



City of Chicago



O2021-2061

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-I at 2655 W Monroe St - App No. 20724T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

FINAL FOR PUBLICATION

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. 2-I in the area bounded by

West Monroe Street; a line 107 feet east of and parallel to South Washtenaw Avenue; the alley next South of and parallel to West Monroe Street; And a line 82 feet east of and parallel to South Washtenaw Avenue

to those of a RM-5 Residential Multi-Unit District.

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

Common Address of Property: 2655 W. Monroe Street, Chicago, IL 60612

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ZONING MAP AMENDMENT

Type I Narrative And Plans

2655 West Monroe St., Chicago

NARRATIVE STATEMENT

Re: 2655 West Monroe St.
Chicago, Illinois 60612

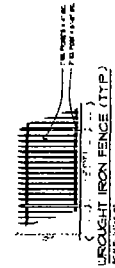
In accordance with the City of Chicago/Zoning Amendment Application & Information Packet
Pg. 3, Attachment A/Supplemental Submissions Type 1 Rezoning

The information below is hereby submitted in support:

- a) The Applicant seeks to construct a new three story concrete and brick building w/basement unit -see A1.1 (four unit building) which will require a rezoning from the current M1-2 zoning district to RM-5;
- b) The project floor area ratio is as follows: LOT AREA- 3125 SQFT; FAR 1.15 3 floors
 $1194 \times 3 = 3582 \div \text{Lot Area } 3125 = 1.146$
- c) The project density is 781.25 sq. ft. Lot Size $3125 \div 4 \text{ units} = 781.25$
- d) The Parking is per 17-10-0207-C Parking Group C.
R = 1 space per dwelling unit - Requires 4 parking spaces.
* May seek Zoning Relief to reduce the required Parking to 3 spaces.
- e) Proposed Setbacks: Front 15'.0 feet; Rear 46'-6"; East 3'0, West 3'0
- f) Building Height 37'-11".

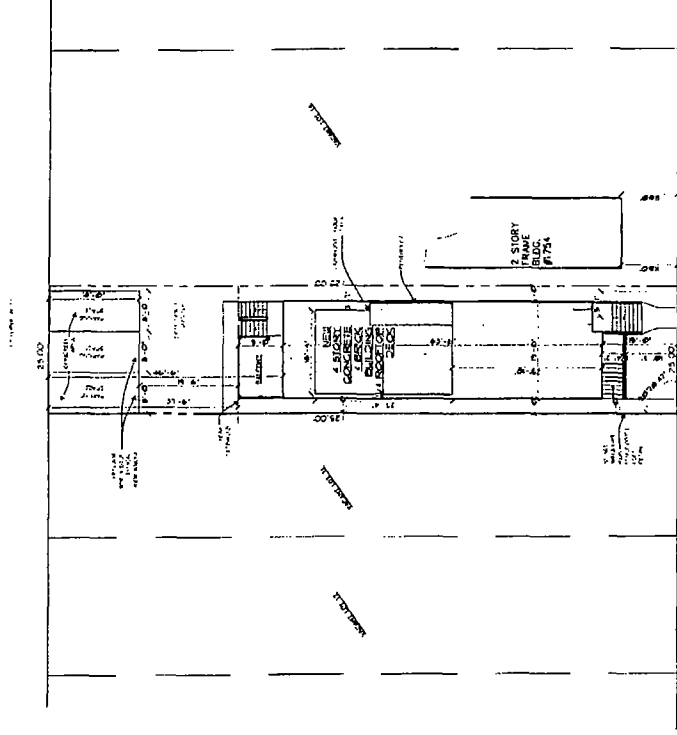
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PROPOSED 4 UNIT BUILDING
W/ ROOFTOP DECK
2655 W MONROE STREET
CHICAGO, IL



ZONING DATA	
ZONING DISTRICT:	MR-5
LOT AREA:	3,035 SQFT.
FAR:	3.75 x .1 = 6.750 SQFT.
BASIS:	184 SQFT.
1ST FLOOR:	184 SQFT.
2ND FLOOR:	184 SQFT.
3RD FLOOR:	184 SQFT.
TOTAL BUILDING AREA:	4,716 SQFT.
BUILDING FOOTPRINT:	184 SQFT.
REAR STAIRS BALCONY:	34 SQFT.
CONCRETE STAIR & WALK:	45 SQFT.
SMALL PASSAGE:	31 SQFT.
TOTAL LOT COVERAGE:	2,964 SQFT.

2018 ELECTRICAL CODE



NOTE TO CONTRACTOR:
THIS DRAWING IS THE PROPERTY OF A.I.I. ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF A.I.I. ARCHITECTS, INC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF A.I.I. ARCHITECTS, INC. IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING AGREES TO HOLD A.I.I. ARCHITECTS, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST A.I.I. ARCHITECTS, INC. BY ANY THIRD PARTY AS A RESULT OF THE USER'S REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF A.I.I. ARCHITECTS, INC.

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M-1	MECHANICAL PLAN
M-2	MECHANICAL PLAN
P-1	PLUMBING PLAN

SITE PLAN
SCALE: 1/8" = 1'-0"

HELEN W. UPTAK
 ARCHITECT, INC.
 1100 N. LAUREL
 CHICAGO, ILLINOIS 60642
 TEL: 312.467.1100

Michael Lyall
 PROFESSIONAL REGISTERED
 ELECTRICAL ENGINEER
 LICENSE NO. 041201001
 STATE OF ILLINOIS

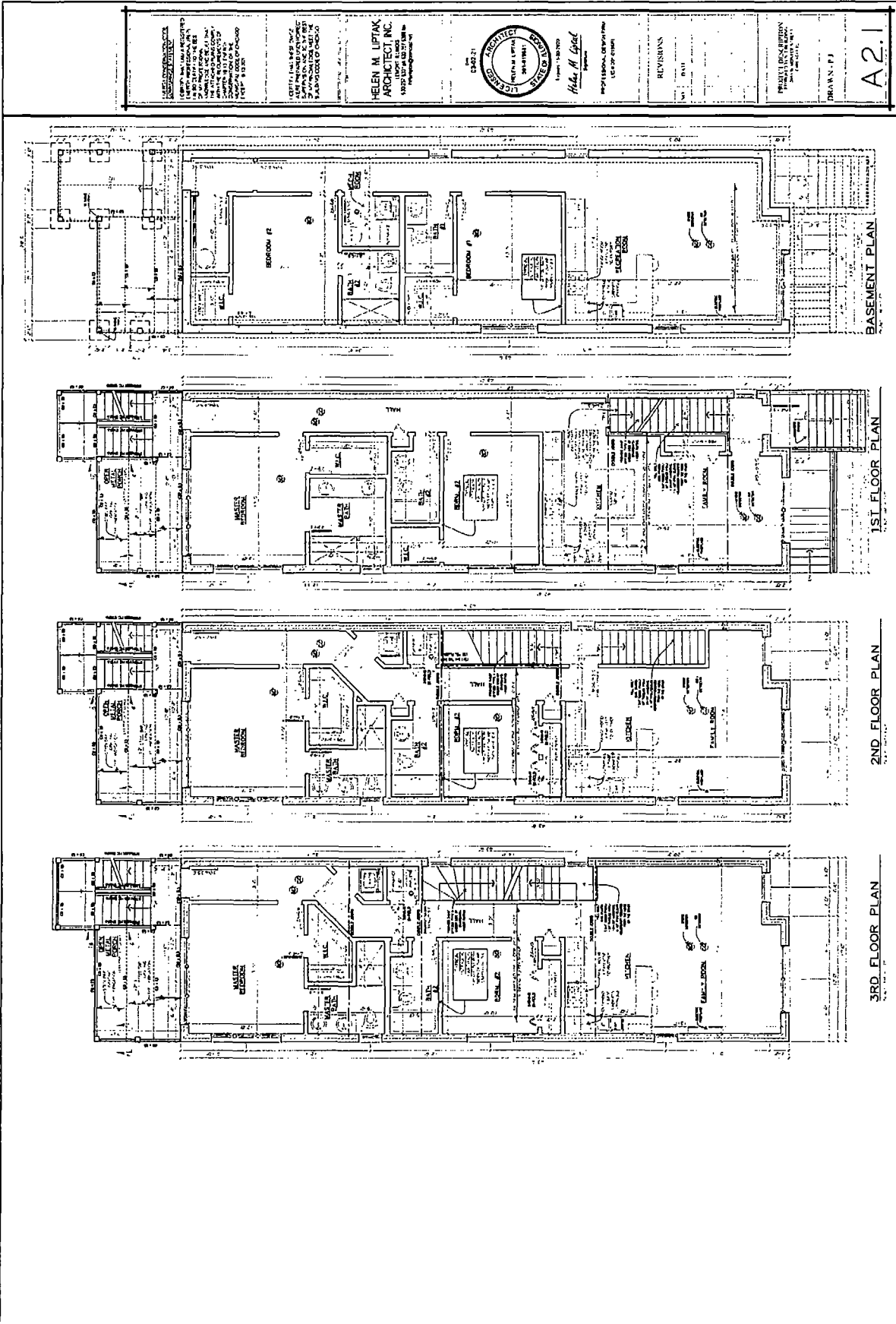
A.I.I.
 ARCHITECTS, INC.
 1100 N. LAUREL
 CHICAGO, ILLINOIS 60642
 TEL: 312.467.1100

ENERGY CONSERVATION STATEMENT
 THIS PROJECT HAS BEEN DESIGNED TO MEET THE ENERGY CONSERVATION REQUIREMENTS OF THE ILLINOIS ENERGY CONSERVATION CODE (IECC) AS APPLICABLE TO THIS PROJECT.

CERTIFICATION STATEMENT
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL REGISTERED ELECTRICAL ENGINEER, HAVE REVIEWED THE ELECTRICAL DESIGN AND SPECIFICATIONS FOR THIS PROJECT AND CERTIFY THAT THE SAME COMPLY WITH THE ILLINOIS ELECTRICAL CODE AND ALL APPLICABLE RULES AND REGULATIONS.

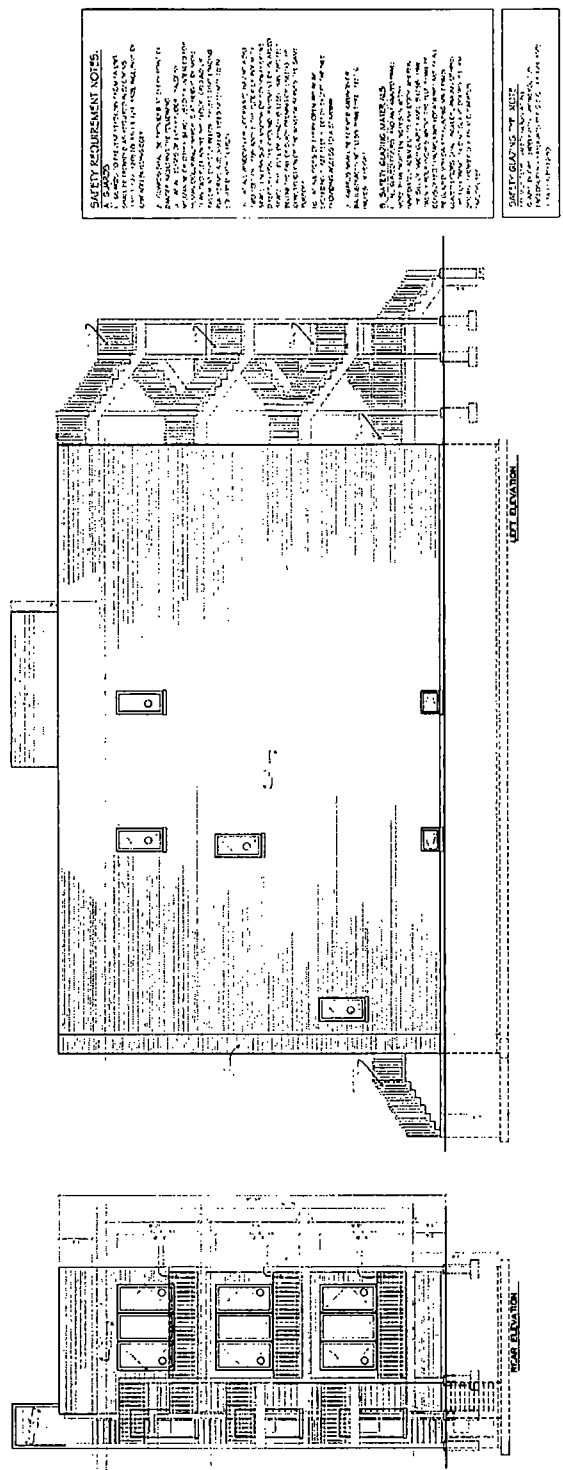
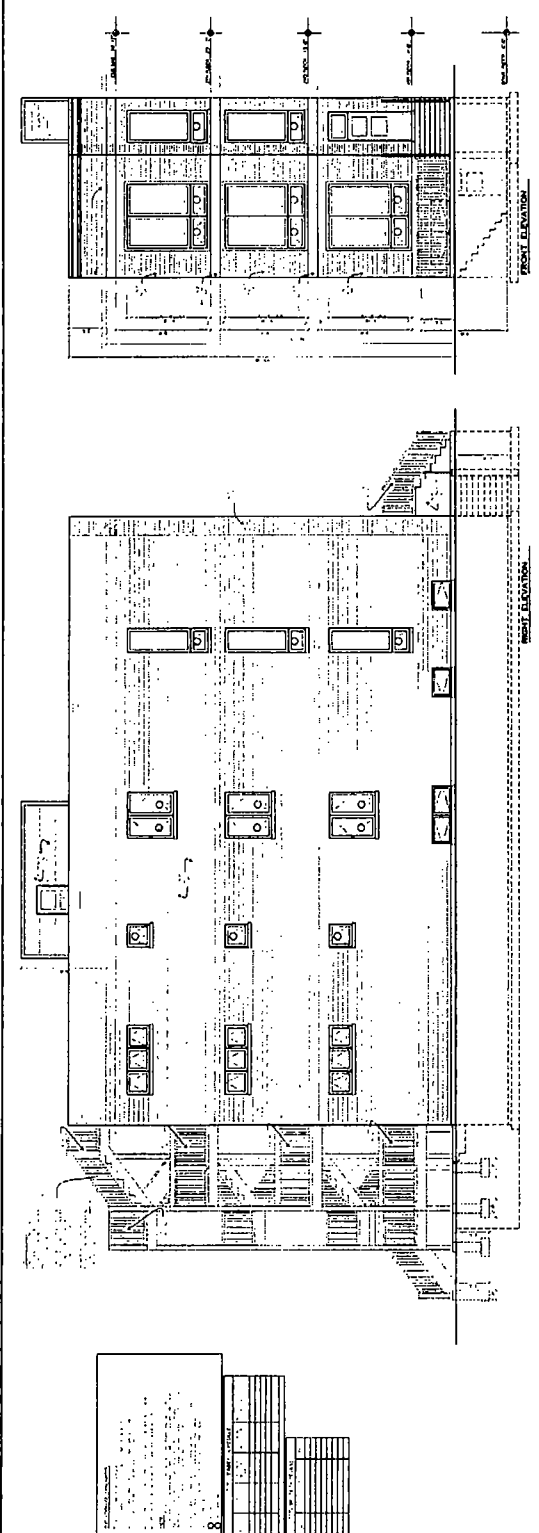
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<p>DESIGNED BY: HELEN M. LIPTAK ARCHITECT INC. 110 N. LAUREL ST. CHICAGO, ILL. 60602</p> <p>CONSTRUCTION: SEE NOTES</p>	<p>OWNER: [Name Redacted] 110 N. LAUREL ST. CHICAGO, ILL. 60602</p> <p>DATE: [Date Redacted]</p>	<p>HELEN M. LIPTAK ARCHITECT INC. 110 N. LAUREL ST. CHICAGO, ILL. 60602</p> <p>REGISTERED ARCHITECT ILL. NO. 144,401</p>	<p>HELEN M. LIPTAK REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS LICENSE NO. 144,401</p>	<p>DATE: 11-15-78</p> <p>PROJECT: [Name Redacted]</p> <p>LOCATION: [Address Redacted]</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION							<p>DRAWN: P.J.</p> <p>CHECKED: [Name Redacted]</p> <p>SCALE: AS SHOWN</p> <p>A2.1</p>
NO.	DATE	DESCRIPTION													

FINAL FOR PUBLICATION



SAFETY REQUIREMENT NOTES:
 A. STAIRS
 1. STAIRS SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 2. STAIRS SHALL BE PROVIDED WITH HANDRAILS AND BALUSTRADES AS REQUIRED BY THE LATEST EDITION OF THE IBC AND IRC.
 3. STAIRS SHALL BE PROVIDED WITH AN ANTI-SLIP FINISH AS REQUIRED BY THE LATEST EDITION OF THE IBC AND IRC.
 4. STAIRS SHALL BE PROVIDED WITH A MINIMUM CLEARANCE OF 6'6" FROM THE STAIR TO THE WALL OR BALUSTRADE.
 5. STAIRS SHALL BE PROVIDED WITH A MINIMUM CLEARANCE OF 6'6" FROM THE STAIR TO THE STAIR.

DATE OF DRAWING: 08/11/2011
 DRAWN BY: J. J. [unreadable]
 CHECKED BY: J. J. [unreadable]
 APPROVED BY: J. J. [unreadable]

<p>NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). 2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 4. ALL WORK SHALL BE SUBJECT TO THE ARCHITECT'S SUPERVISION AND CONTROL.</p>	<p>1. IDENTIFY THE WORK TO BE DONE. 2. IDENTIFY THE MATERIALS TO BE USED. 3. IDENTIFY THE METHODS TO BE USED. 4. IDENTIFY THE SEQUENCE OF WORK.</p>	<p>HELEN M. LIPTAK ARCHITECT INC. 1000 N. W. 10th Ave. Suite 1000 Fort Lauderdale, FL 33304 Phone: (954) 561-1111 Fax: (954) 561-1112</p>	<p style="text-align: center;"> Helen M. Liptak ARCHITECT No. 12345 State of Florida</p>	<p>PROJECT NO.: 11-001 DATE: 08/11/2011 DRAWN BY: J. J. [unreadable] CHECKED BY: J. J. [unreadable] APPROVED BY: J. J. [unreadable]</p>	<p style="text-align: right; font-size: 2em; font-weight: bold;">A3.1</p>
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