



City of Chicago



O2022-284

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 543 W 40th Pl - App No. 20917T1
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

West 40th Place; a line 25 feet east of to the alley next east of and parallel to South Wallace Street; or a line 164 feet east of and parallel to South Wallace Street; the alley next south of and parallel to West 40th Place; and the alley 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 property: 543 West 40th Place

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

AT

543 West 40th Place, Chicago, IL 60609

1.A. Zoning Analysis:

The applicant seeks a zoning change from M2-3 Light Industry District to RS-3 district to develop a new 2 story single family home with an attached basement and a 2 car frame garage in the rear.

a. **FLOOR AREA RATIO:** 0.69

LOT AREA: 2987.5 SF

1st FLOOR AREA: 1026 SF

2nd FLOOR AREA: 1026 SF

TOTAL FLOOR AREA: 2052 SF

b. **DENSITY(LOT AREA PER DWELLING UNIT):** 2987.5 SF

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

d. **SETBACKS:**

FRONT: 19.92'

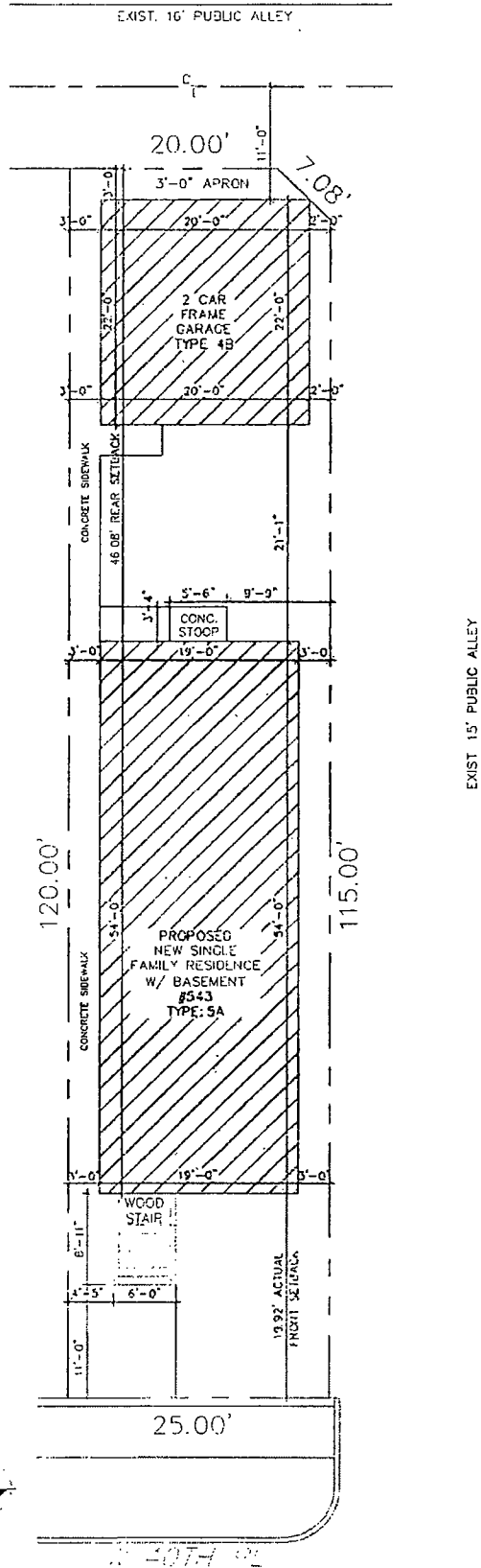
SIDE: 3.00' + 3.00' = 6.00' TOTAL

REAR: 41.08' SOUTHWEST CORNER

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

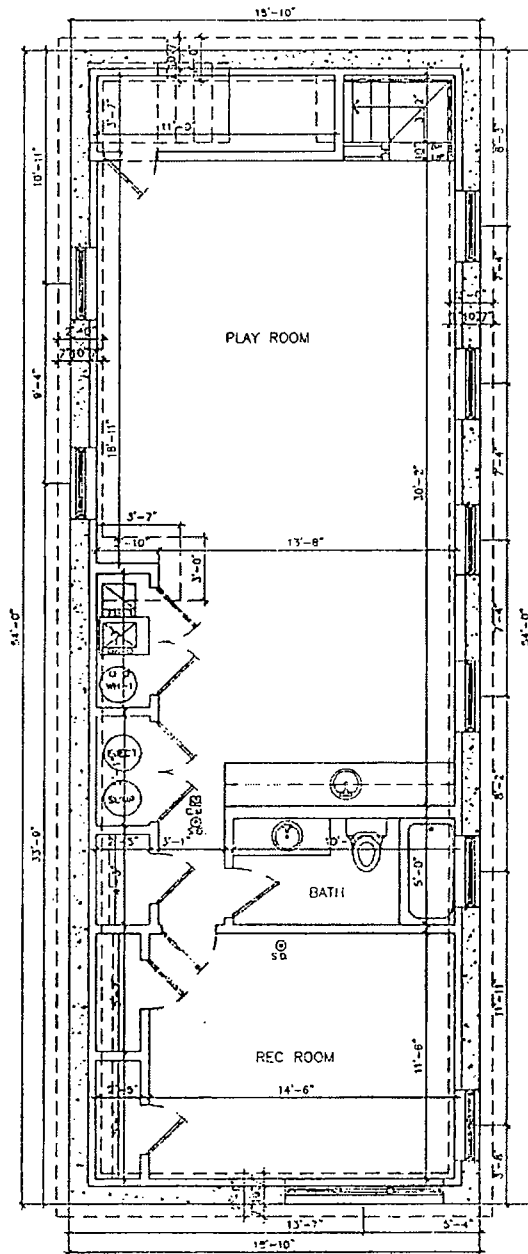


A-0

PROPOSED FRAME 2 STORY SINGLE FAMILY HOME
543 W 40TH PL
 CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC

PROFESSIONAL SEAL AND SIGNATURE

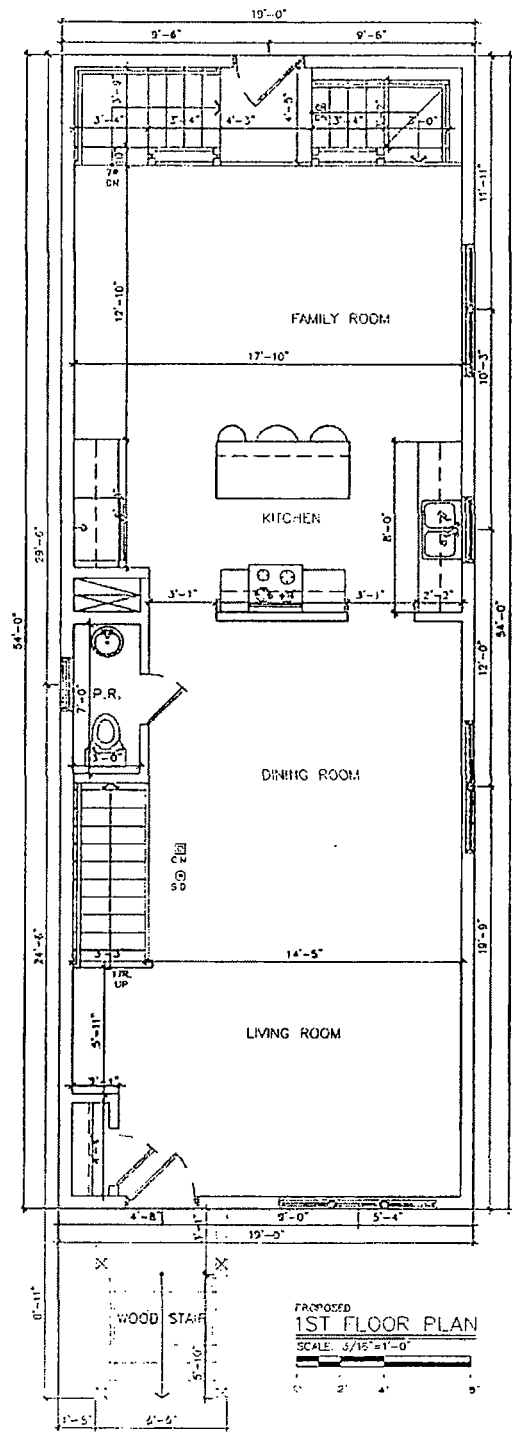


PROPOSED
BASEMENT PLAN
SCALE: 1/16" = 1'-0"
0 2' 4' 8'

A-1

PROPOSED FRAME 2 STORY SINGLE FAMILY HOME
543 W 40TH PL
CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC
1000 N. LAKE ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.467.1100
WWW.STERNGROUPARCHITECTS.COM

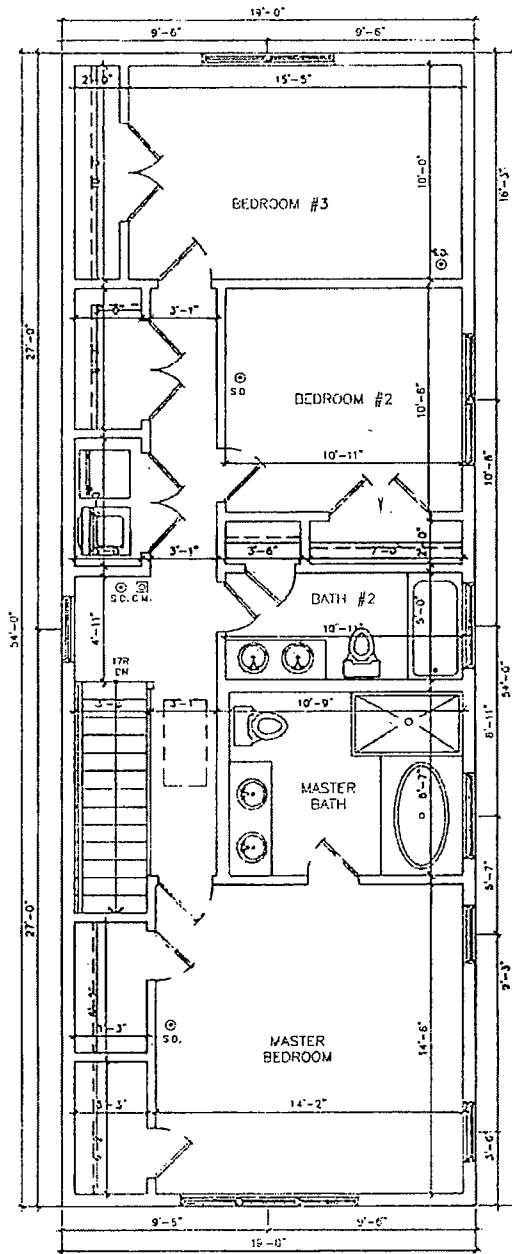


A-2

PROPOSED FRAME 2 STORY SINGLE FAMILY HOME
543 W 40TH PL
 CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC
 1000 N. LA SALLE ST. SUITE 200
 CHICAGO, IL 60610
 TEL: 312.467.1234
 FAX: 312.467.1235
 WWW: STERNGROUPARCHITECTS.COM

Final for Publication



Proposed
2ND FLOOR PLAN
SCALE 3/16" = 1'-0"
0 2' 4' 6'

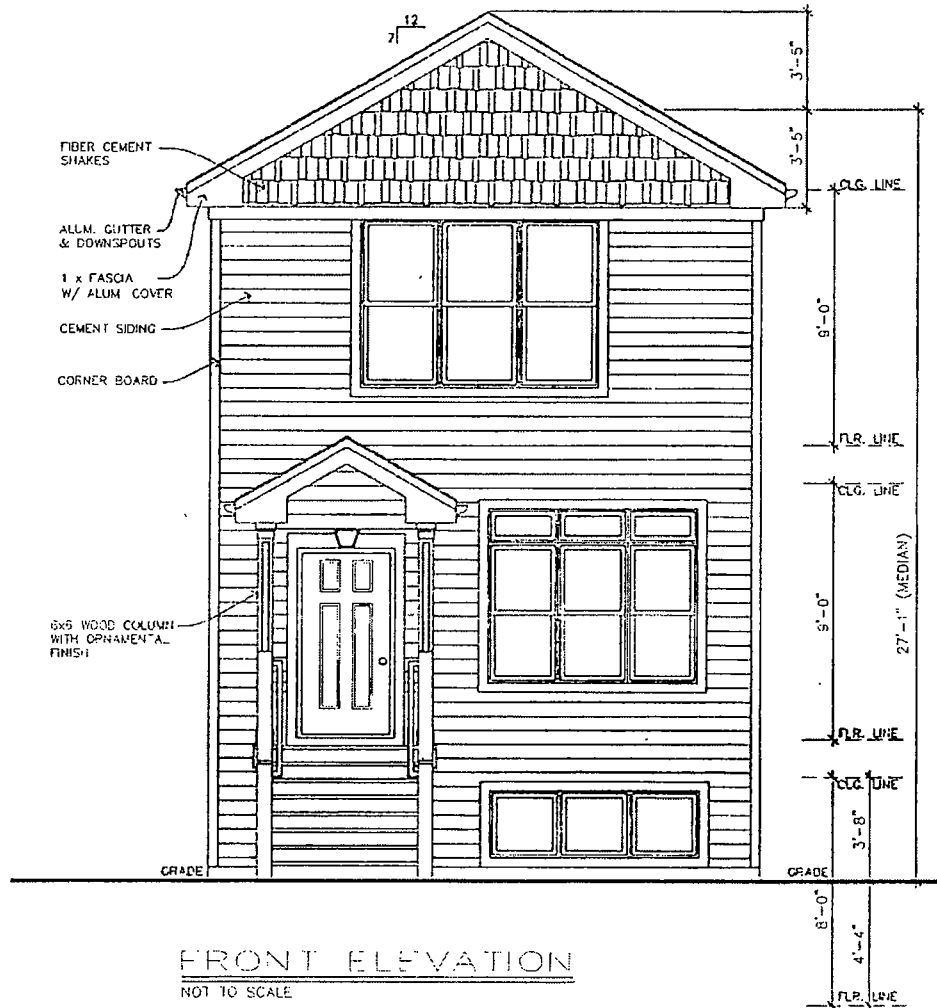
A-3

PROPOSED FRAME 2 STORY SINGLE FAMILY HOME
543 W 40TH PL
CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC

1400 N. LAUREL STREET, SUITE 100, CHICAGO, IL 60610
TEL: 312.467.1234 FAX: 312.467.1235
WWW.STERNGROUPARCHITECTS.COM

Final for Publication



A-4

PROPOSED FRAME 2 STORY SINGLE FAMILY HOME
543 W 40TH PL
CHICAGO IL INOIS

STERN GROUP ARCHITECTS LLC

1075 N. LAUREL ST. SUITE 100
CHICAGO, IL 60610
TEL: 312.329.1234
WWW.STERNGROUPARCHITECTS.COM