



# City of Chicago



O2020-4815

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/7/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-F at 2700 N Pine Grove Ave - App No. 20531T1
<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 of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 7-F in the area bounded by

a line 185 feet North of and parallel to West Wrightwood Avenue, North Pine Grove Avenue, West Wrightwood Avenue, and the alley next West and parallel to North Pine Grove Avenue.

to those of a RM-6 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: 2700 N. Pine Grove Avenue, Chicago, Illinois

## ZONING AMENDMENT TYPE-1

### 2700 N. Pine Grove, Chicago, IL

#### Narrative and Plans for a Type-1 Zoning Amendment at 2700 N Pine Gove Avenue Amending the zoning district from RM5 to RM6

A. Second Church of Christ, Scientist, Chicago will continue to use its 120 year old building for religious purposes but its space will be reconfigured to accommodate its current needs, and a 7-story (79'-11" high) 26-unit residential addition will be constructed.

The south façade will remain as the church entry and the east and west side facades will also remain. The addition will extend into the existing parking lot.

The total floor area ratio (FAR) of the Development will be 3.7 and density will be 889.42 square feet of Lot area per Dwelling Unit (LDU) with 30 or more underground garage spaces for off-street parking to be shared by the residential and religious facility.

The front entrance to the residential addition will be in the existing east façade on Pine Grove with its 6'-11" setback, but the residential addition setback shall be 24'-0" from Pine Grove. The side (south) setback on Wrightwood at the existing and continuing church entrance shall remain 6'-2" with the residential addition set back 26'-0" from Wrightwood.

The existing rear (west) façade on the alley shall remain at zero setback with the residential addition set back 15'-0" from the alley. The side (north) setback shall be 27'-0".

#### Table of Data specified in 17-13-0303-C(1)

Lot Area 23,125 sq. ft (185 x 125)

B.	Floor Area Ratio	3.7
C.	Density (lot area per dwelling unit)	889.42
D.	Off-street parking*	30 or more underground
E.	Setbacks*	

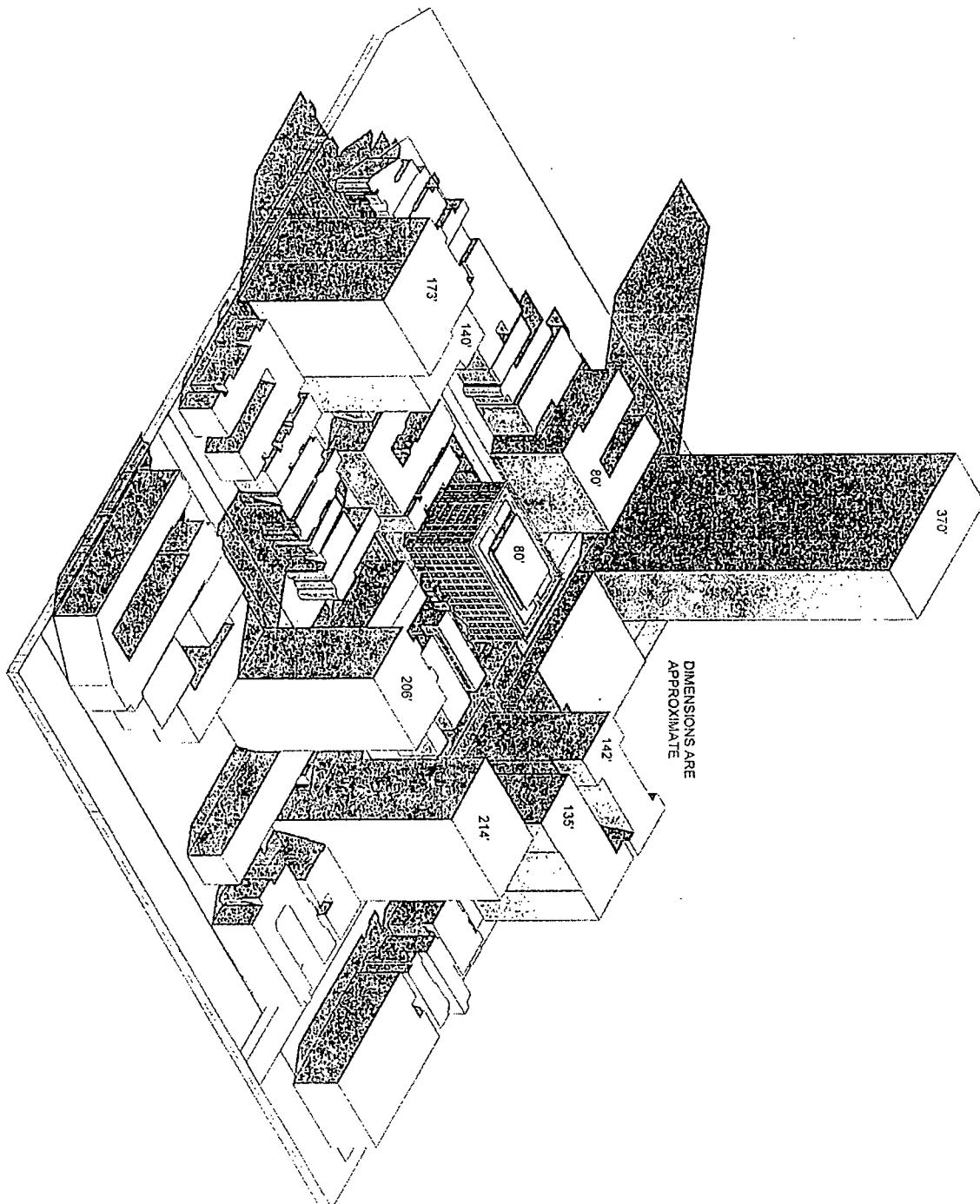
<u>PROPOSED:</u>	<u>EXISTING WALL TO REMAIN</u>
Front: 24.0 feet	6 ft. 11 inches
Rear: 15.0 feet	zero
Side: South 26.0 feet,	6 ft. 2 inches
North 27.0 feet	none

F.	Building Height	79'-11"
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Provided Architectural Plan sets and other material follow

\*may seek relief for parking and setbacks

FINAL FOR PERMITS

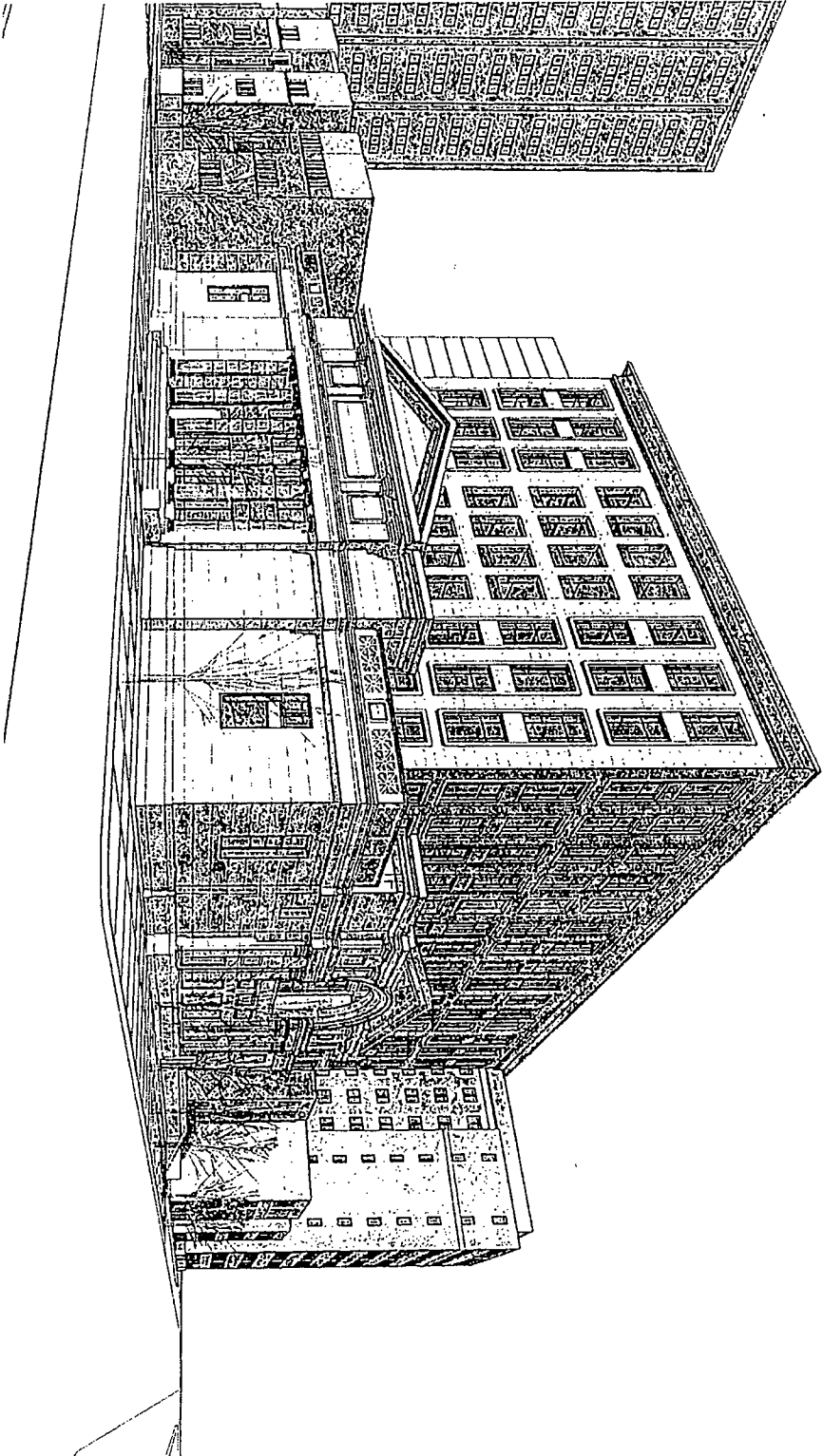


BOOTH HANSEN

NORTHEAST AXON - ENLARGED

SECOND CHURCH OF CHRIST, SCIENTIST, CHICAGO  
92 03 2200  
1978

PLAN FOR PUBLICATION



BOOTH HANSEN

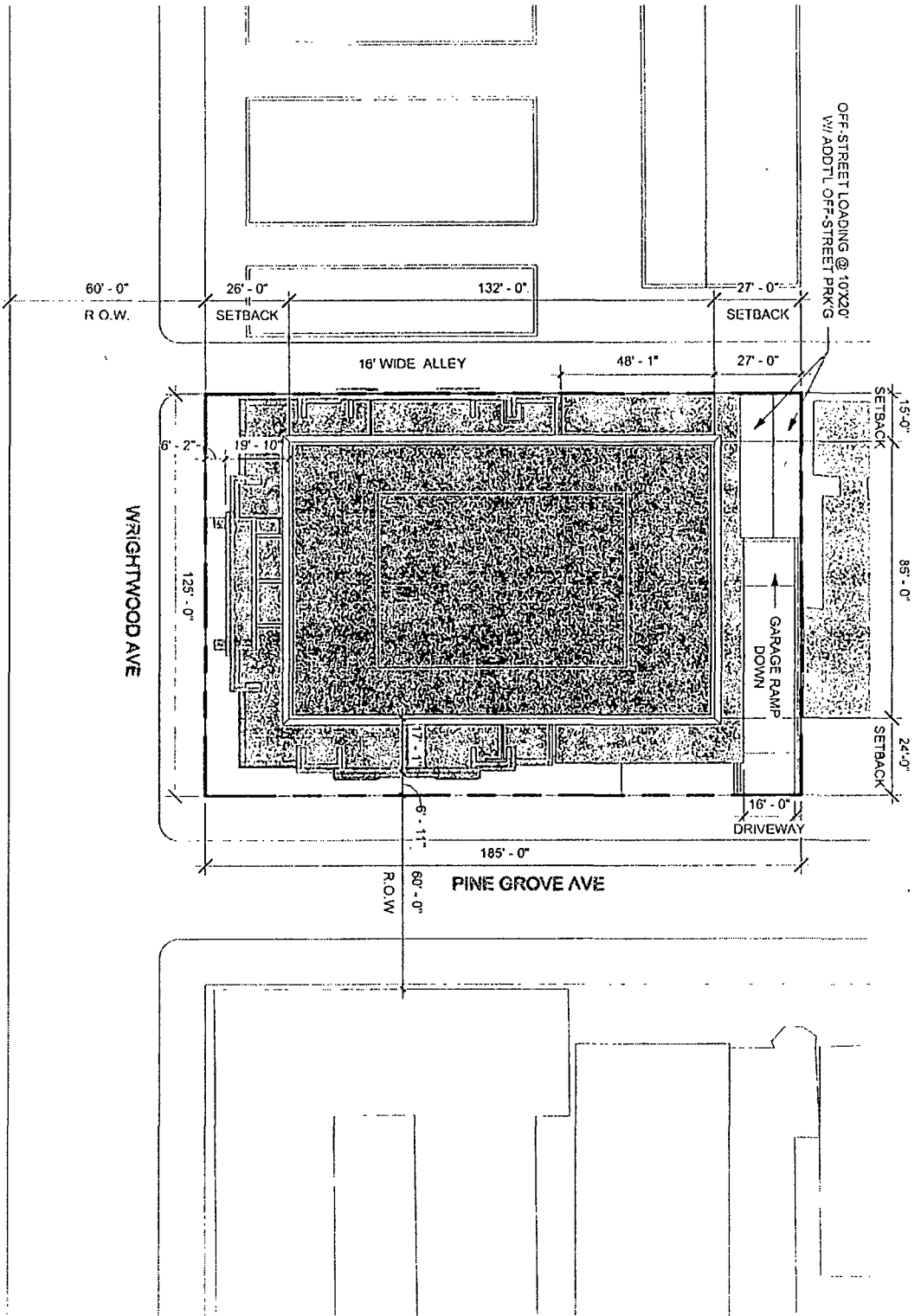
3D PERSPECTIVE

SECOND CHURCH OF CHRIST, SCIENTIST, CHICAGO  
1830 N. 2ND ST.  
1916

BOOTH HANSEN

SITE PLAN  
DIMENSIONS & SETBACKS

SECOND CHURCH OF CHRIST, SCIENTIST, CHICAGO  
C# 013822  
1978



100' 0" 200' 0" 300' 0" 400' 0" 500' 0" 600' 0" 700' 0" 800' 0" 900' 0" 1000' 0"

PLAN FOR REVISION

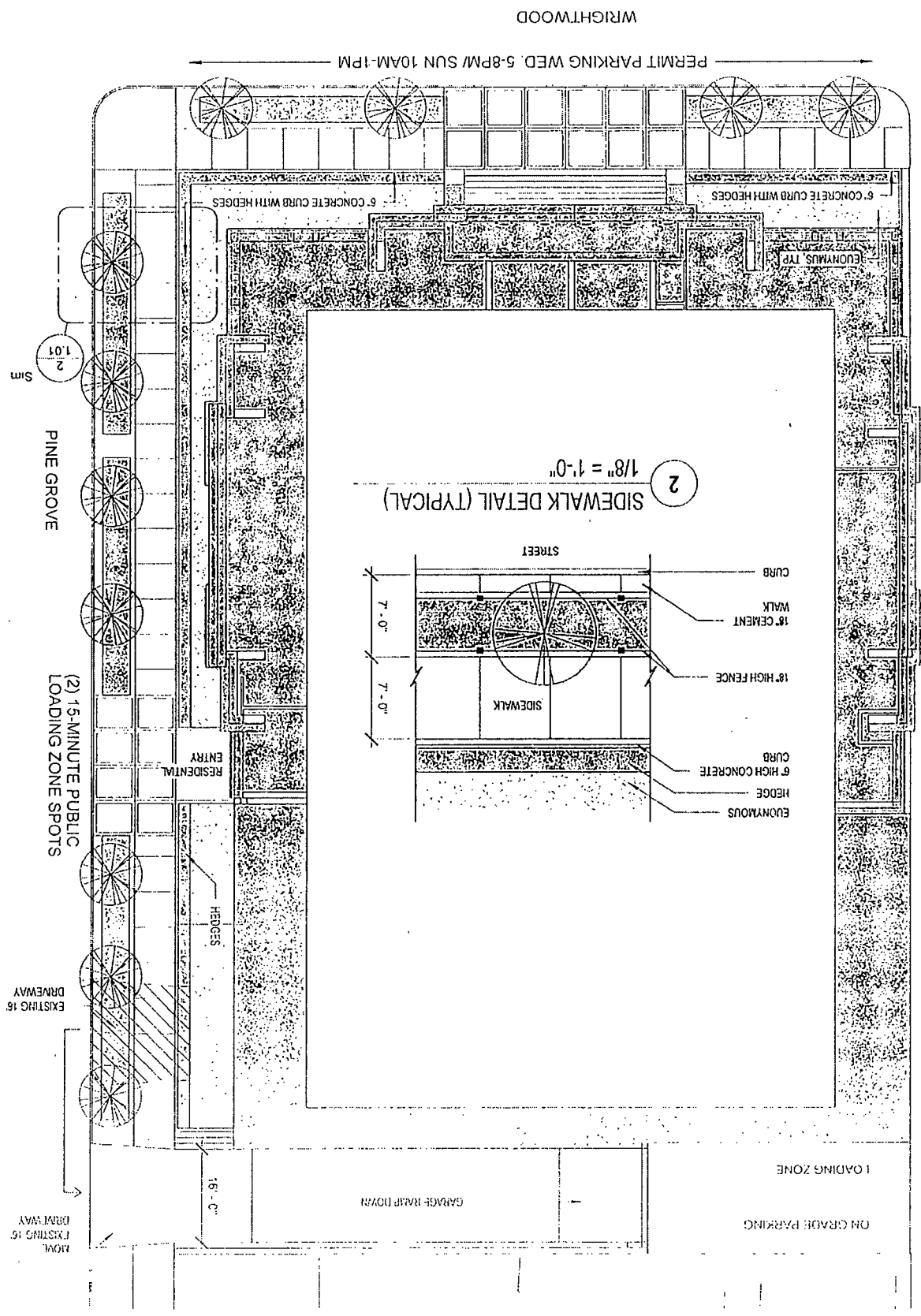
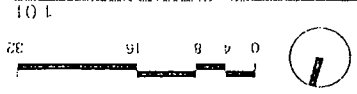
00 - LANDSCAPE PLAN

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BOOTH HANSEN

PUBLIC WAY PLAN

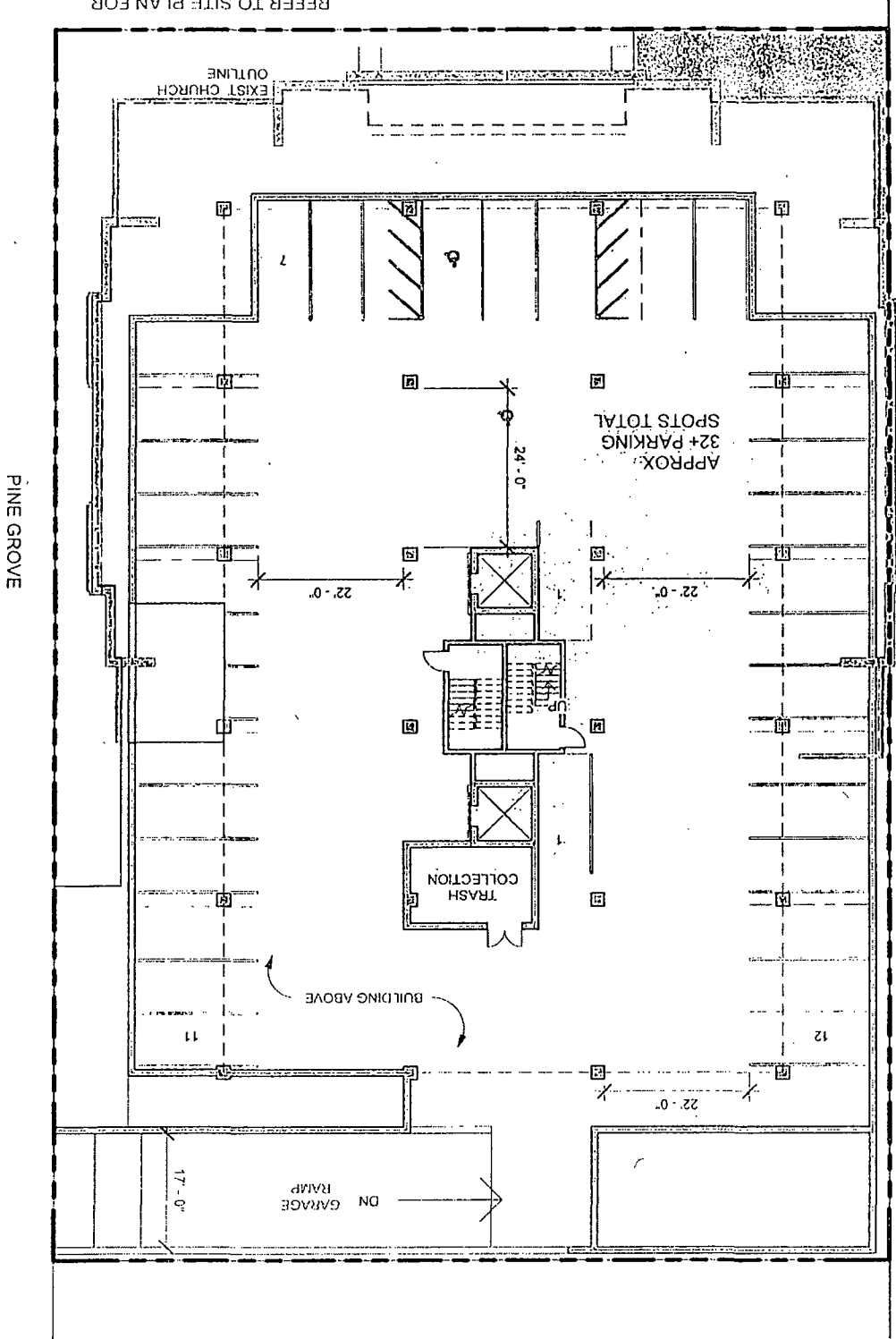
SECOND CHURCH OF CHRIST, SCIENTIST, CHICAGO  
03/01/2020  
1918





1  
PARKING PLAN

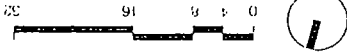
WRIGHTWOOD  
REFER TO SITE PLAN FOR  
SETBACK AND DIMENSIONS



PLAN FOR SUBMITTAL



1 05



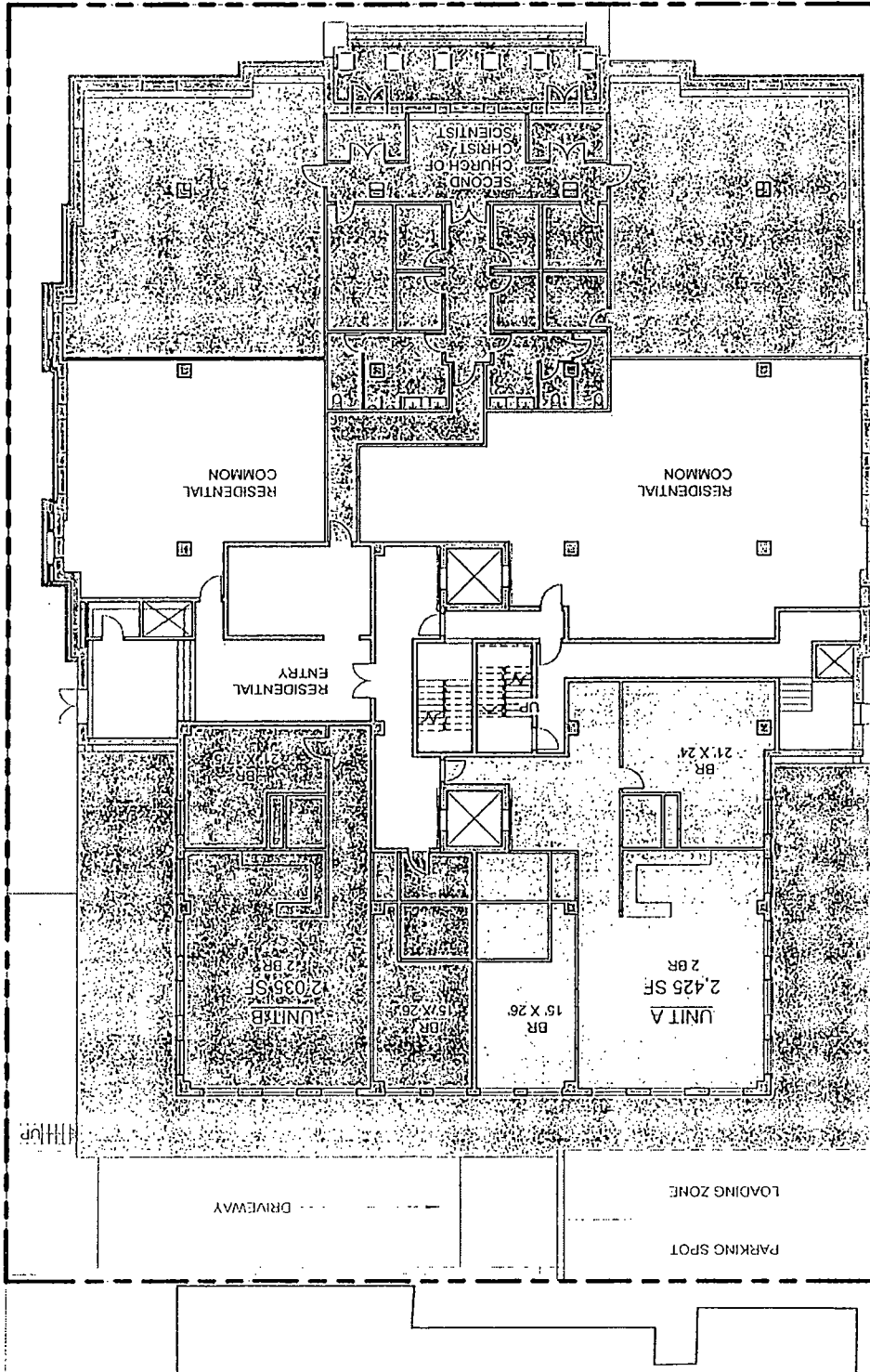
01 FIRST FLOOR

WRIGHTWOOD

REFER TO SITE PLAN FOR  
SETBACK AND DIMENSIONS

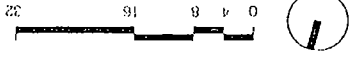
PINE GROVE

16' WIDE  
ALLEY



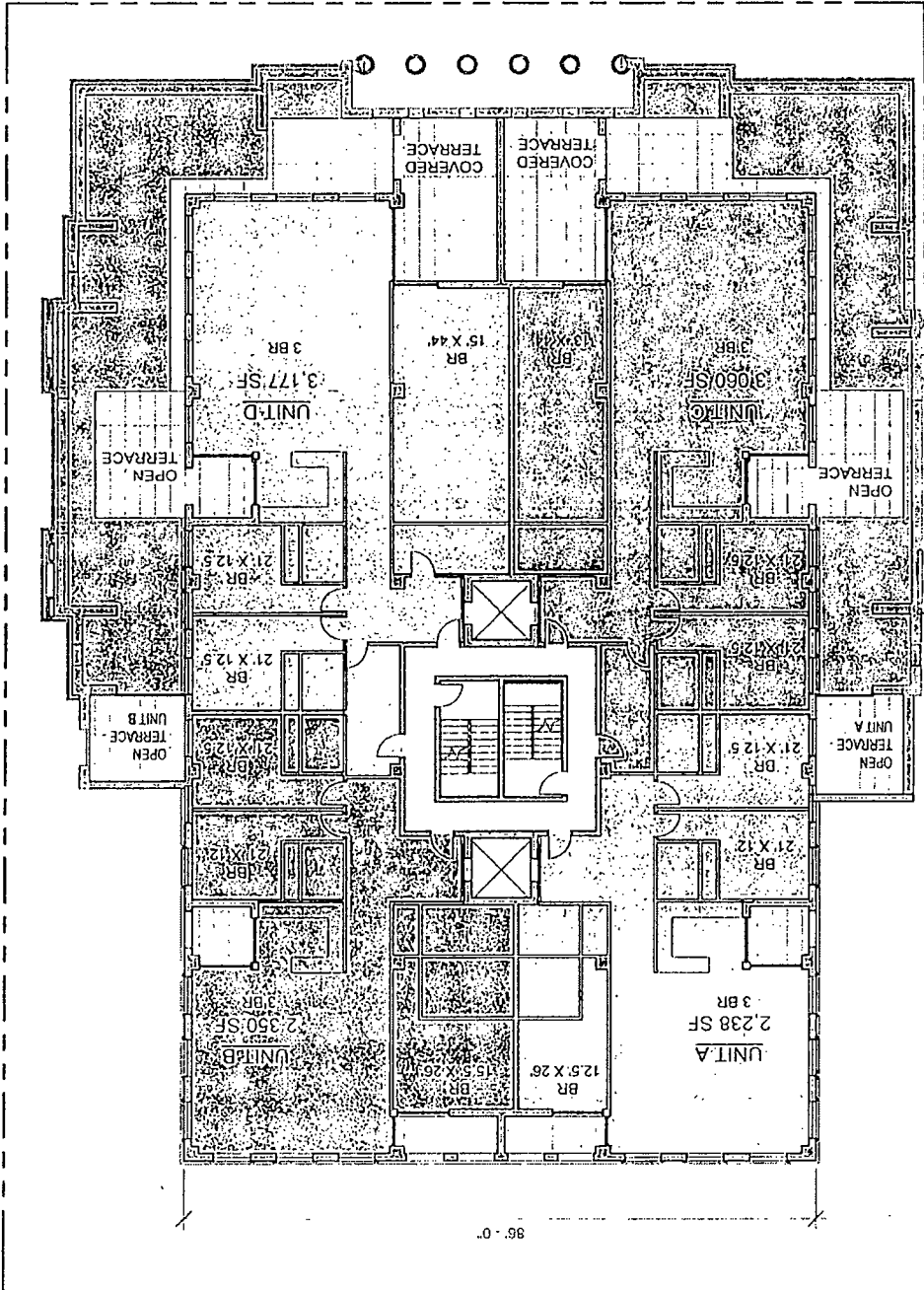
NOT FOR CONSTRUCTION

1/00



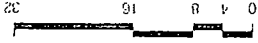
02 SECOND FLOOR

REFER TO SITE PLAN FOR  
SETBACK AND DIMENSIONS

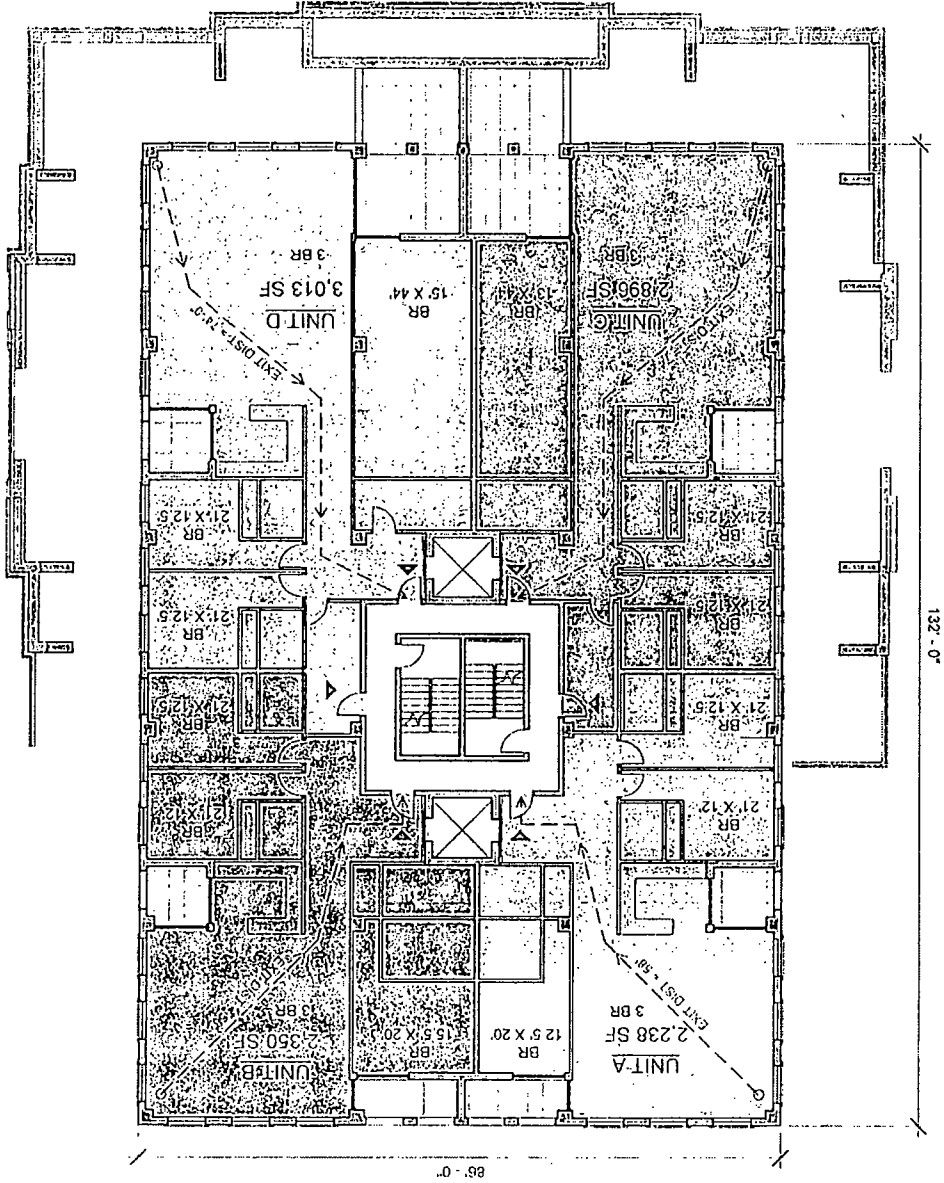


NOT FOR CONSTRUCTION

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03 THIRD FLOOR PLAN



03 THIRD FLOOR PLAN