



# City of Chicago



O2020-4545

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 9/9/2020

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 6-G at 3709 S Bonfield St -  
App No. 20503T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## 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 the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 6-G in the area bounded by

a line 231 feet northwest of and parallel to West 31<sup>st</sup> Street;  
the alley next northeast of and parallel to South Bonfield Street;  
a line 207 feet northwest of and parallel to West 31<sup>st</sup> Street;  
and South Bonfield Street,

to those of an RM-5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property:

3079 South Bonfield Street

# Final for Publication

## 17-13-0303-C (1) Narrative Zoning Analysis

3079 South Bonfield Street, Chicago, Illinois

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 2,472 square feet

Proposed Land Use: The Applicant is seeking a zoning change to bring an existing fourth dwelling unit located within the existing multi-unit residential building at the subject site into compliance with the Zoning Ordinance. No changes are proposed to the height, FAR, setbacks, or footprint of the existing building. Onsite parking for two (2) cars will be located within a detached garage at the rear of the subject lot.

- (A) The Project's Floor Area Ratio: 3,276 square feet (1.325 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 618 sf/du (2,472 sf/4 du)
- (C) The amount of off-street parking: 2 vehicular parking spaces
- (D) Setbacks:
  - a. Front Setback: 6 feet-4 inches (Existing)
  - b. Rear Setback: 44 feet-2 inches (Existing)
  - c. Side Setbacks:
    - North: 0 feet-0 inches (Existing)
    - South: 0 foot-0 inches (Existing)
- (E) Building Height:
  - 30 feet-0 inches





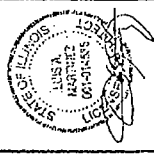


# Final for Publication

**LAM**  
 ARCHITECTS  
 233 N. MICHIGAN AVE.  
 SUITE No. 700  
 CHICAGO, IL 60611

CONTRACT NO. 100-100-100-100-100  
 PROJECT NO. 100-100-100-100-100  
 SHEET NO. 100-100-100-100-100

NO.	DATE	DESCRIPTION

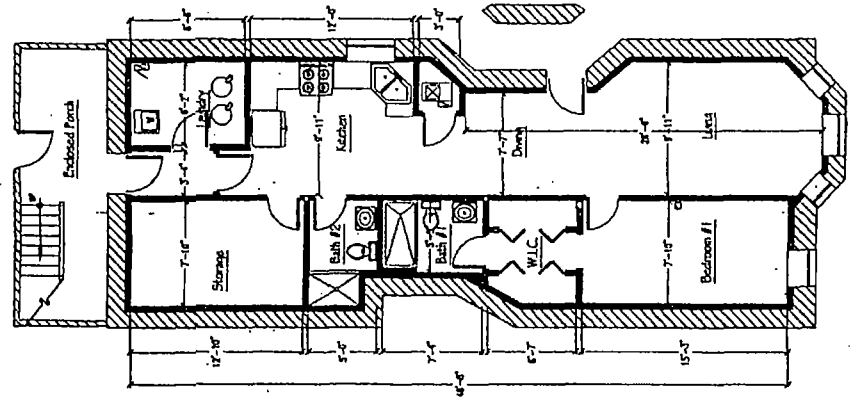


THESE PLANS ARE TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE IS STRICTLY PROHIBITED.

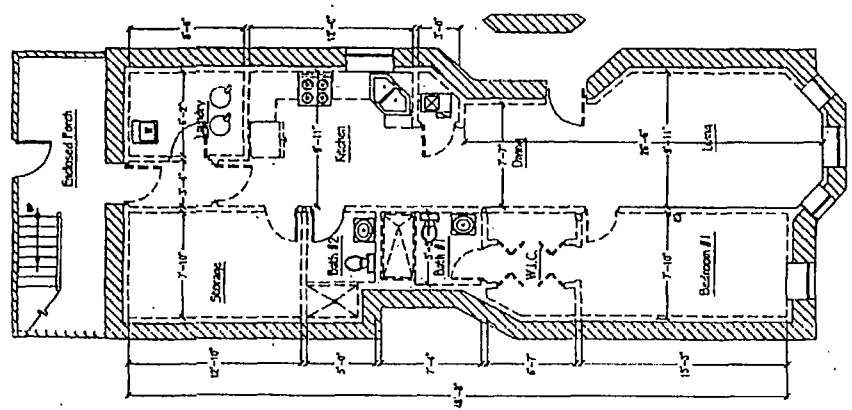
**3079**  
 S. BONFIELD ST.  
 CHICAGO

EXISTING & PROPOSED  
 BASEMENT FLOOR PLANS

A-4



Proposed Basement Floor Plan  
 100-100-100-100-100



Existing Basement Floor Plan  
 100-100-100-100-100

**WALL LEGEND**

- ZZZZZZZZ: EXISTING EXTERIOR FINISH WALL TO EXTERIOR, EXISTING WALL TO EXTERIOR
- : EXISTING INTERIOR FINISH WALL
- =====: EXISTING EXTERIOR FINISH WALL

