



City of Chicago



SO2022-285

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 10-F at 526, 528 and 530 W 41st St - App No. 20918T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 be amended by changing all the M2-3 Light Industry District symbols and indications as shown on Map No. 10-F in the area bounded by

the alley next north of and parallel to West 41st Street; a line 261 feet west of and parallel to South Normal Avenue; West 41st Street; and a line 264 feet east of and parallel to South Wallace Street,

to those of a RS3 Residential Single-Unit (Detached House) District.

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

Common address of properties: 526,528 and 530 West 41st Street

**SUBSTITUTE NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING**

AT

526, 528, & 530 W. 41st Street, Chicago, IL 60609

1.A. Zoning Analysis:

Reason for rezoning the property is to change from M2-3 Light Industry District to RS-3 district to develop three (3) 2 story single family homes with an attached basement and a 2 car frame garage in the rear.

a. **FLOOR AREA RATIO:** 0.66

LOT AREA: 3112.5 SF (per lot) total 3 lots @ 9337.5 SF

1st FLOOR AREA: 1026 SF

2nd FLOOR AREA: 1026 SF

TOTAL FLOOR AREA: 2052 SF (per building)

b. **DENSITY(LOT AREA PER DWELLING UNIT):** 3112.5 SF

c. **OFF-STREET PARKING:** DETACHED 2 CAR GARAGE

d. **SETBACKS:**

FRONT: 19.92'

SIDE: 3.00' + 3.00' =6.00' TOTAL

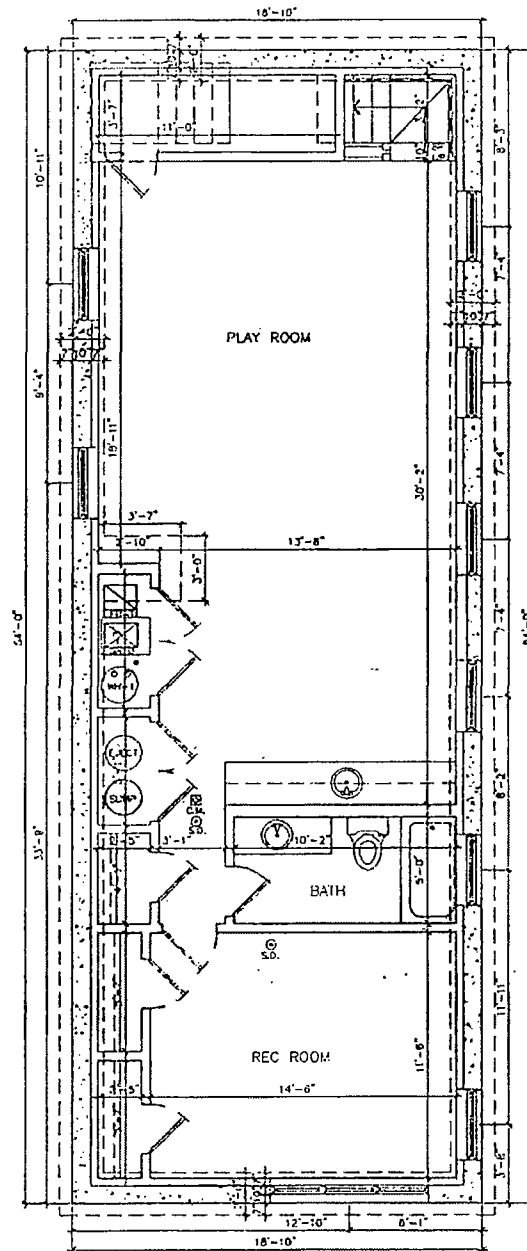
REAR: 52.58' REAR SETBACK

e. **BUILDING HEIGHT:** 27'-1"

Must comply with section 17-2-0301-C exceptions if required applicant will seek a special use to comply with the air quality ordinance.

Attached Plans included

Final for Publication



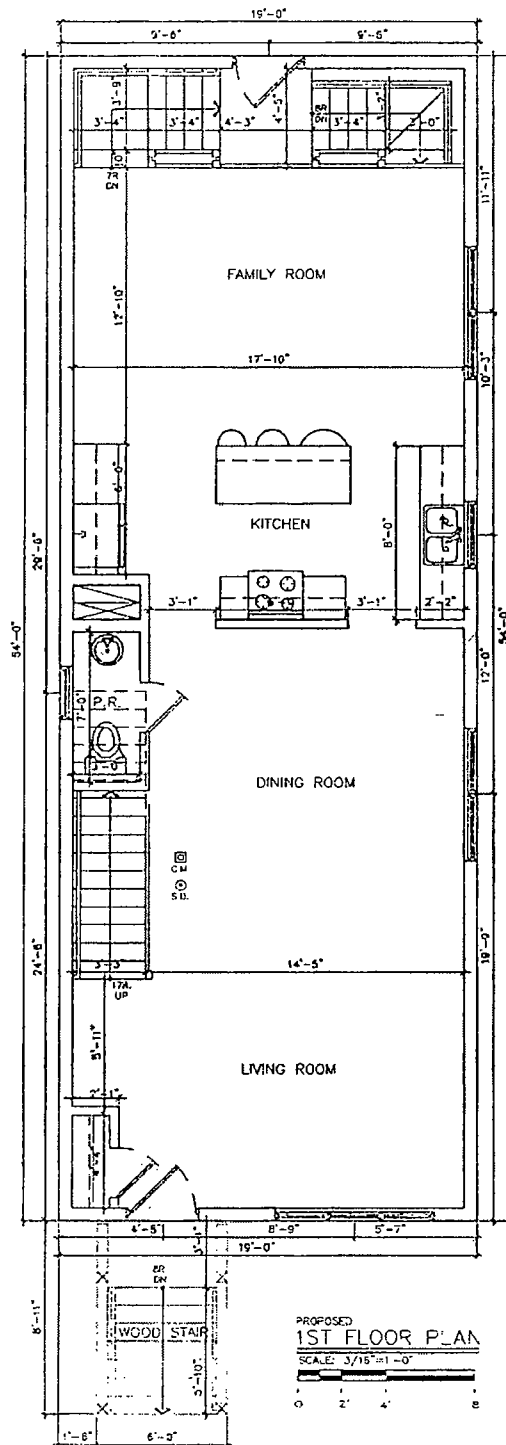
PROPOSED
BASEMENT PLAN
SCALE 3/16" = 1'-0"
0 2' 4' 6'

A-1

PROPOSED FRAME 3 SINGLE FAMILY HOMES
526 528 & 530 W 41ST ST
CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC

1100 LEXINGTON AVENUE, SUITE 2000, NEW YORK, NY 10017-1100
NEW YORK OFFICE: 212-692-1100
CHICAGO OFFICE: 312-467-1100
ST. LOUIS OFFICE: 314-433-1100



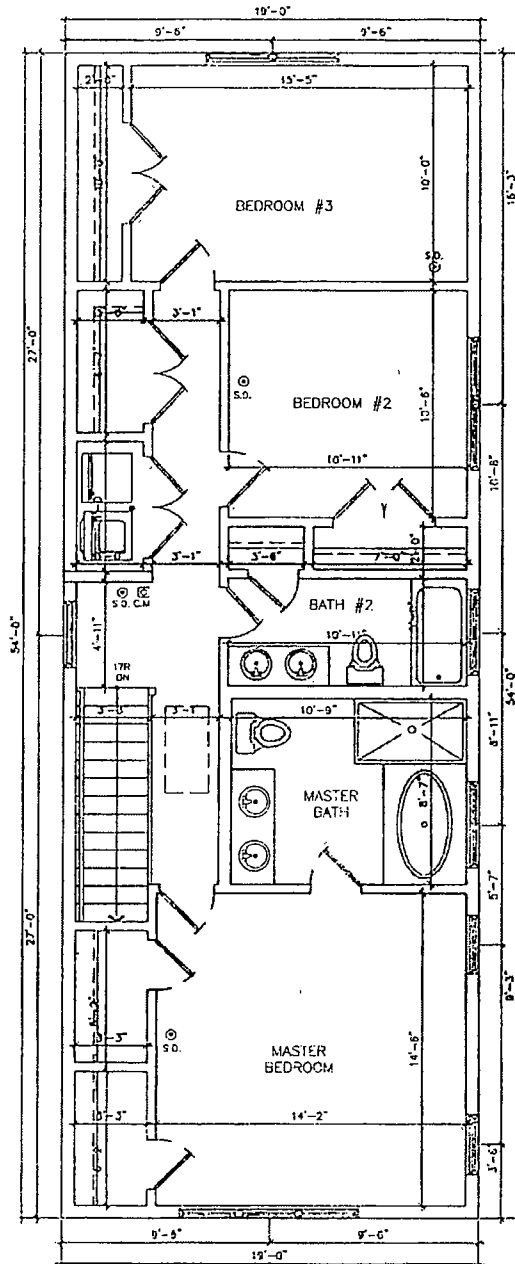
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PROPOSED FRAME 3 SINGLE FAMILY HOMES
 526 528 & 530 W 41ST ST
 CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC

PROFESSIONAL ARCHITECTS REGISTERED IN THE STATE OF ILLINOIS
 1001 N. LAUREL ST. SUITE 400 CHICAGO, ILLINOIS 60610
 TEL: 312.225.2217 FAX: 312.225.2217

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PROPOSED
2ND FLOOR PLAN
SCALE 1/16"=1'-0"
0 2' 4' 8'

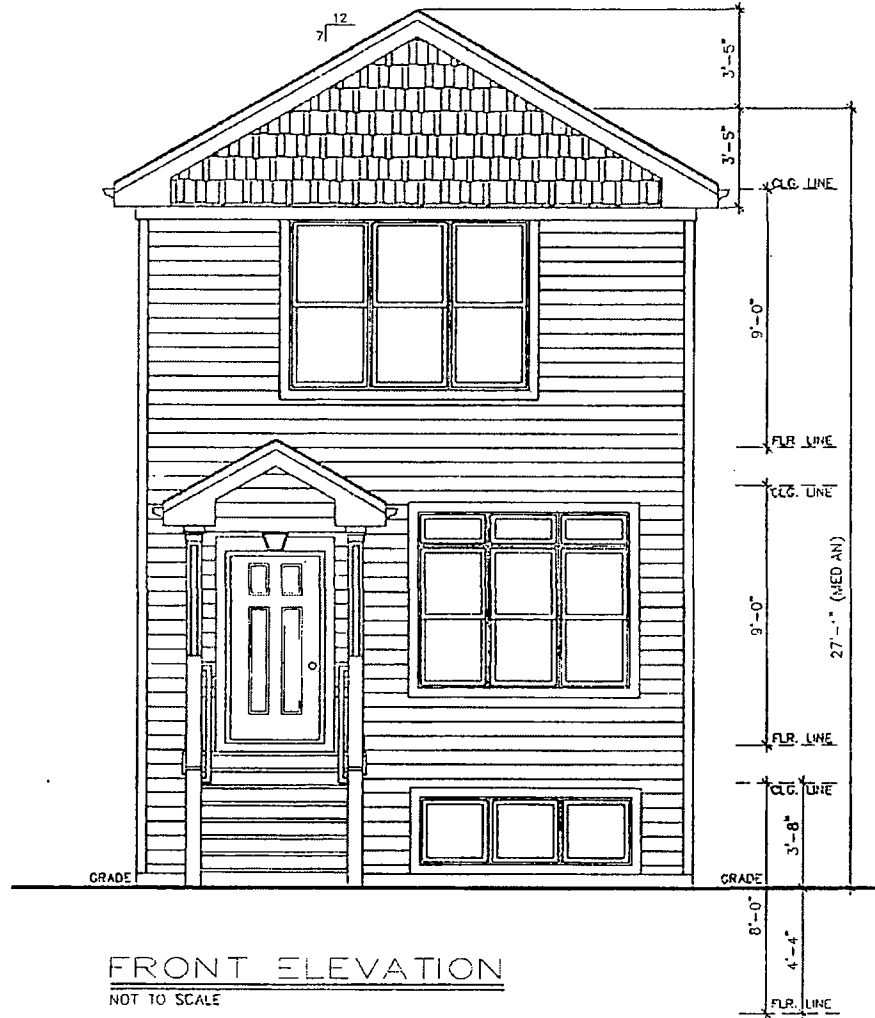
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PROPOSED FRAME 3 SINGLE FAMILY HOMES
526 528 & 530 W 41ST ST
CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC

PROFESSIONAL ARCHITECTS INC. #01-001132
5201 N. HALSTED STREET SUITE #201 CHICAGO, IL 60630
(773) 233-7222

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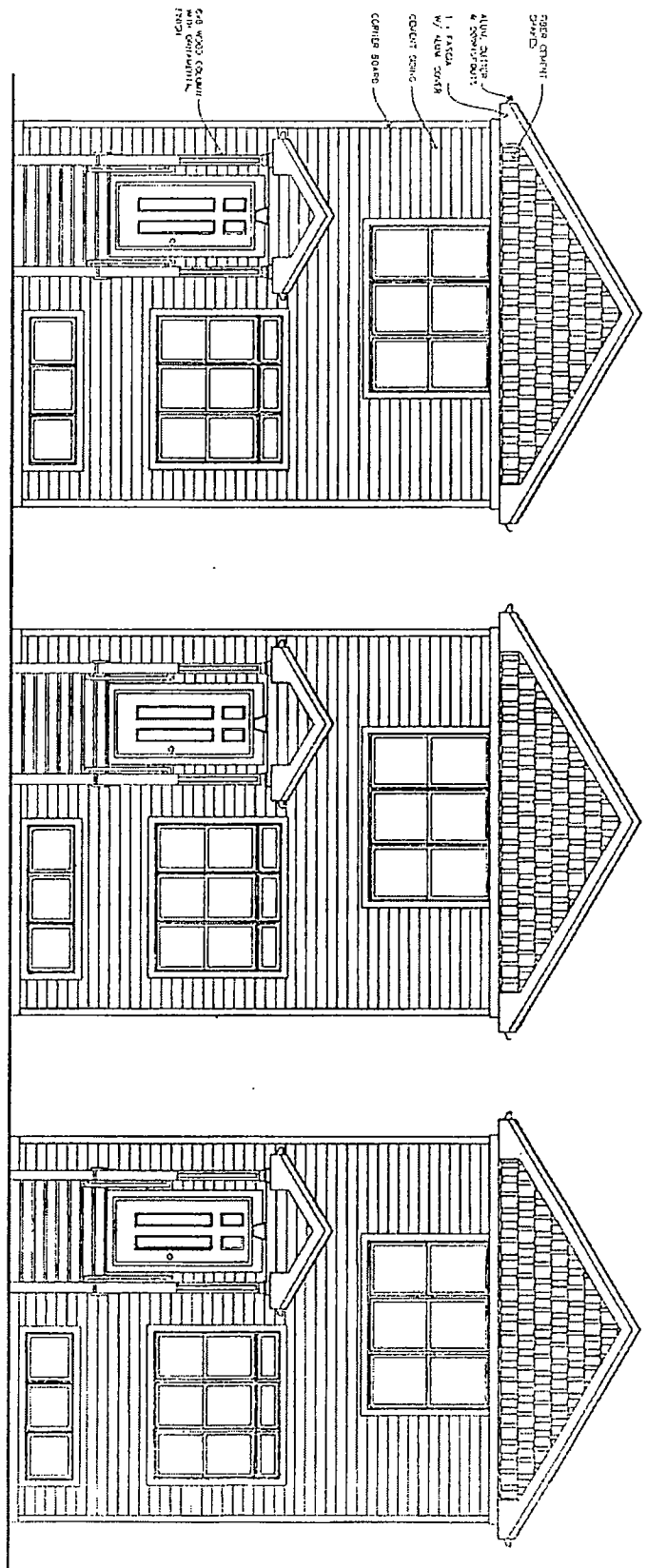
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PROPOSED FRAME 3 SINGLE FAMILY HOMES
526 528 & 530 W 41ST ST
CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC

PROFESSIONAL LICENSE NO. 000000000
STATE OF ILLINOIS
ARCHITECT

Final for Publication



FRONT ELEVATION
NOT TO SCALE