



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2017-7757
Type: Ordinance
Status: Passed
File created: 11/8/2017
In control: City Council
Final action: 12/13/2017
Title: Zoning Reclassification Map No. 101-B at 2623 W Monroe St - App No. 19434T1
Sponsors: Misc. Transmittal
Indexes: Miscellaneous
Attachments: 1. O2017-7757 (V1).pdf, 2. O2017-7757.pdf

Date	Ver.	Action By	Action	Result
12/13/2017	1	City Council	Passed	Pass
12/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/8/2017	1	City Council	Referred	

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 MI-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 101-B in the area bounded by

The east west public alley south of and parallel to West Monroe Street; a line 419.52 feet west of and parallel to South Washtenaw Avenue; West Monroe Street; a line 399.35 feet west 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.

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Common Address of Property: 2623 West Monroe Street

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PROJECT NARRATIVE TYPE 1 **ZONING AMENDMENT 2623 WEST** **MONROE STREET**

RM-4.5 Residential Multi-Unit District

The applicant is requesting a zoning amendment from a MI-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	1,650 square feet
Parking	2 parking spaces
Rear Setback	30.80 feet*
East Setback	2.00 feet
Front Setback	12.90 feet

West Setback	2.04 feet
FAR	1.70
Building Square Footage	1,421 square feet
Building Height	16 feet 5 inches

*Will seek relief

Attached set of plans provided

BMAL FOR PUBLICATION

5812 W. HIGGINS AVENUE CHICAGO, ILLINOIS 60630

MM SURVEYING CO., INC

PROFESSIONAL DESIGN FIRM No. 184-003233

PLAT OF SURVEY

OF

PHONE:(7 73)262-5900 FAX: (773)282-9424 mmsurvey1285@sbcg1pbo1.net

NORTH

ASSUMED

LOT 3 IN THE SUBDIVISION OF LOTS IS TO 2: INCLUSIVE IN THE SUBDIVISION OF.TWE
past y, of lot 7 in block i in Rockwell's addition to Chicago in section 13,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 2,516 sq ft.

W. MONROE ST.

O

3-1-2017

e.FR.r.
O.FR.P, O.BR .P. O.CJ*.
fr..

o*d=:r no.-

SCALE: 1 INCH=

HCLPWKK
COMPLETION DATE:

ORDERED BY:

- CHAIN LINK FENCE ■ WOOD FENCE
IRON FENCE
- CONCRETE PAVEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- OPEN BRICK PORCH
- OPEN CONC. PORCH
- EDGE OF CONCRETE
- EOOD CT BRWM

86941

JUNE 21, 2024

BA/IT COLOORG

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
FOR BUILDING LINES, CAUTIONS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO THE DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
LEGAL DESCRIPTION NOTE: ON THIS "LAT" IS PROVIDED BY THE CLIENT AND SHALL BE USED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. NO CORNEAS "W" WILL BE REQUIRED FOR CL "T3" REQUEST.

State of Illinois S3
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plot hereon drawn is a correct representation of said survey.

Signature:

JUNE 17, 2016

Data:-

REG. ILL. Land Surveyor No. 35-J/bH UC. EXP. NOVEMBER 30, 2016