



City of Chicago



O2018-1268

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 101-B at 2623 W Monroe St - App No. 19550T1
Committee(s) Assignment:	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 of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 101B in the area bounded by

West Monroe Street; a line 419.56 feet east of and parallel to South Washtenaw Avenue; the alley next south of and parallel to West Monroe Street; and a line 399.35 feet east of and parallel to South Washtenaw Avenue

to those of a RM-4.5 Residential 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: 2623 West Monroe Street

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PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

2623 WEST MONROE STREET

RM-4.5 Residential Multi-Unit District

The applicant is requesting a zoning amendment from a M1-2 Limited Manufacturing/Business Park District to a RM-4.5 Residential Multi-Unit District for the renovation of the existing 2 story residential building. After the renovation, the building will have a total of three dwelling units with two parking spaces to be provided, and will be 28 feet and 5 inches tall.

Lot Area	2,516 square feet
MLA	838.66 square feet
Parking	2 parking spaces
Rear Setback	30.80 feet*
East Setback	2.04 feet
Front Setback	12.90 feet
West Setback	2.00 feet
FAR	0.56
Building Square Footage	1,421 square feet
Building Height	16 feet 5 inches

*Will seek relief

Attached set of plans provided

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PROJECT ADDRESS:
 2623 W MONROE STREET
 CHICAGO, IL 60612
 773-525-9177

SCOPE OF WORK:
 PROPOSED 2.5 STORY DWELLING UNIT MASONRY ADDITION TO EXISTING MASONRY TWO-FAMILY HOUSE AND AFFORDABLE HOUSING, PROPOSED 2.5 STORY HOUSE ADDITION INCLUDING NEW TYPED WOOD OPEN PORCH NEW WOOD FLOORING, REAR AND FRONT CONCRETE STEPS TO BASEMENT.

SHEET INDEX
 CS 101 IE PLAN BUILDING SECTION AND NOTES
 E110 PROPOSED FLOOR PLAN
 E111 PROPOSED SECTION PLANS
 A225 ELEVATIONS

ZONING STATISTICS:
 CURRENT ZONING DISTRICT: M1-2
 PROPOSED ZONING DISTRICT: RM4.5
 MAP: 2-2
 WARD: 27

LOI AREA: 4,263 SF
ALLOTTABLE GROUND AREA: 4,263 SF
FLOOR AREA: 14.9 FT
REAR YARD SETBACK: 29.6 FT
COMBINED SIDE YARD SETBACK: 4.54 FT
REAR YARD OPEN SPACE: 154 SF
BUILDING HEIGHT: 45 FT
AUTOPARKING: 3 SPACES

PROPOSED TOTAL: 4,263 SF
PROPOSED ADDITION: 1,421 SF
EXISTING TOTAL: 2,842 SF
PROPOSED TOTAL: 4,263 SF

ARCHITECT'S CERTIFICATION AND SEAL

HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND COMPLY TO THE BEST OF MY KNOWLEDGE WITH THE REQUIREMENTS OF THE CHICAGO BUILDING CODE

YANET HERRERA
 YANET HERRERA, REGISTERED ARCHITECT
 EXPIRES 11/30/2018

DATE: 07/19/17

ENERGY CONSERVATION COMPLIANCE STATEMENT

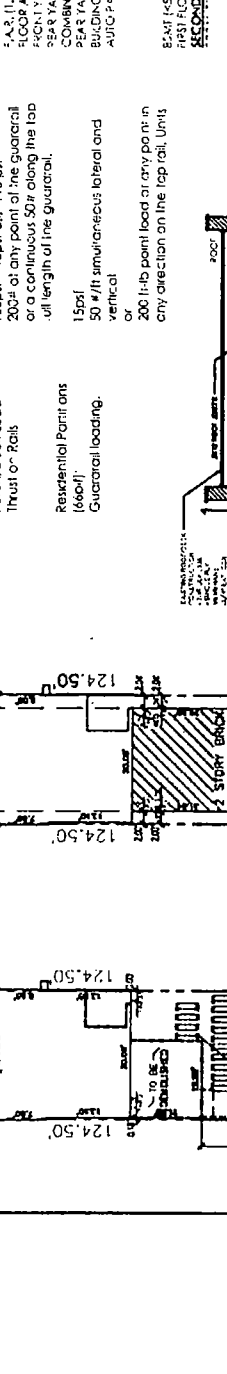
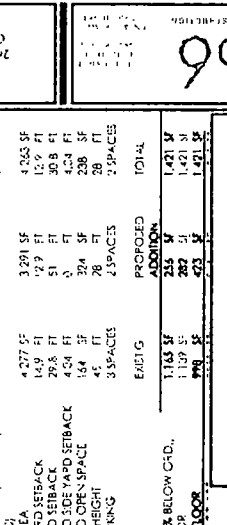
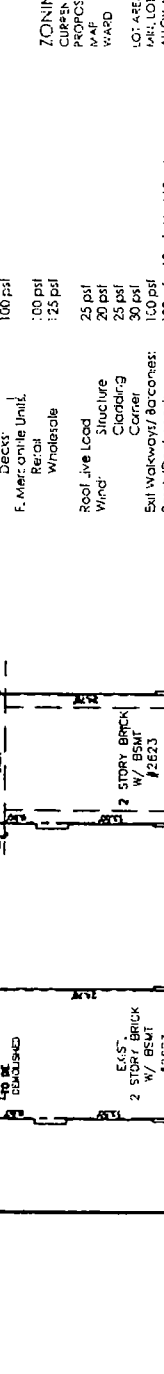
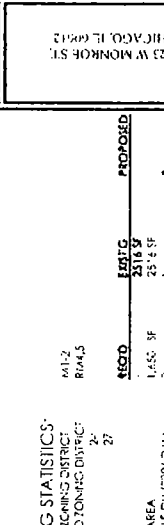
I CERTIFY THAT I AM REGISTERED ENERGY PROFESSIONAL (EP) AND I HAVE PREPARED THESE DRAWINGS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEVE THAT THE ATTACHED PLANS FOR 2623 W. MONROE ST. CITY OF CHICAGO FULLY COMPLY WITH CHICAGO COUNTY ELECTRICAL AND ENVIRONMENTAL ORDINANCE, LATEST ADDITION.

Radule Tepavcevis
 RADULE TEPAVCEVIS, REGISTERED ENERGY PROFESSIONAL
 EXPIRES 07/19/17

DATE: 07/19/17

CODES & STANDARDS:
 Chicago Building Code 2016
 Manual of Steel Construction, Allowable Stress Design, AISC-89
 Steel Deck Plate and Deck Vocab for Wood Const., 1997, 2001
 Revised
 and NDS-2001 Supplement

DESIGN LOADS:
 Floor Live Loads:
 A. Residential Units:
 Dwelling units: 40 psf
 Public rooms: 100 psf
 Public kitchens: 75 psf
 Corridors:
 * Serving dwelling units: 40 psf
 * Serving public rooms: 100 psf
 Public Stairways: 100 psf
 Balconies (exterior): 100 psf
 Porches: 100 psf
 Decks: 100 psf
 F. Miscellaneous Units:
 Retail: 100 psf
 Wholesale: 25 psf
 Roof Live Load: 20 psf
 Wind: Structure Cladding 20 psf
 Corner 30 psf
 Soil Walkway/Accessories: 100 psf
 Porch/Deck/Load: 100 psf + 10 psf cl = 110 psf
 200 psf at any point of the guararol or a continuous 50% along the full length of the guararol.
 Residential Partitions (decks): 15 psf
 Guararol loading: 50 #/ft simultaneous lateral and vertical
 or
 200 #/ft point load at any point in any direction on the top rail. Units



CHICAGO BUILDING CODE
 606

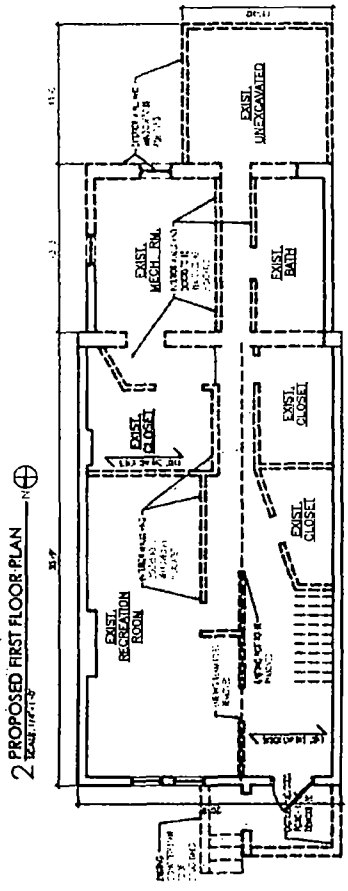
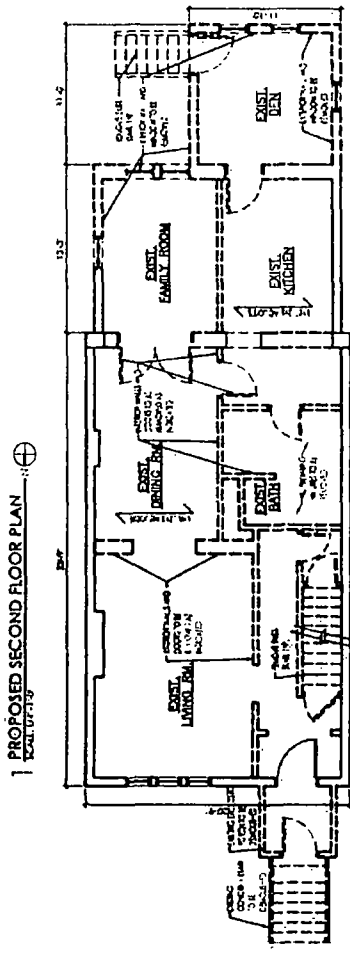
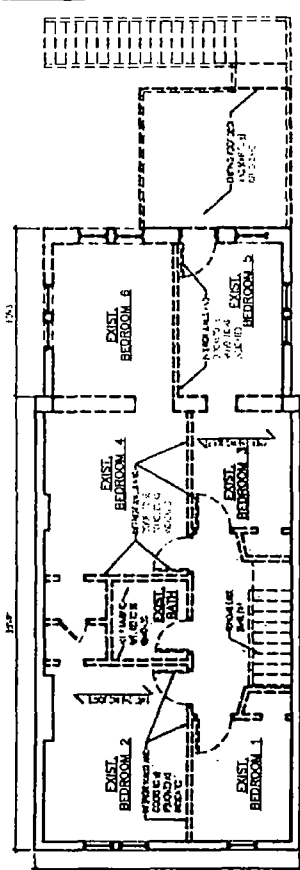
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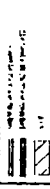
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DESIGN CONCEPT

The design concept for this project is to provide a modern, functional, and comfortable living environment. The proposed second floor plan features five bedrooms, a family room, a kitchen, and a bathroom. The proposed first floor plan includes a living room, dining room, kitchen, and bathroom. The proposed basement plan shows a recreation room, two closets, and a bathroom. The design is based on the existing structure and aims to maximize the use of space while maintaining a high level of quality and craftsmanship. The use of materials and finishes is selected to create a warm and inviting atmosphere. The layout is designed to provide a clear flow of traffic and easy access to all areas of the home. The overall goal is to create a home that is both beautiful and practical, meeting the needs of the client and providing a lasting investment in their future.



KEY NOTES



NO.	DATE	DESCRIPTION
1	10/10/12	ISSUED FOR PERMITS
2	11/15/12	REVISED PER COMMENTS
3	12/01/12	REVISED PER COMMENTS
4	01/15/13	REVISED PER COMMENTS
5	02/01/13	REVISED PER COMMENTS
6	02/15/13	REVISED PER COMMENTS
7	03/01/13	REVISED PER COMMENTS
8	03/15/13	REVISED PER COMMENTS
9	04/01/13	REVISED PER COMMENTS
10	04/15/13	REVISED PER COMMENTS

2623 W. MONROE ST
CHICAGO, IL 60612

606



DATE: 10/10/12
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
PROJECT NO: 12-001

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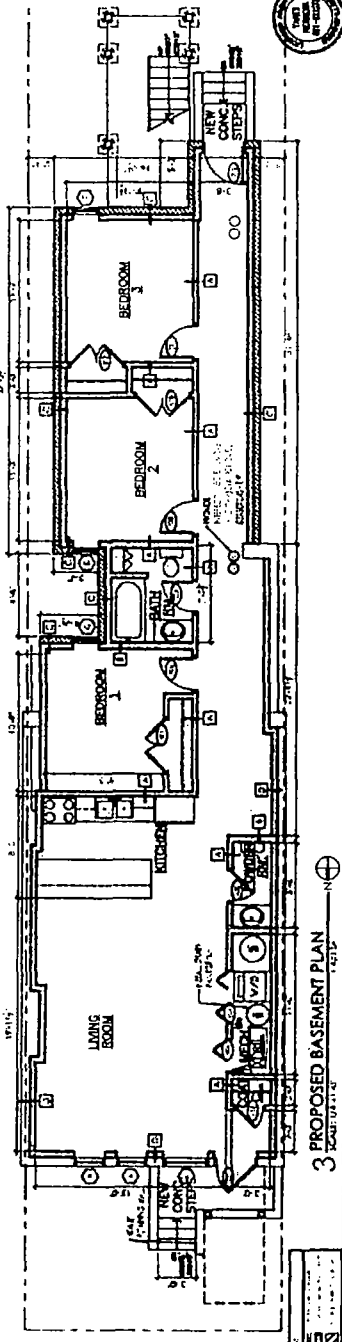
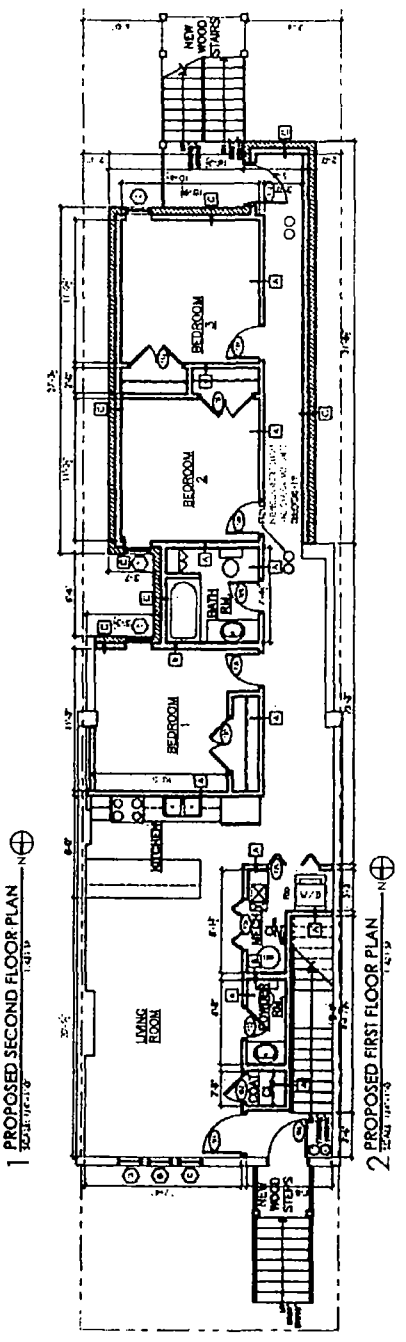
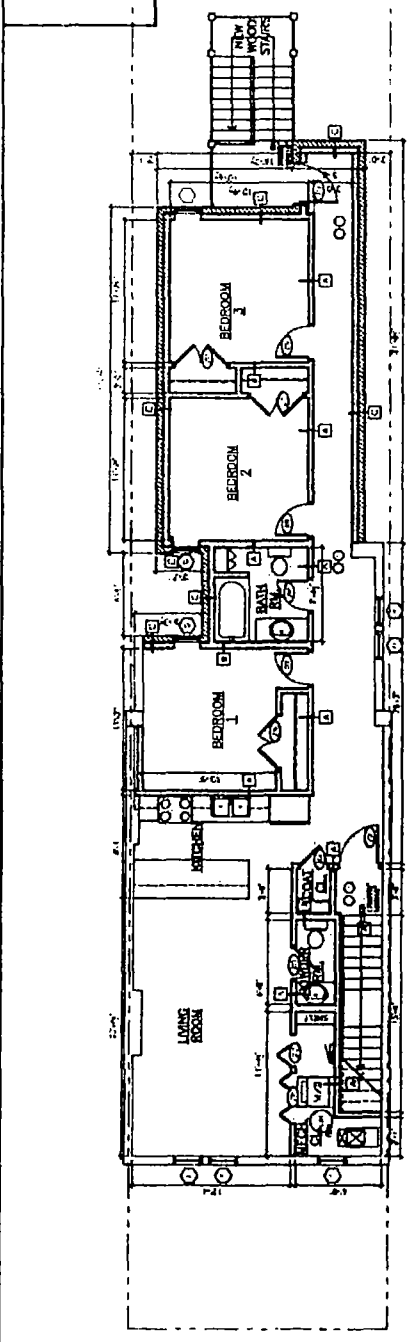
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CHICAGO, IL 60612

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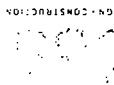



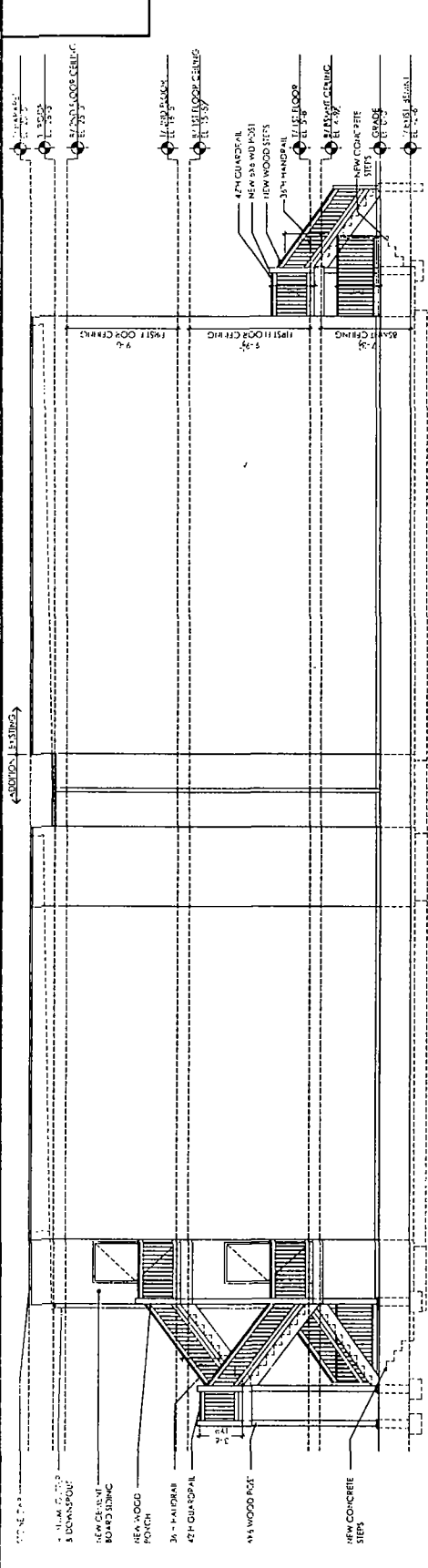
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CHICAGO, IL 60612

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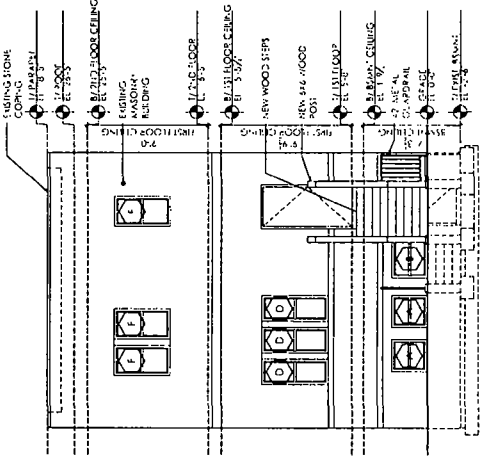


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REVISIONS NO. DATE BY 1 11/15/12 JLM 2 11/15/12 JLM 3 11/15/12 JLM 4 11/15/12 JLM 5 11/15/12 JLM 6 11/15/12 JLM 7 11/15/12 JLM 8 11/15/12 JLM 9 11/15/12 JLM 10 11/15/12 JLM	2023 W MONROE ST CHICAGO, IL 60612	DESIGN - CONSTRUCTION 		PROJECT NUMBER: 2023 W MONROE ST PREPARED BY: JLM DATE: 11/15/12 DRAWN BY: JLM CHECKED BY: JLM	A2.0
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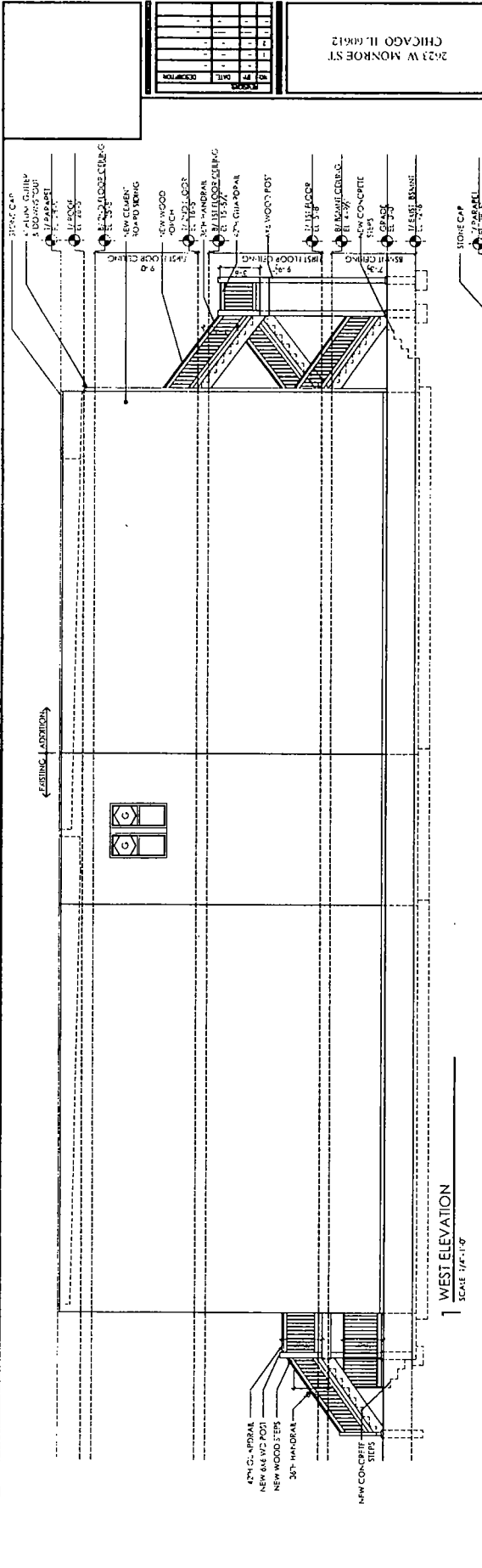


1 EAST ELEVATION
SCALE 1/4"=1'-0"

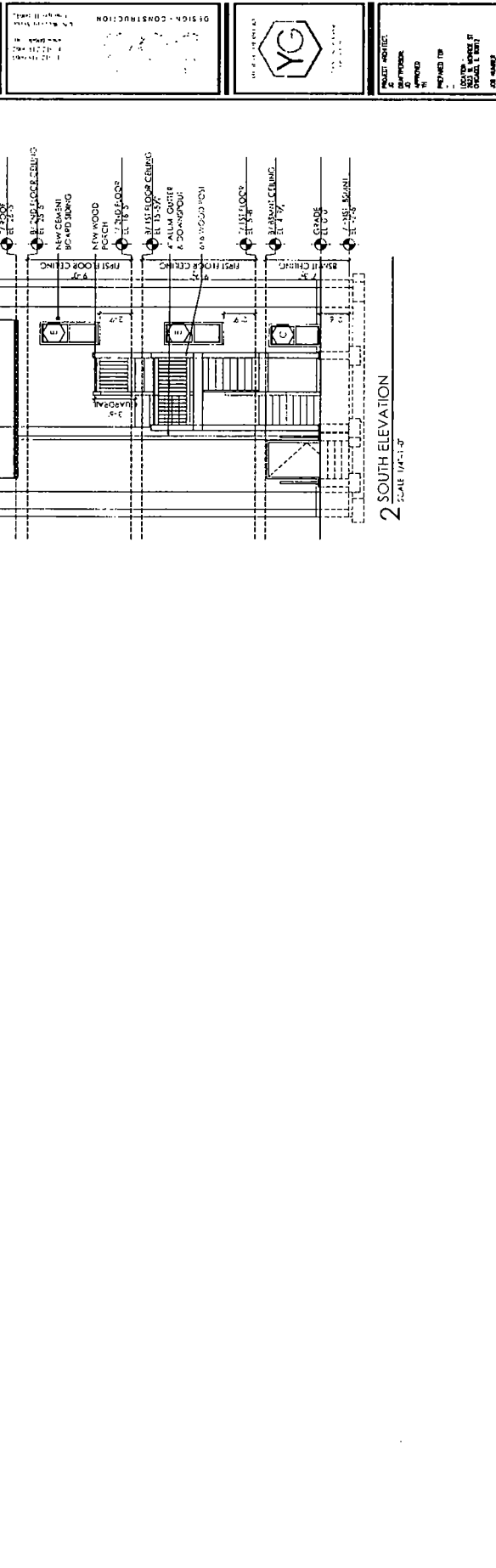


2 NORTH ELEVATION
SCALE 1/4"=1'-0"

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1 WEST ELEVATION
SCALE 1/4"=1'-0"

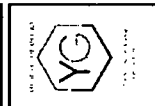


2 SOUTH ELEVATION
SCALE 1/4"=1'-0"

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2623 W MONROE ST
CHICAGO, IL 60612

DESIGN - CONSTRUCTION
1111 N. LA SALLE ST.
CHICAGO, IL 60610
TEL: 312.467.1111
WWW.YOUNGCONSTRUCTION.COM



PROJECT NUMBER: 10-100000
BY: [Signature]
DATE: 10/10/10
LOCATION: 2623 W. MONROE ST.
CHICAGO, IL 60612
JOB NUMBER: 10-100000



A2.1

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