



City of Chicago



O2018-8023

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-H at 3300 S Bell Ave - App 19836T1
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 RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-H in an area bound by

The public alley next west of and parallel to South Bell Avenue; West 33rd Street; South Bell Avenue; and a line 22.0 feet south of and parallel to West 33rd Street

to those of a RM5, Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 3300 South Bell Avenue, Chicago, IL 60608

FINAL FOR PUBLICATION

NARRATIVE & PLANS – 3300 South Bell Avenue

RS3 to RM5

A first-floor residential unit was converted from a tavern/bar space prior to the applicant purchasing the property, making the number of units non-conforming to the current zoning. The applicant seeks a zoning change to account for the change in use from a tavern to a residential unit in an existing 2-story, 4 dwelling unit building with basement.

The applicant seeks to renovate and improve the existing 4 dwelling unit building, 25.0 feet in height, by adding 2 parking spaces in the rear yard abutting the public access alley, finishing the existing basement space for the purpose of duplexing the 2 ground-floor units and converting existing enclosed porches on the first and second-floor into utility closet and bathroom spaces.

FAR	1.57
Lot Area	2,748.9 Square Feet
Building Area	4,310 Square Feet
Building Height	25 Feet 0 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	38 Feet 0 Inches
West side Setback	0 Feet 0 Inches
East side Setback	0 Feet 0 Inches
Parking	2 Parking Spaces

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SAFETY & LIABILITY NOTICE:

THE ARCHITECT HAS NO LIABILITY FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY WORK, JOBSITE, SAFETY OR OTHERWISE, INCLUDING THE CONTRACTOR'S NEGLIGENCE AND ALL S.C.A. CONTRACTORS.

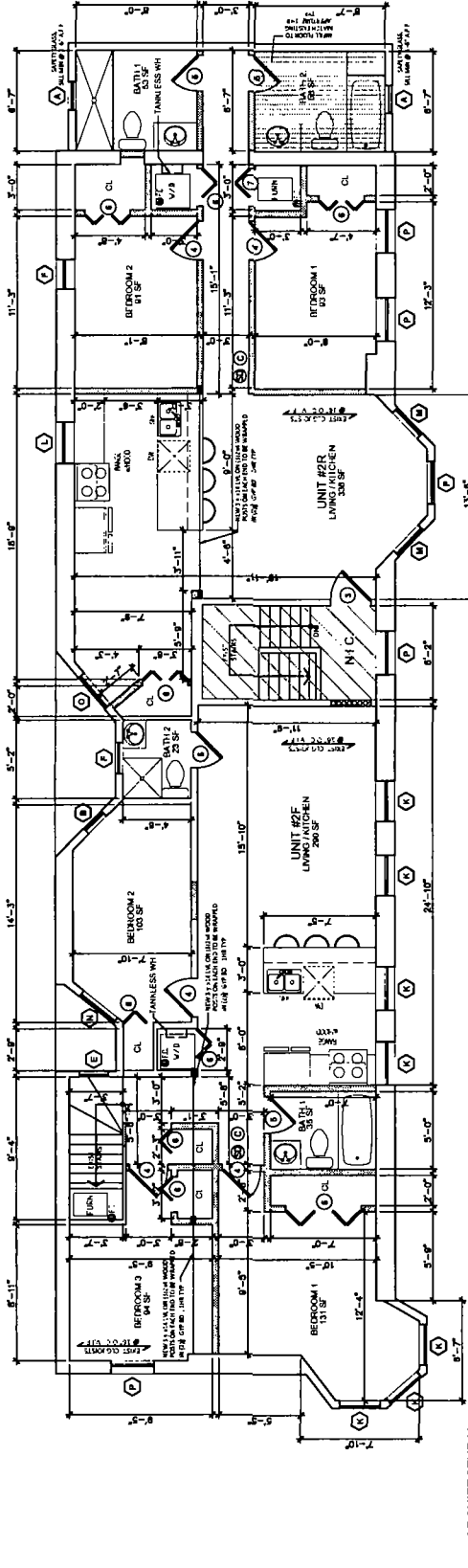
GANSARI & ASSOCIATES LLC.

4733 N BROADWAY ST
SUITE 918
CHICAGO, IL 60640
773.941.7650

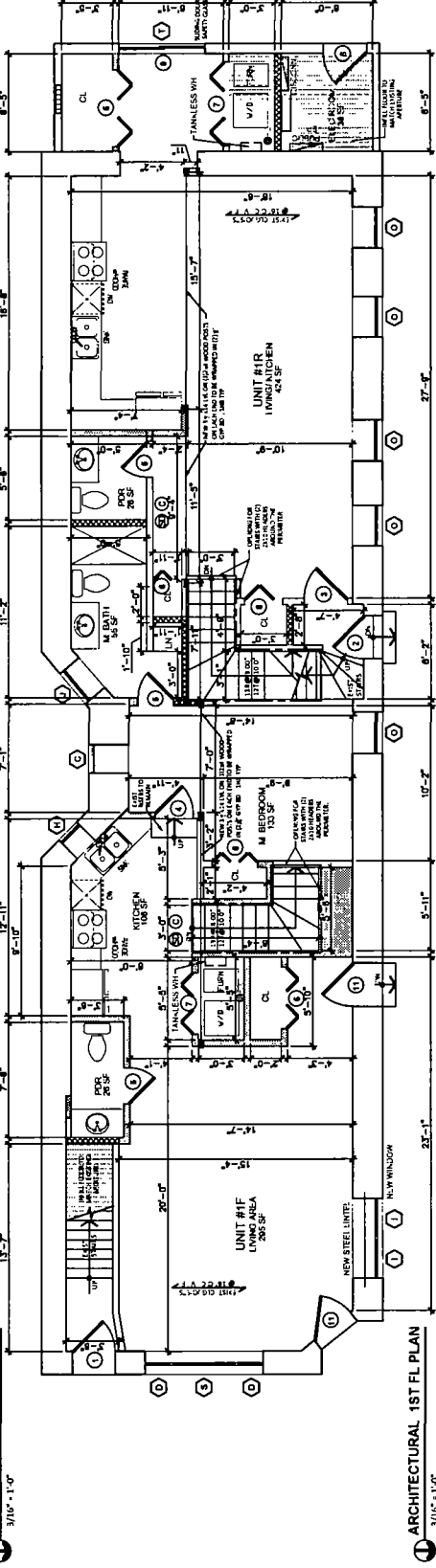
ARCHITECTURAL FLOOR PLANS
3300 S BELL AVE
CHICAGO, IL 60608

1A	DATE	11/11/11
2A	BY	ELI BERT
3A	DATE	11/11/11
4A	BY	ELI BERT
5A	DATE	11/11/11
6A	BY	ELI BERT

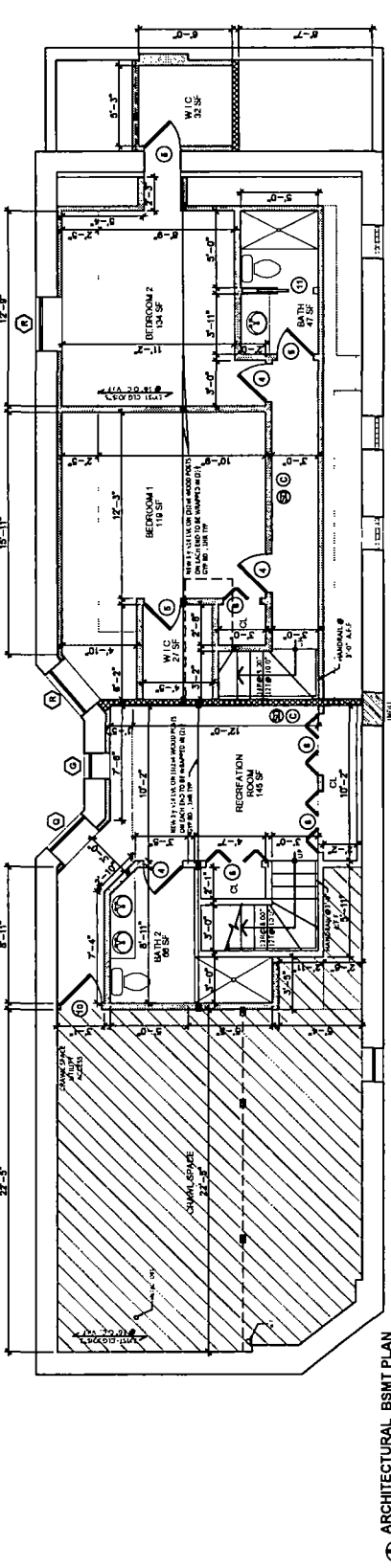
A-1



ARCHITECTURAL 2ND FL PLAN
3/16" = 1'-0"



ARCHITECTURAL 1ST FL PLAN
3/16" = 1'-0"



ARCHITECTURAL BSMT PLAN
3/16" = 1'-0"

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