



# City of Chicago



SO2021-626

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/24/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-I at 2636 W Adams St - App No. 20627T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

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

***SECTION 1.*** Title 17 of the Municipal Code, the Chicago Zoning Ordinance,  
is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park  
District symbols and indications as shown on Map No. 2-1 in the area bounded by

the alley next north of and parallel to West Adams Street; a line  
256 feet east of and parallel to South Washtenaw Avenue;  
West Adams Street; and a line 231 feet east of and parallel to  
South Washtenaw Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district.

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

Common Address of Property:      2636 West Adams Street

**17-13-0303-C (1) Substitute Narrative & Plans**  
**2636 West Adams Street, Chicago, IL**

**App. No. 20627-T1**

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 3,108 square feet

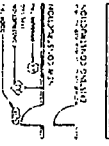
Proposed Land Use: The Applicant is seeking a zoning change to permit a new two-story, three (3) dwelling unit residential building at the subject property. The proposed building will be masonry in construction and will measure 27 feet-5 inches in height. Onsite garage parking for three (3) cars will be provided at the rear of the subject property.

- (A) The Project's Floor Area Ratio: 4,332 square feet (1.394 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 1,036 sq. ft. / D.U.  
(3 total units proposed)
- (C) The amount of off-street parking: 3 vehicular parking spaces
- (D) Setbacks:
  - a. Front Setback: 13 feet-11.16 inches
  - b. Rear Setback: 38 feet-2.04 inches
  - c. Side Setbacks:
    - West: 2 feet-0 inches
    - East: 3 feet-0 inches
- (E) Building Height: 27 feet-5 inches





FLOOR PLAN LEGEND



SHEET NOTES

- 1. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.
2. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE.
3. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE.
4. ALL WORK TO BE IN ACCORDANCE WITH THE INTERNATIONAL CODE COUNCIL (ICC) CODES.
5. ALL WORK TO BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) CODES.
6. ALL WORK TO BE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) CODES.
7. ALL WORK TO BE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE) CODES.
8. ALL WORK TO BE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) CODES.
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19. ALL WORK TO BE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE) CODES.
20. ALL WORK TO BE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) CODES.

ADAMS MULTI-UNIT

2636 W ADAMS CHICAGO, IL 60612

THOMAS MONTGOMERY ARCHITECT

100 N. LA SALLE ST. CHICAGO, IL 60602

PHONE: 312.467.1111 FAX: 312.467.1112

WWW.TMARCHITECT.COM

PROJECT NO. 08-0012

DATE: 08/12/08

SCALE: AS SHOWN

PROJECT LOCATION: 2636 W ADAMS, CHICAGO, IL 60612

CLIENT: ADAMS MULTI-UNIT DEVELOPMENT, INC.

ARCHITECT: THOMAS MONTGOMERY ARCHITECT

DATE: 08/12/08

SCALE: AS SHOWN

PROJECT LOCATION: 2636 W ADAMS, CHICAGO, IL 60612

CLIENT: ADAMS MULTI-UNIT DEVELOPMENT, INC.

ARCHITECT: THOMAS MONTGOMERY ARCHITECT

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ARCHITECT: THOMAS MONTGOMERY ARCHITECT

DATE: 08/12/08

SCALE: AS SHOWN

PROJECT LOCATION: 2636 W ADAMS, CHICAGO, IL 60612

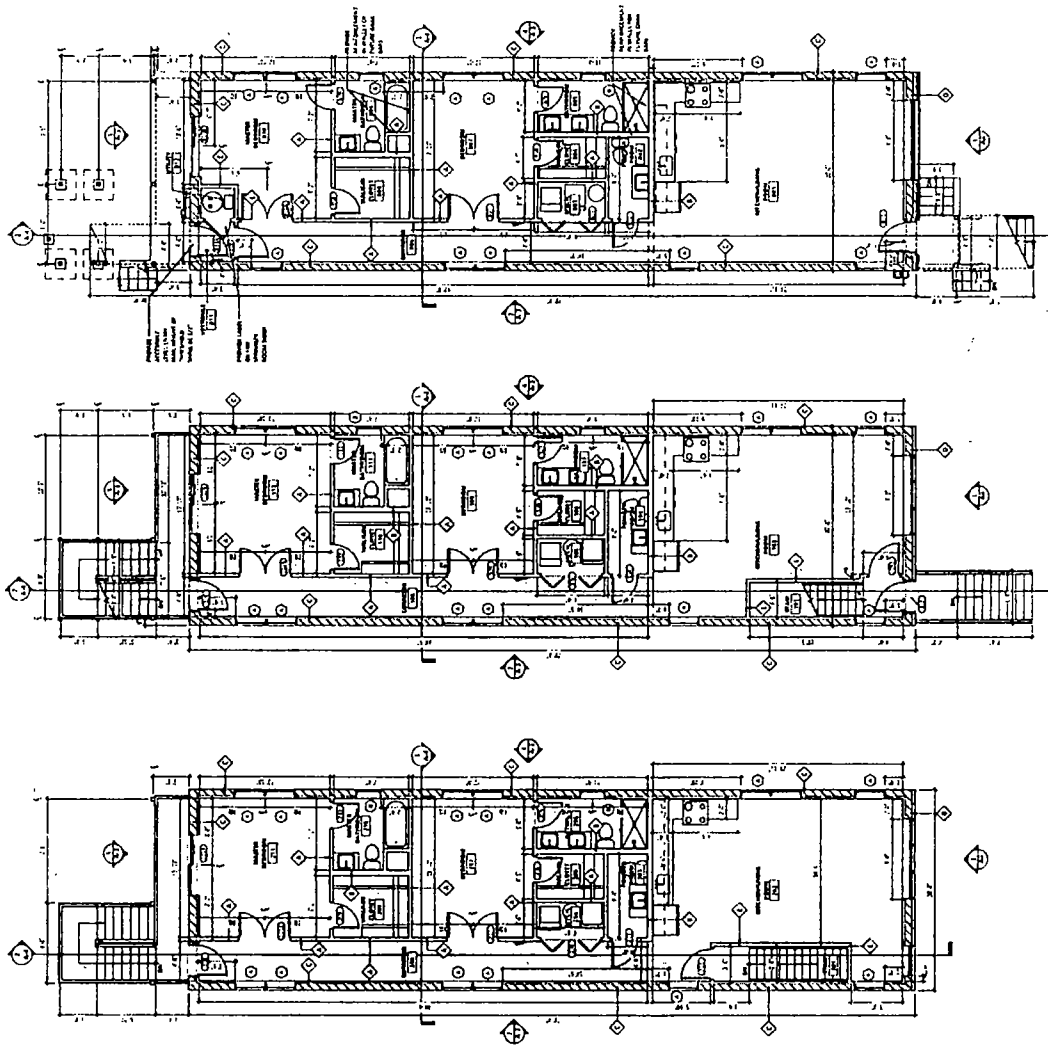
CLIENT: ADAMS MULTI-UNIT DEVELOPMENT, INC.

ARCHITECT: THOMAS MONTGOMERY ARCHITECT

DATE: 08/12/08

SCALE: AS SHOWN

PROJECT LOCATION: 2636 W ADAMS, CHICAGO, IL 60612



BASEMENT PLAN 3/12' x 11'0"

FIRST FLOOR PLAN 3/12' x 11'0"

SECOND FLOOR PLAN 3/12' x 11'0"



FINAL FOR PUBLICATION



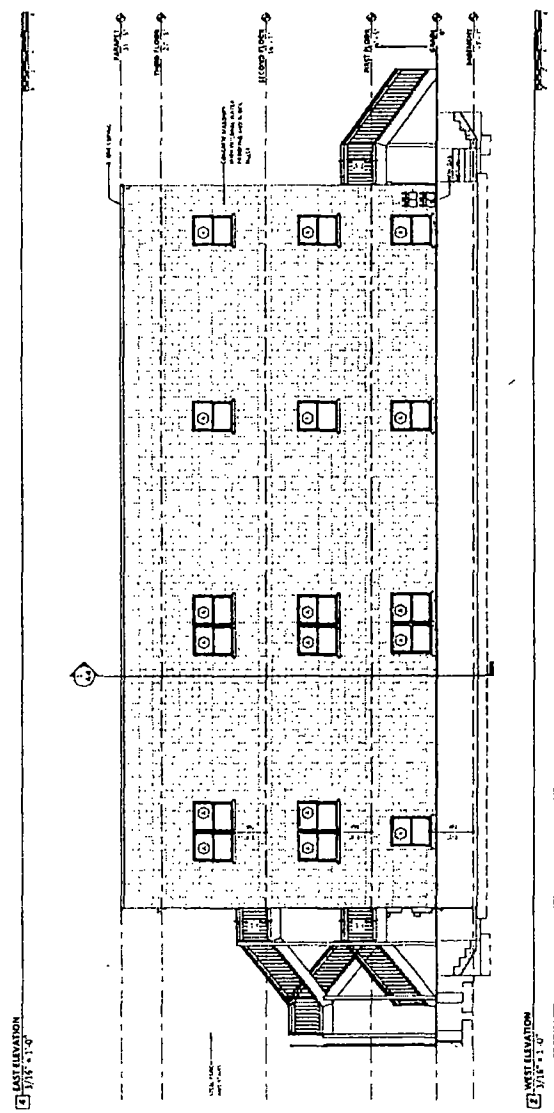
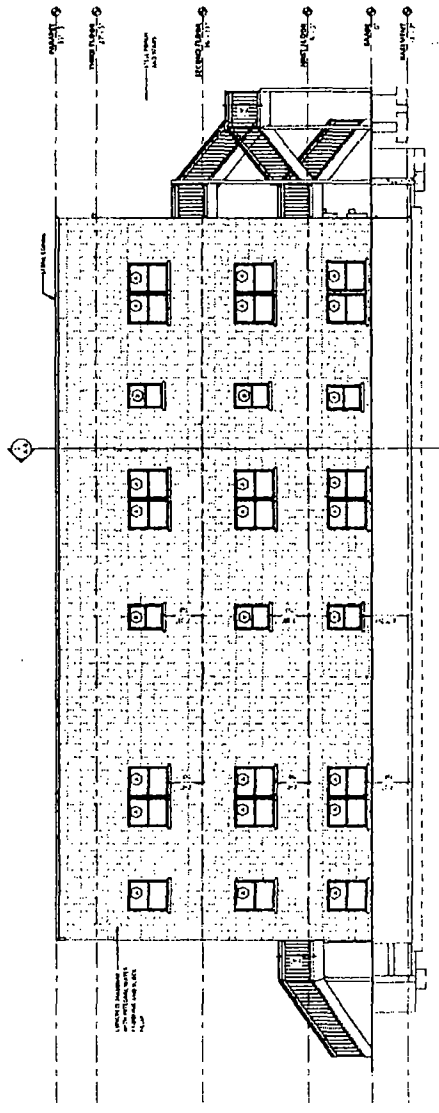
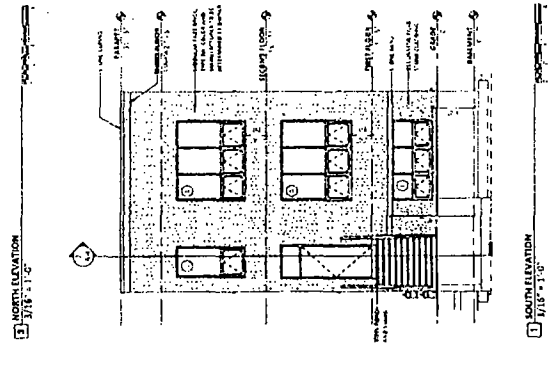
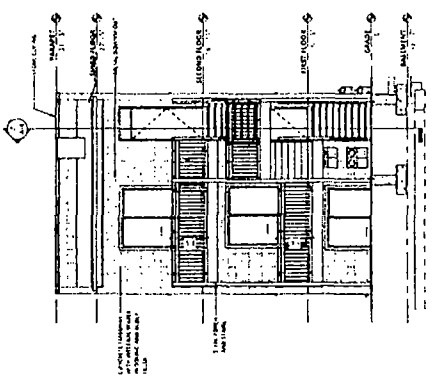
**ADAMS  
MULTI-UNIT**

2636 W ADAMS  
CHICAGO, IL 60612

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THOMAS  
MONTGOMERY  
ARCHITECT

SCALE: 3/16" = 1'-0"  
BUILDING  
ELEVATIONS  
A-3









**ADAMS  
MULTI-UNIT**

2636 W ADAMS  
CHICAGO, IL 60612

NO.	DATE	DESCRIPTION
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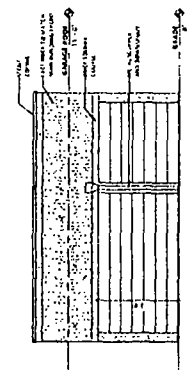
THOMAS  
MONTGOMERY  
ARCHITECT

19 3/4  
3/15/11

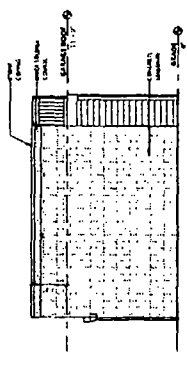
19 3/4  
3/15/11



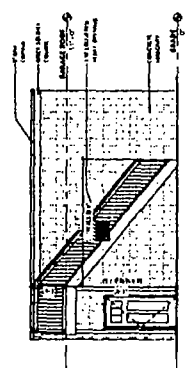
GARAGE PLANS  
A-7



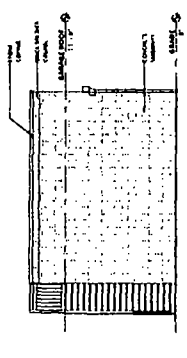
2 GARAGE WEST ELEVATION  
3/16" = 1'-0"



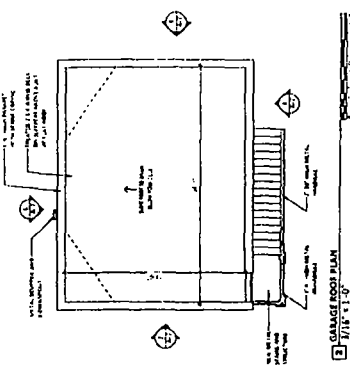
3 GARAGE NORTH ELEVATION  
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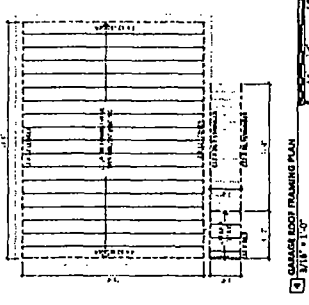
4 GARAGE EAST ELEVATION  
3/16" = 1'-0"



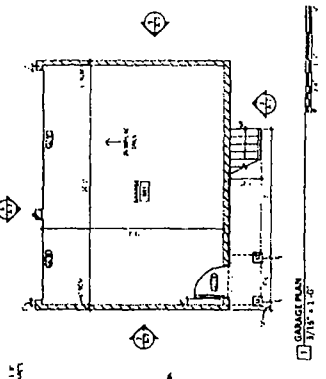
5 GARAGE SOUTH ELEVATION  
3/16" = 1'-0"



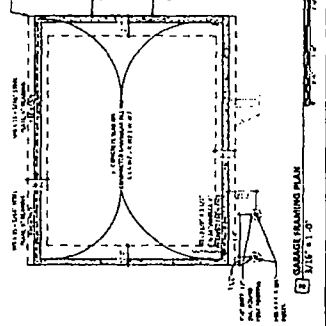
6 GARAGE ROOF PLAN  
3/16" = 1'-0"



7 GARAGE EDGE FRAMING PLAN  
3/16" = 1'-0"



8 GARAGE PLAN  
3/16" = 1'-0"



9 GARAGE FRAMING PLAN  
3/16" = 1'-0"