



City of Chicago



O2022-2675

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-G at 928 W 37th Pl - App No. 21111T1
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, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-G in the area bounded by

The public alley next north of and parallel to west 37th place; a line 100 feet east of and parallel to south Sangamon Street; West 37th place; and a line 75 feet east of and parallel to south Sangamon Street

to those of a RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Common Address of Property: 928 W 37th Place, Chicago IL 60609

Narrative and Plans
For A Type-1 Zoning Map Amendment
At 928 West 37th Place
Chicago, IL 60609
From M1-2 to RT3.5

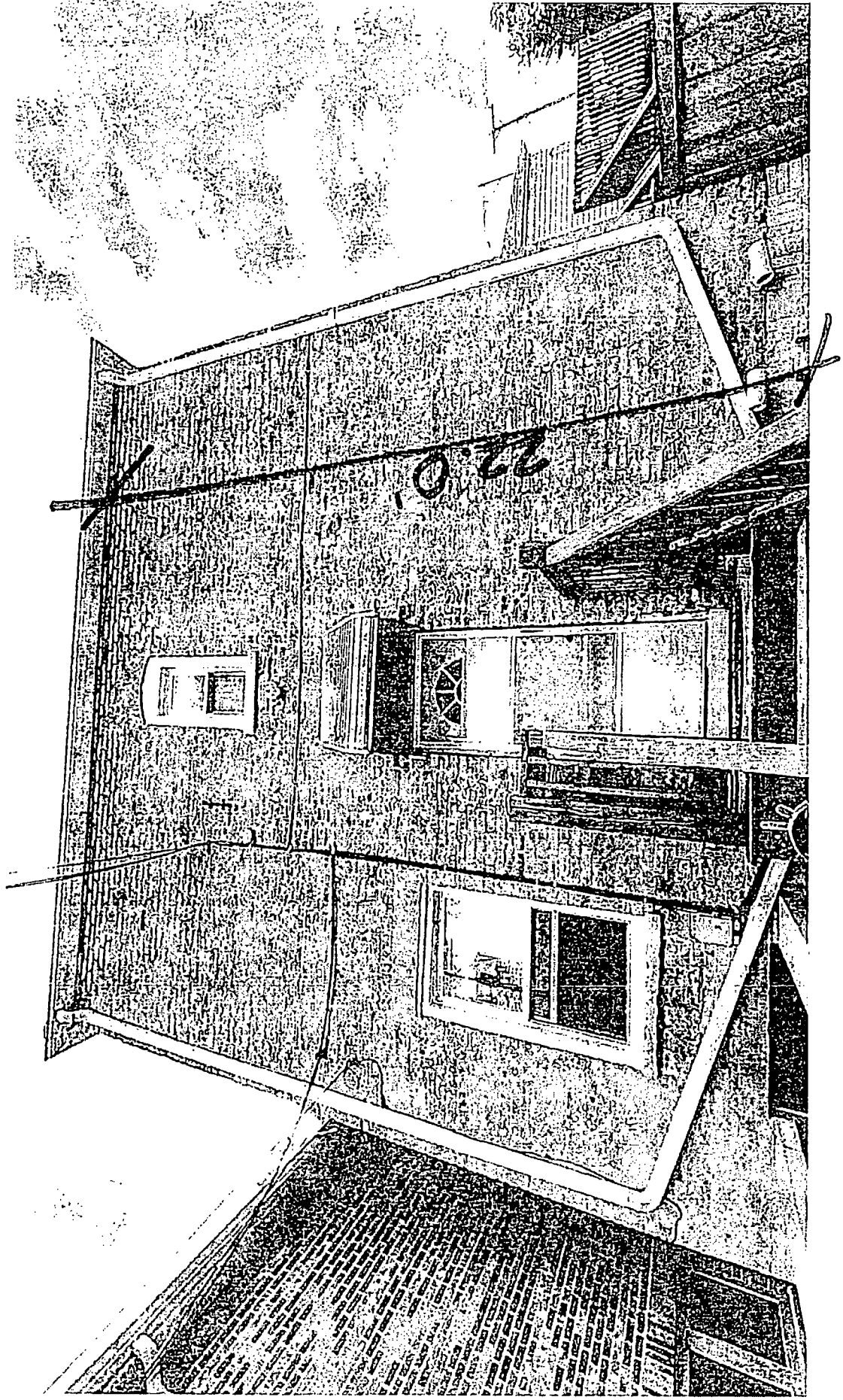
1. A. Narrative: The existing two-story brick building contains two existing dwelling units. The reason for the zoning change from the current M1-2 Limited Manufacturing/Business Park District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District to obtain a building permit to allow the conversion from a single-family residence to a 2-dwelling unit residential building (one unit in front and one unit in rear). The zoning lot measures at 25 feet x 147.00 feet for a total lot area of 3,675 sq. ft. The building size measures at 22.38' X 63.06' = 1,411.28 sq. ft. per floor, two total floors with approximate building size of 2,822.45 sq. ft. excluding existing basement level. The property provides two on-site parking spaces to serve the principal building with a rear detached private garage with overhead door facing the public alley for alley access ingress and egress.

Bulk and density:

- a) Floor area ratio: 0.767
- b) Density (lot area per dwelling unit): (2 DU's) 1837.5 sq. ft.
- c) Off-street parking: 2 vehicles spaces existing garage
- d) Setbacks: existing front: 12.92 feet
existing rear: 71.02 feet
existing side
east: 2.70 feet
west: 0.0 feet
- e) Building Height: existing 22 feet

Note: The applicant will comply with section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable (if subject property sits within 660 feet of any listed industrial use pursuant to this section)

2. Plans: site plan and photos are provided as reference



Final for Publication

