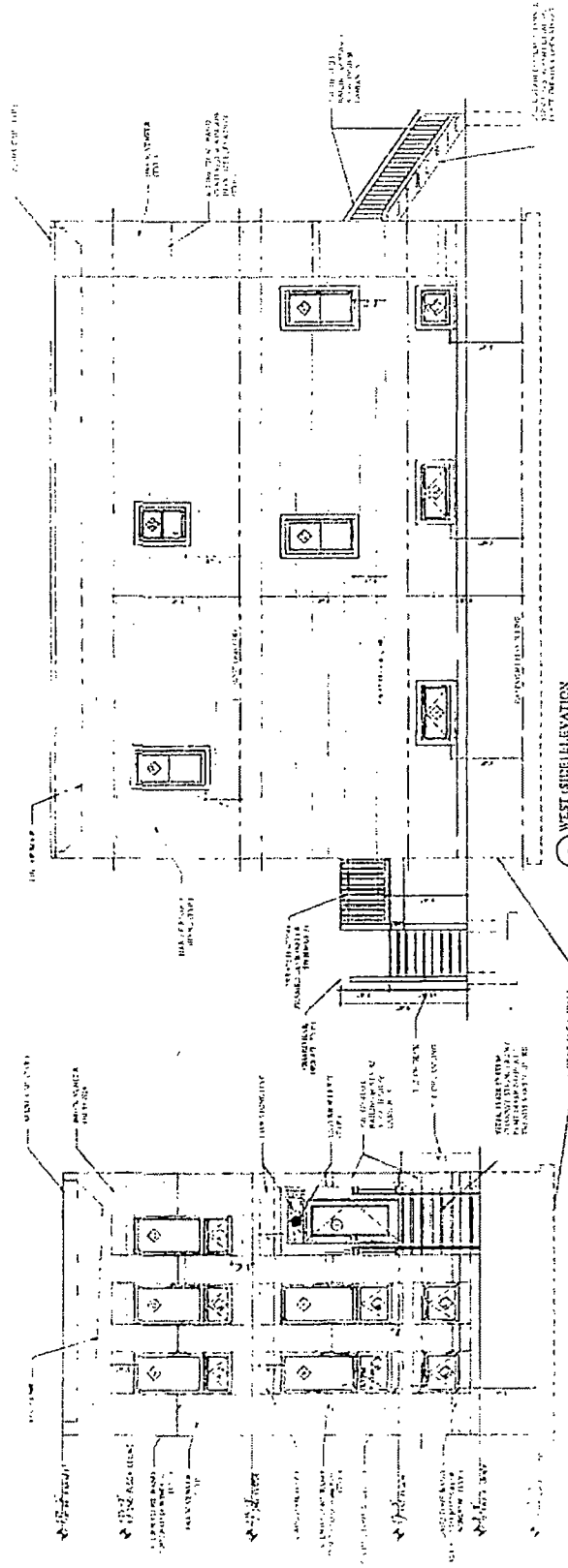
**EXPIRES 12/31/2024**



**SCHEMATIC SECTION DETAILS & NOTES**

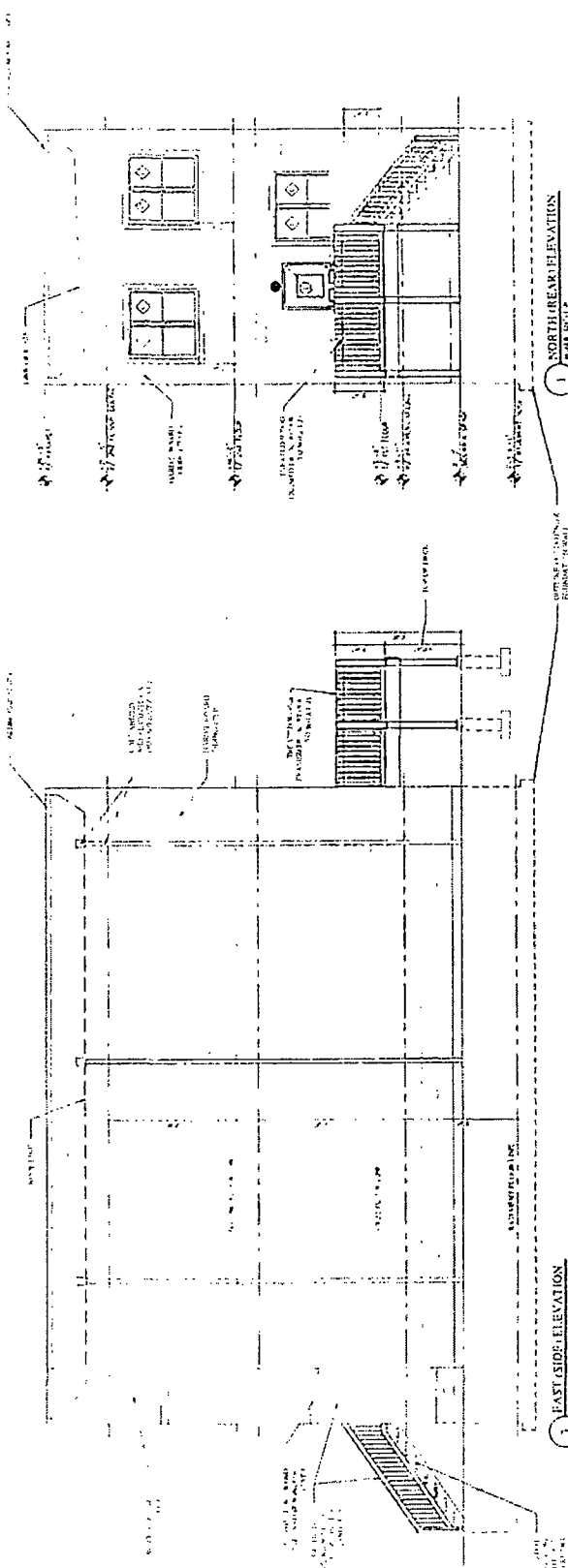
**A3**

# Final for Publication



2 WEST SIDE ELEVATION

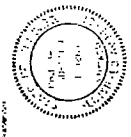
4 SOUTH FRONT ELEVATION



1 NORTH BREAK ELEVATION

3 EAST SIDE ELEVATION

DATE APPROVAL STAMP  
 ARCHITECT  
 JOHNSON & LEE L.P.  
 1000 PINE STREET  
 SUITE 1000  
 HOUSTON, TEXAS 77002  
 PHONE: 713-556-1111  
 FAX: 713-556-1112  
 PROJECT: 1000 PINE STREET  
 BUSINESS CENTER  
 HOUSTON, TEXAS 77002



PERMIT

PROJECT NO.	1000 PINE STREET
DATE	10/1/01
ISSUED BY	JOHNSON & LEE L.P.
APPROVED BY	JOHNSON & LEE L.P.
CITY	HOUSTON, TEXAS
COUNTY	HARRIS COUNTY
STATE	TEXAS
EXPIRES	10/1/02
REMARKS	