

Office of the City Clerk

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

Legislation Details (With Text)

File #: 02021-2061

Type: Ordinance Status: Passed

File created: 5/26/2021 In control: City Council

Final action: 6/25/2021

Title: Zoning Reclassification Map No. 2-I at 2655 W Monroe St - App No. 20724T1

Sponsors: Misc. Transmittal

Indexes: Map No. 2-I

Attachments: 1. O2021-2061 (V1).pdf, 2. O2021-2061.pdf

Date	Ver.	Action By	Action	Result
6/25/2021	1	City Council	Passed	Pass
6/22/2021	1	Committee on Zoning, Landmarks and Building Standards		
5/26/2021	1	City Council	Referred	

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

SECTION 1. Title 17 ofthe Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Ml-2, Limited Manufacturing/Business Park District Symbols and indications as shown on MAP No. 2-1 in the area bounded by

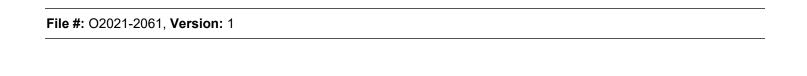
West Monroe Street; a line 107 feet east of and parallel to South Washtenaw

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

ZONING MAP AMENDMENT

Type 1 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 I 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 A 1.1 (four unit building) which will require a rezoning from the current MI-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 x 3 = 3582-Lot Area 3125 = 1.146
- c) The project density is 781.25 sq. ft. Lot Size 3125-4 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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File #: O2021-2061, Version: 1

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