



City of Chicago



O2019-7965

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/16/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 8-F at 500 W 32nd St - App No. 20224T1

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 That the City Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-F in area bound by

The public alley next north of and parallel to West 32nd Street; South Normal Street; West 32nd Street; and, a line 28.87 feet west of and parallel to South Normal Street

To those of a B3-3 Community Shopping District, and a corresponding use district is hereby established in the area above described.

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

Common Address of Property:

500 West 32nd Street

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**ZONING AND DEVELOPMENT NARRATIVE AND PLANS
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 500 WEST 32ND STREET**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 District to that of a B3-3 District for the property commonly known as 500 West 32nd Street. The total lot area of the subject site is approximately 3,146.83 square feet. Applicant seeks to use a portion of the ground floor space in the existing building as a restaurant with an accessory liquor component.

The following is a list of the proposed (existing) dimensions of the development:

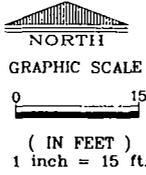
Density:	6 residential dwelling units
Lot Area Per Unit:	524
Off Street Parking:	1 spaces
Height:	30 feet (existing)
Floor Area:	approximately 5,700 square feet
Floor Area Ratio:	approximately 1.81
Front (south) Setback:	0 feet
Rear (north) Setback:	26 feet
west Side Setback:	2.79 feet
east Side Setback:	0 feet

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7100 N TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

PLAT OF SURVEY

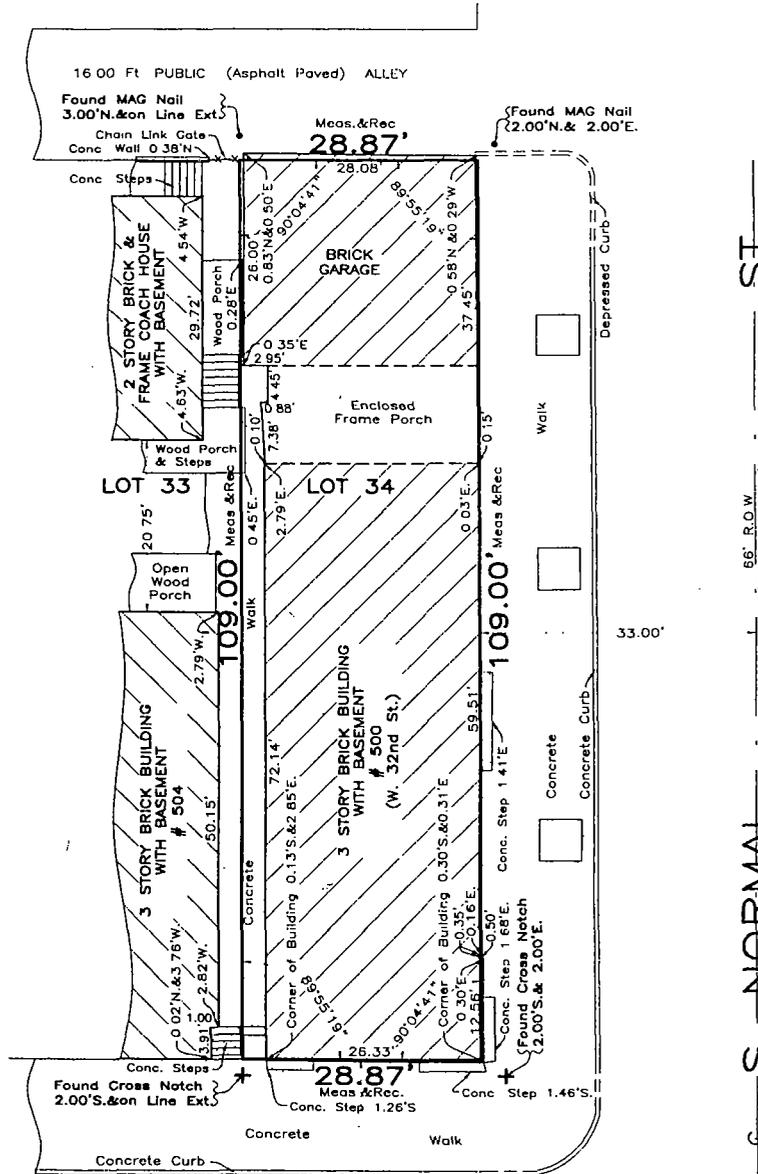
TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com



LOT 34 IN BLOCK 1 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS

LAND TOTAL AREA 3,146.8 SQ FT = 0.0722 ACRE.

COMMONLY KNOWN AS: 500 WEST 32ND STREET, CHICAGO, ILLINOIS.



SITE PLAN

W: 32ND ST. (PUBLIC STREET)

NOTE
COPY OF TITLE INSURANCE POLICY
NOT PROVIDED TO SURVEYOR

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREOF
DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE
THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO
YOUR DEED OR ABSTRACT

Order No. 16-91209
Scale 1 inch = 15 feet.
Date of Field Work. July 6, 2019.
Ordered by GORDON & PIKARSKI
Attorneys at Law



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

THIS SURVEY HAS BEEN ORDERED FOR SURFACE
DIMENSIONS ONLY, NOT FOR ELEVATIONS
THIS IS NOT AN ALTA SURVEY

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND
AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby
certify that we have surveyed the above described property and that,
to the best of our knowledge, the plat hereon drawn is an accurate
representation of said survey

Date July 12, 2019

Hylton E. Donaldson

IL PROF LAND SURVEYOR - LICENSE EXP. DATE NOV 30, 2020
Drawn by: JR - S.Z.

Final for Publication

