



# City of Chicago



O2022-3832

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/14/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-F at 3301-3305 S Wallace St - App No. 22028T1
<b>Committee(s) Assignment:</b>	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 of the RS-3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 8-F in the area bounded by

West 33rd Street; the alley next east of and parallel to South Wallace Street; a line 50.60 feet south of and parallel to West 33rd Street; and South Wallace Street.

to those of a B1-2 Neighborhood Shopping District.

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

Common Address of Property:        3301-3305 S. Wallace Street

**Project Narrative and Plans**

3301-3305 S. Wallace Street  
Zoning Amendment  
Type I Rezoning Supplemental Submittal

**Project Narrative:**

The Applicant seeks to rezone the above-mentioned property from zoning district RS-3 to B1-2. The application seeks the zoning change to allow professional and medical office uses at the subject property. The project calls for the conversion of an existing hardware store into space that will accommodate dental, medical and professional office space, along with the construction of a 1-story addition that will also accommodate dental, medical and professional office space. The existing residential uses on the second and third floors, containing a total of two (2) dwelling units within the existing building, will be renovated and will continue as residential uses.

**Project Density:**

Minimum Lot Area per Unit: 1,000 sf per unit  
Actual Lot Area per Unit: 3,162.50 sf per unit

Floor Area Ratio:	Lot Area	= 6,325 sf
	Building Area	= 7,479 sf
	FAR	= 1.182
	Maximum FAR	= 2.20

**Off street parking provided:** Five (5) spaces total.

**Setbacks:**

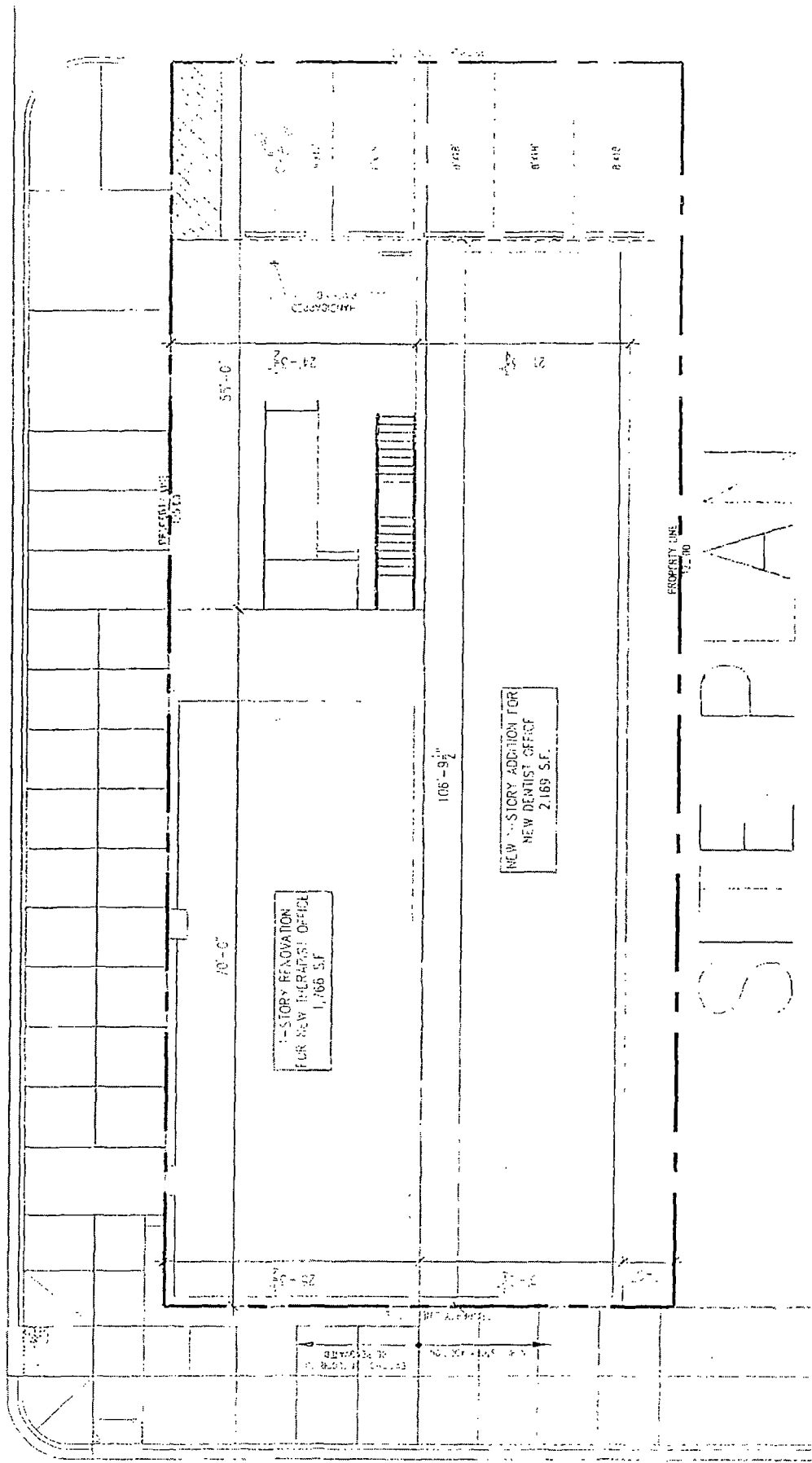
North (side): 0.00';  
East (rear): pre-existing setback of 55.00' and new addition setback of 18.00';  
South (side, adjacent to R district): 5.00"; and  
West (front): 0.00'

**Building Height:**

Existing 3-story building: 47' 3"  
New 1-story addition: 16' 3"

Final for Publication

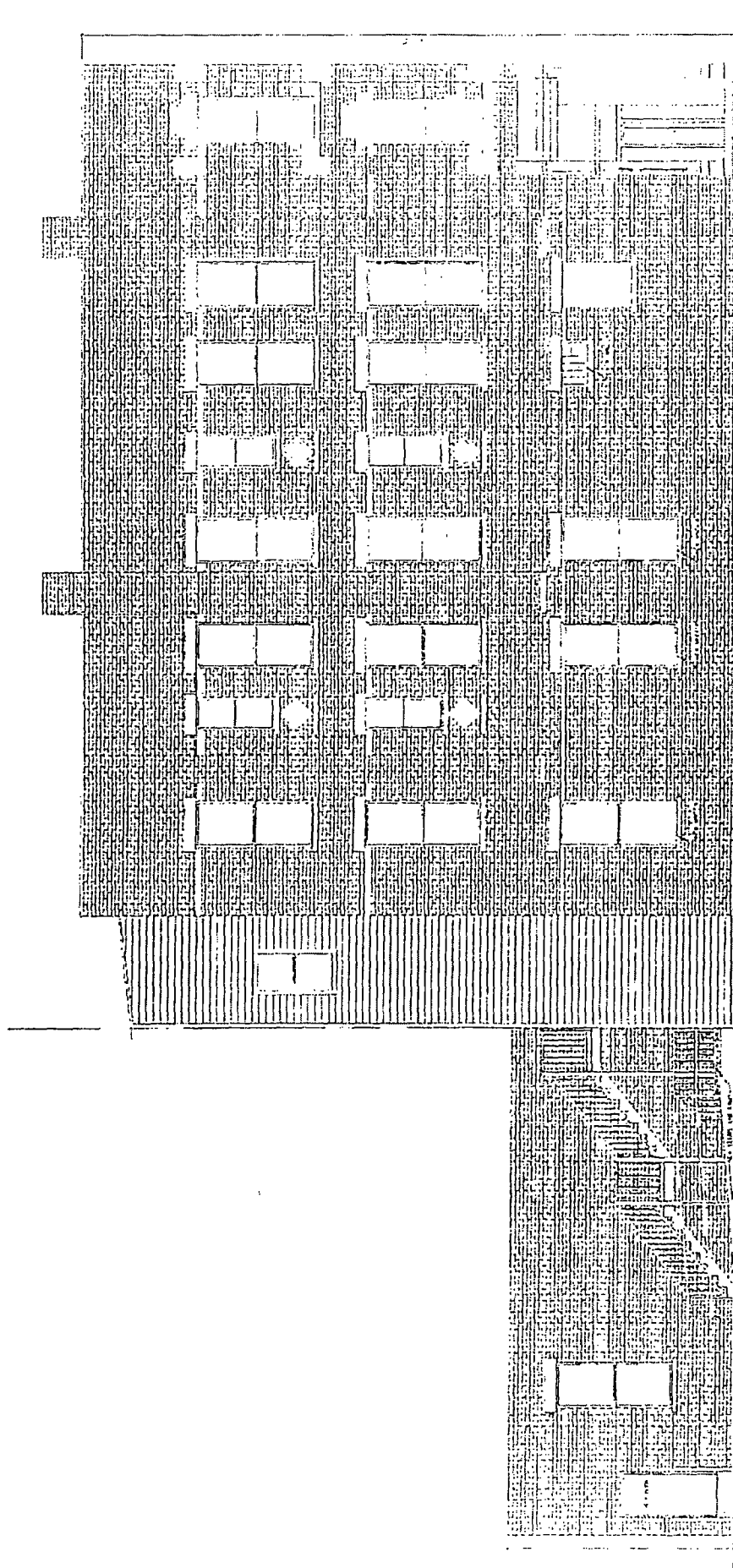
33RD STREET



SITE PLAN



Final for Publication

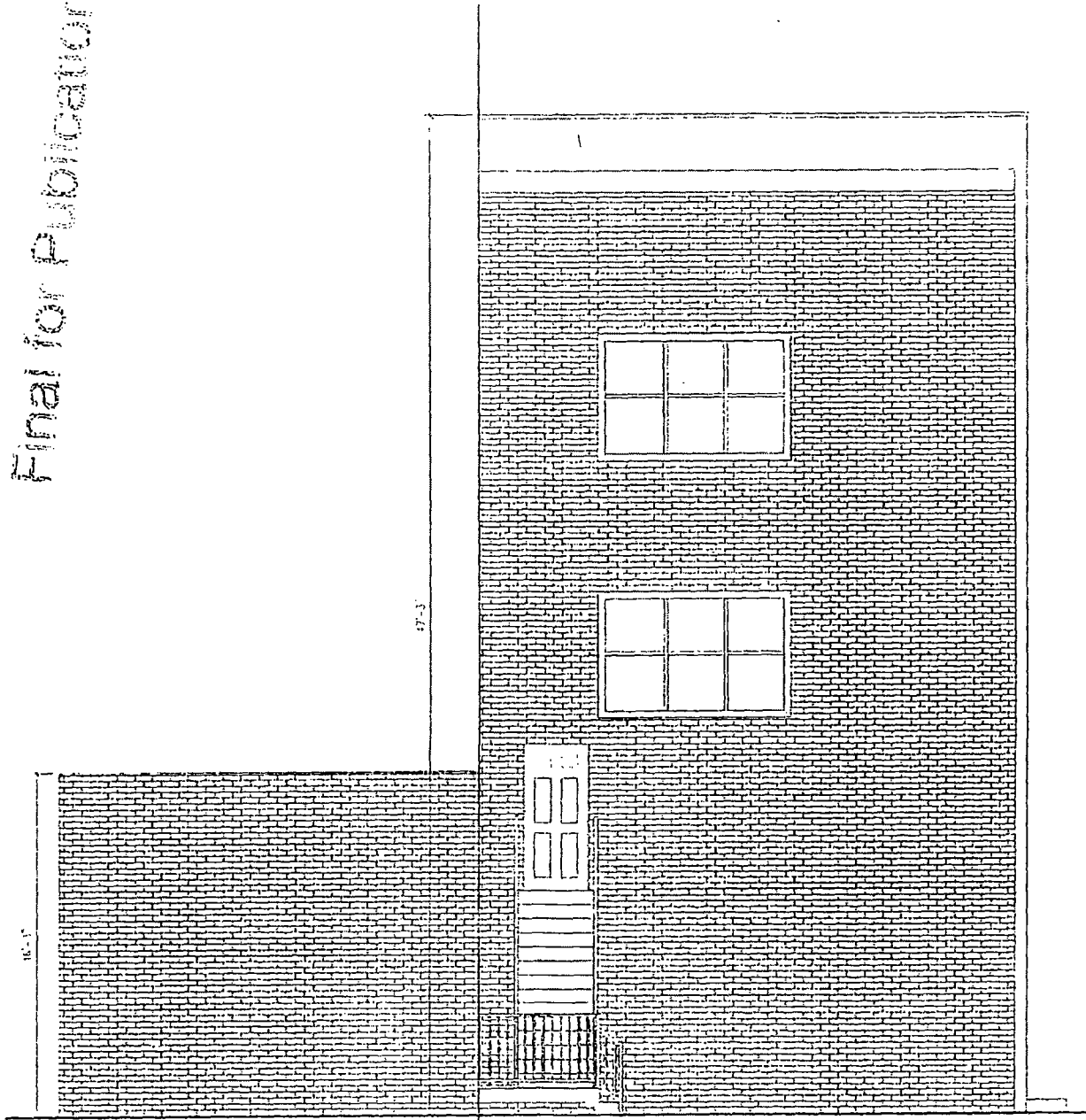


EXISTING 1ST FLOOR TO BE RENOVATED

NEW 1 STORY ADDITION

NORTH ELEVATION

Final for Publication

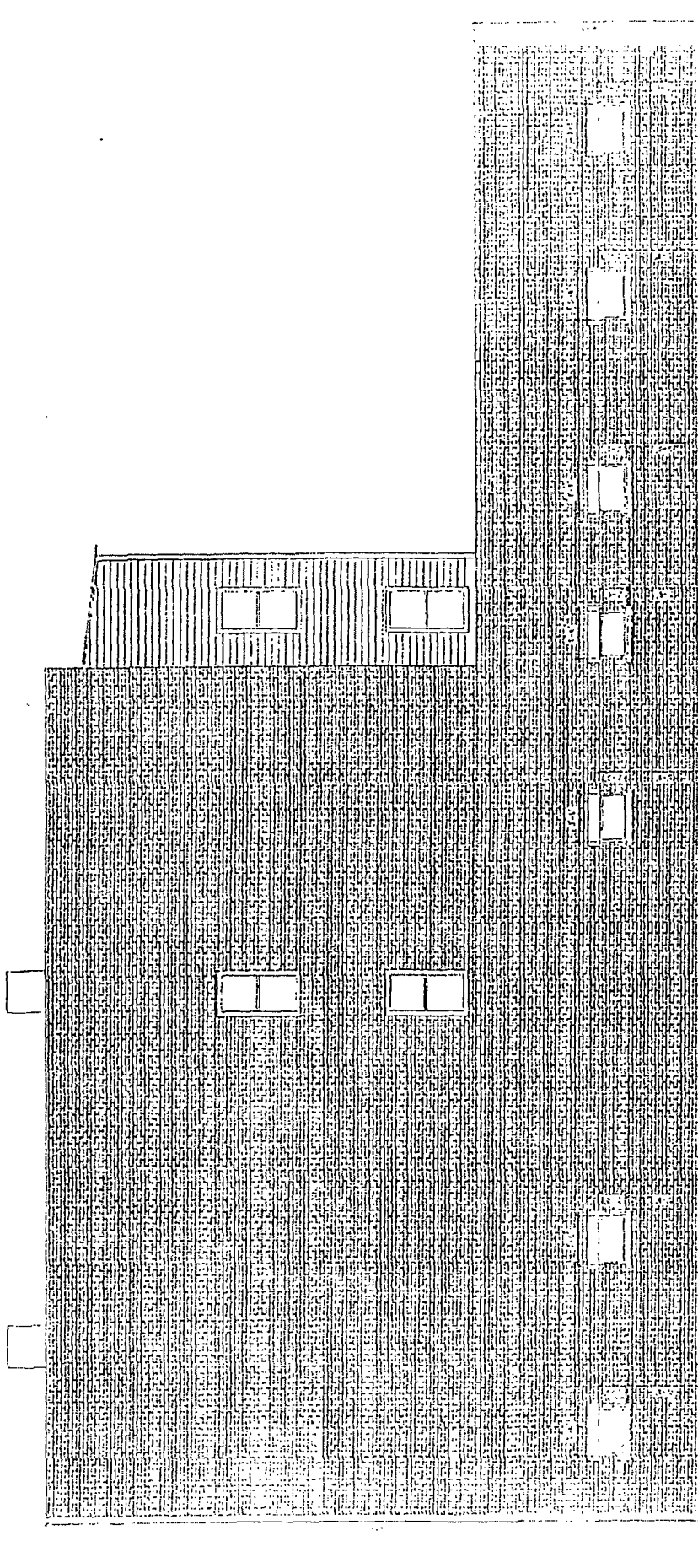


NEW 1 STORY  
ADDITION

EXISTING 1ST FLOOR TO  
BE RENOVATED

# EAS ELEVATION

Final for Publication



SOUTH ELEVATION



Final for Publication



# WEST ELEVATION