



Office of the City Clerk

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

Legislation Text

File #: O2017-7757, **Version:** 1

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 M1-2 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

11-10-21

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

o*d=:r no.-

SCALE: 1 INCH=

#CLPWKK
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, 2022

BA/IT COLOOCRG

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 PLAN, THE AREA IS PROVIDED BY THE CLIENT AND IS SUBJECT TO THE DEED AND TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. NO CORREAS WILL BE MADE FOR CLERICAL REQUEST.

State of Illinois
County of Cook S3

Wa, M M Surveying-Co; I nn:., rtn hereby certify that wa hava, surveyed trio* abova described! property and. that the plot hereon drawn iv a correct representation of said survey.

Signature:

JUNE 17, 2016

Data:-

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