



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-626  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 2/24/2021  
**In control:** City Council  
**Final action:** 5/26/2021  
**Title:** Zoning Reclassification Map No. 2-I at 2636 W Adams St - App No. 20627T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 2-I  
**Attachments:** 1. O2021-626.pdf, 2. SO2021-626.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed as Substitute	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
2/24/2021	1	City Council	Referred	

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## ORDINANCE

***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance,

is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park

District symbols and indications as shown on Map No. 2-1 in the area bounded by

the alley next north of and parallel to West Adams Street; a line 256 feet east of and parallel to South Washtenaw Avenue; West Adams Street; and a line 231 feet east of and parallel to South Washtenaw Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district.

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

Common Address of Property: 2636 West Adams Street  
17-13-0303-C (1) Substitute Narrative & Plans App. No. 20627-T1  
2636 West Adams Street, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 3,108 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new two-story, three (3) dwelling unit residential building at the subject property. The proposed building will be masonry in construction and will measure 27 feet-5 inches in height. Onsite garage parking for three (3) cars will be provided at the rear of the subject property.

- A) The Project's Floor Area Ratio: 4,332 square feet (1.394 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 1,036 sq. ft. / D.U.  
(3 total units proposed)
- C) The amount of off-street parking: 3 vehicular parking spaces
- D) Setbacks:
  - a. Front Setback: 13 feet-11.16 inches
  - b. Rear Setback: 38 feet-2.04 inches
  - c. Side Setbacks:  
West: 2 feet-0 inches East: 3 feet-0 inches
- (E) Building Height: 27 feet-5 inches

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