



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

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**File #:** O2020-4815  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 10/7/2020  
**In control:** City Council  
**Final action:** 12/16/2020  
**Title:** Zoning Reclassification Map No. 7-F at 2700 N Pine Grove Ave - App No. 20531T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-F  
**Attachments:** 1. O2020-4815 (V1).pdf, 2. O2020-4815.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/7/2020	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 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

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## **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 RMS 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 facade 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 facade 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) facade 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\*

PROPOSED: Front: 24.0 feet Rear: 15.0 feet

Side: South 26.0 feet, North 27.0 feet

EXISTING WALL TO REMAIN

6 ft. 11 inches

zero

6 ft. 2 inches

none

Building Height

Provided Architectural Plan sets and other material follow

"may seek relief for parking and setbacks

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