



# Office of the City Clerk

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## Legislation Text

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**File #:** O2021-2061, **Version:** 1

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**TM. FCR FUBUCAiOH**

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. 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 M1-2 zoning district to RM-5;
- b) The project floor area ratio is as follows: LOT AREA- 3125 SQFT; FAR 1.15 3 floors  $1194 \times 3 = 3582$ -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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