



City of Chicago



O2016-8620

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-H at 2530-2538 S Blue Island Ave - App No. 19051T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

14051 T1
INT. NO. DATE:
DEC. 14, 2016

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 C3-2, Commercial, Manufacturing and Employment District symbols as shown on Map No. 6-H in the area bounded by:

West Coulter Street; a line 340.73 feet northeast of and almost parallel to South Oakley Avenue, as measured along the south boundary line of West Coulter Street (also described as the public alley next northeast and almost parallel to South Oakley Avenue); South Blue Island Avenue; a line 62.10 feet northeast of and almost parallel to South Oakley Avenue, as measured along the south boundary line of West Coulter Street.

To those of a B2-3, Neighborhood Mixed-Use District.

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

Common address of property: 2530-38 South Blue Island Avenue, Chicago IL.

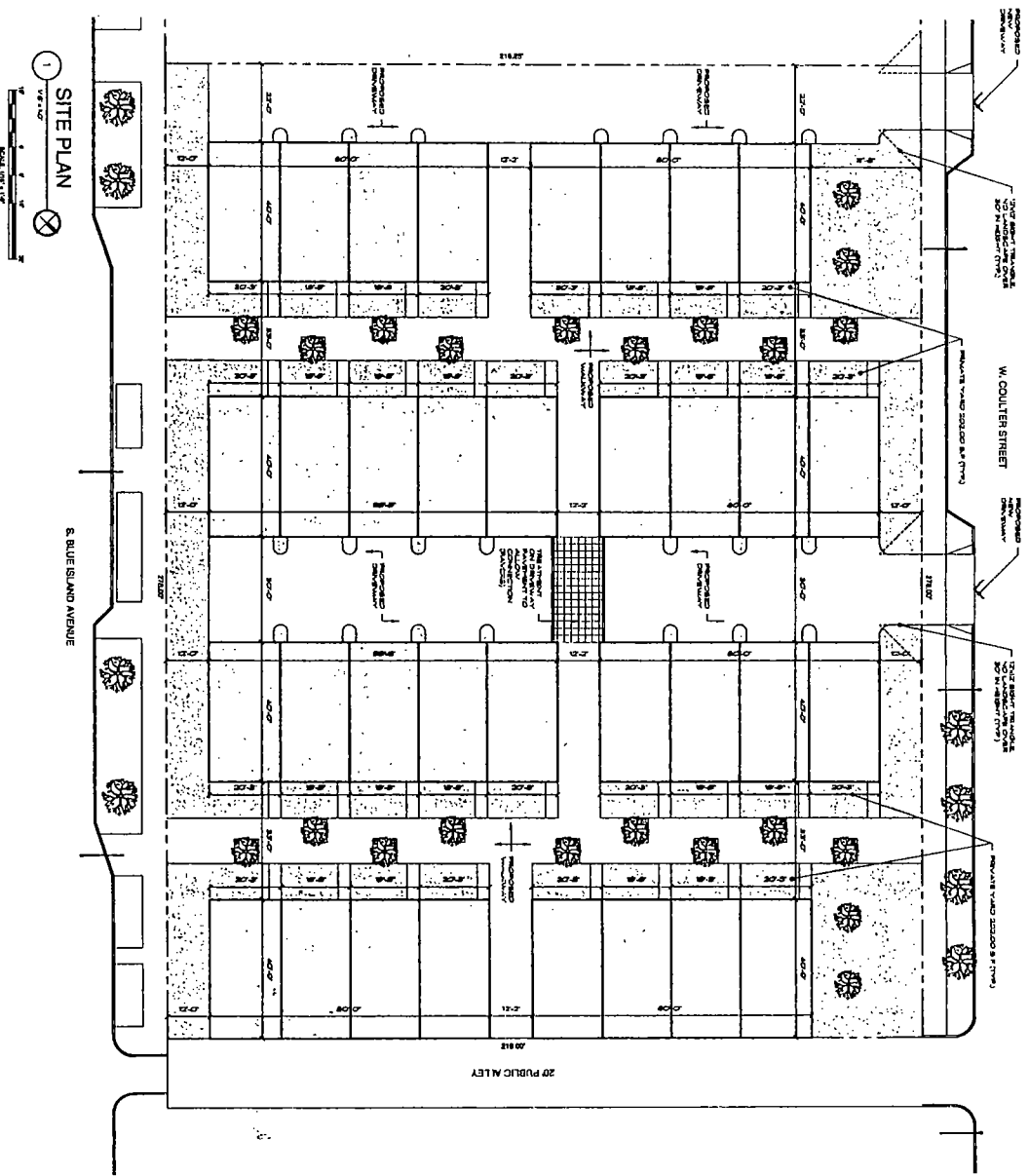
FINAL FOR PUBLICATION

CITY OF CHICAGO - ZONING BUREAU

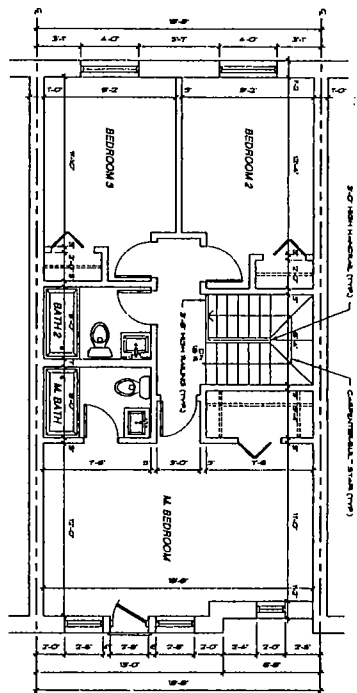
GENERAL BUILDING REQUIREMENTS PER CZO (MOST CURRENT EDITION)

ISSUE	N/A	REQ.	ACTUAL
ZONING ORDINANCE REQUIREMENTS			
MINIMUM HEIGHT		12.0'	12.0'
MINIMUM LOT AREA		4,000 SQ. FT.	10,000 SQ. FT.
MINIMUM LOT WIDTH		40.0'	40.0'
MINIMUM LOT DEPTH		40.0'	40.0'
MINIMUM FRONT YARD SETBACK		10.0'	10.0'
MINIMUM SIDE YARD SETBACK		5.0'	5.0'
MINIMUM REAR YARD SETBACK		5.0'	5.0'
MINIMUM FRONT PORCH DEPTH		5.0'	5.0'
MINIMUM SIDE PORCH DEPTH		5.0'	5.0'
MINIMUM REAR PORCH DEPTH		5.0'	5.0'
MINIMUM FRONT PORCH WIDTH		5.0'	5.0'
MINIMUM SIDE PORCH WIDTH		5.0'	5.0'
MINIMUM REAR PORCH WIDTH		5.0'	5.0'
MINIMUM FRONT PORCH AREA		50.0 SQ. FT.	50.0 SQ. FT.
MINIMUM SIDE PORCH AREA		50.0 SQ. FT.	50.0 SQ. FT.
MINIMUM REAR PORCH AREA		50.0 SQ. FT.	50.0 SQ. FT.
MINIMUM FRONT PORCH SETBACK		5.0'	5.0'
MINIMUM SIDE PORCH SETBACK		5.0'	5.0'
MINIMUM REAR PORCH SETBACK		5.0'	5.0'
MINIMUM FRONT PORCH SETBACK		5.0'	5.0'
MINIMUM SIDE PORCH SETBACK		5.0'	5.0'
MINIMUM REAR PORCH SETBACK		5.0'	5.0'
MINIMUM FRONT PORCH SETBACK		5.0'	5.0'
MINIMUM SIDE PORCH SETBACK		5.0'	5.0'
MINIMUM REAR PORCH SETBACK		5.0'	5.0'

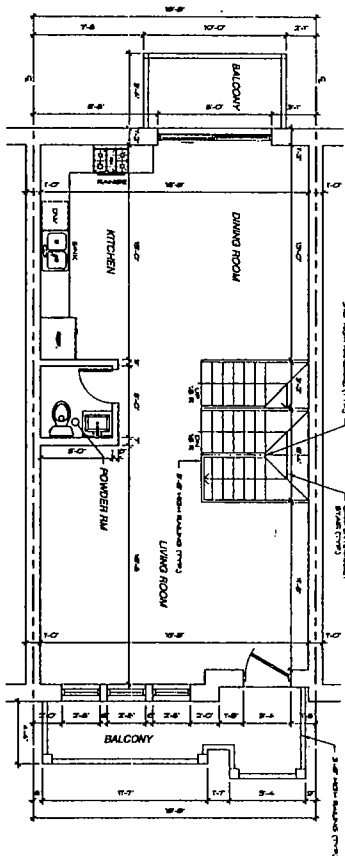
NOTES:
 1) BUILDING ZONING CHANGE AND ORDINANCE CHANGES (S.170.01.1)
 2) BUILDING ZONING CHANGE AND ORDINANCE CHANGES (S.170.01.2)
 3) BUILDING ZONING CHANGE AND ORDINANCE CHANGES (S.170.01.3)
 4) BUILDING ZONING CHANGE AND ORDINANCE CHANGES (S.170.01.4)



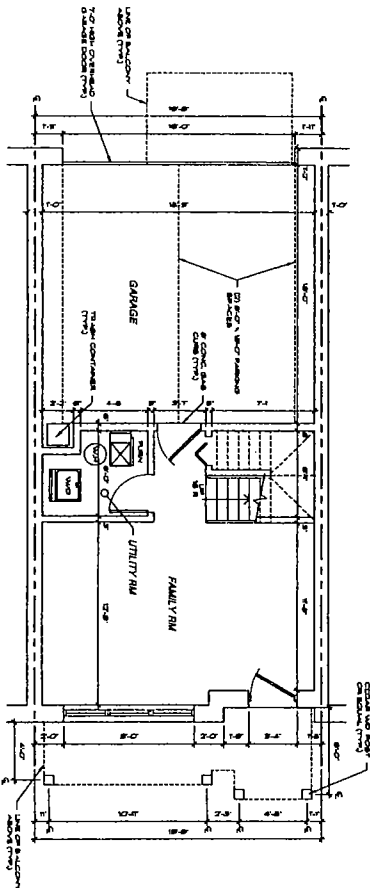
<p>1/3</p>	<p>34 TOWNHOUSES 2530 S. BLUE ISLAND AVENUE CHICAGO, IL</p>	<p>vari ARCHITECTS 800 NORTH NORTH AVENUE CHICAGO, ILLINOIS 60642 312.825.4756</p>	<p>DATE: 11/18/11 DRAWN BY: J. SMITH CHECKED BY: M. WOOD SCALE: AS SHOWN</p> <p>SITE PLAN & ORDINANCE REQUIREMENTS</p>
-------------------	--	---	---



3 THIRD FLOOR PLAN



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

FINAL FOR PUBLICATION

<p>2/3</p>	<p>TYPICAL FLOOR PLANS</p>	<p>34 TOWNHOUSES 2530 S. BLUE ISLAND AVENUE CHICAGO, IL</p>	<p>vari ARCHITECTS 500 NORTH PULASKI AVENUE CHICAGO, ILLINOIS 60642 TEL: 312.527.1138</p>	<p>© 2012 VARI ARCHITECTS, L.L.C. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF VARI ARCHITECTS, L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VARI ARCHITECTS, L.L.C.</p>																								
	<table border="1"> <tr><td>REVISIONS</td><td></td><td></td><td></td><td></td></tr> <tr><td>DATE</td><td>12/10/11</td><td></td><td></td><td></td></tr> <tr><td>DRAWN BY</td><td>DO</td><td></td><td></td><td></td></tr> <tr><td>CHECKED BY</td><td>AW</td><td></td><td></td><td></td></tr> <tr><td>SCALE</td><td>AS SHOWN</td><td></td><td></td><td></td></tr> </table>	REVISIONS					DATE	12/10/11				DRAWN BY	DO				CHECKED BY	AW				SCALE	AS SHOWN					
REVISIONS																												
DATE	12/10/11																											
DRAWN BY	DO																											
CHECKED BY	AW																											
SCALE	AS SHOWN																											

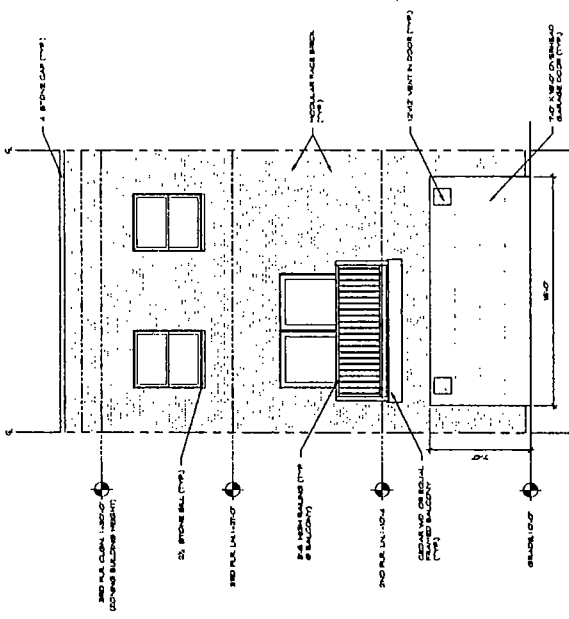
© 2014 ARCHITECT, LTD. 2014
 10701 Lawrence University
 Chicago, IL 60642
 Phone: (773) 233-1100
 Fax: (773) 233-1101

Vari
 ARCHITECTS
 2530 S. BLUE ISLAND AVENUE
 CHICAGO, IL 60608
 Phone: (773) 233-1100
 Fax: (773) 233-1101

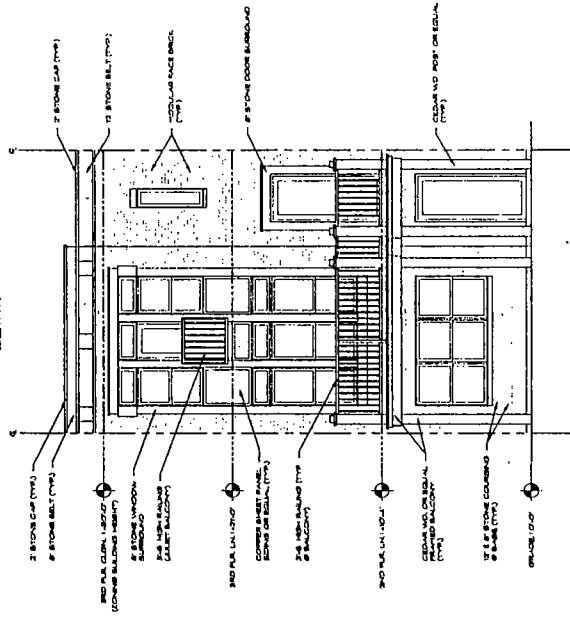
34 TOWNHOUSES
 2530 S. BLUE ISLAND AVENUE
 CHICAGO, IL

NO.	DATE	DESCRIPTION
1	03/10/14	CONCEPT
2	04/15/14	SCHEMATIC
3	05/15/14	PRELIMINARY
4	06/15/14	FINAL

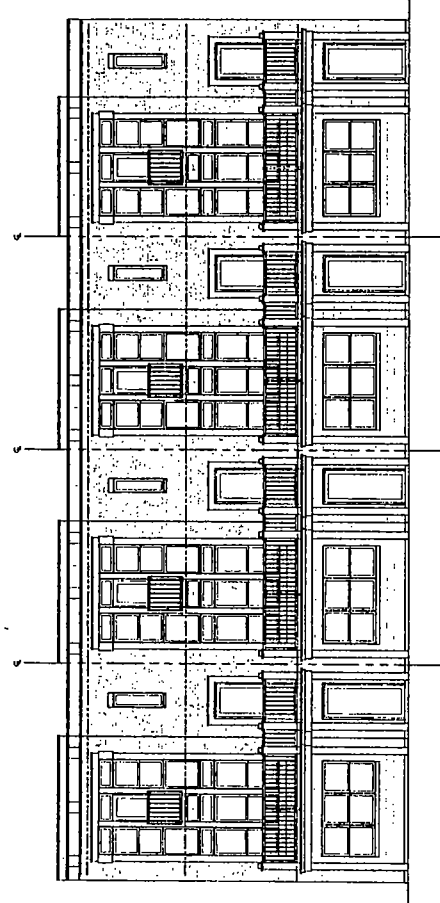
EXTERIOR
 ELEVATIONS



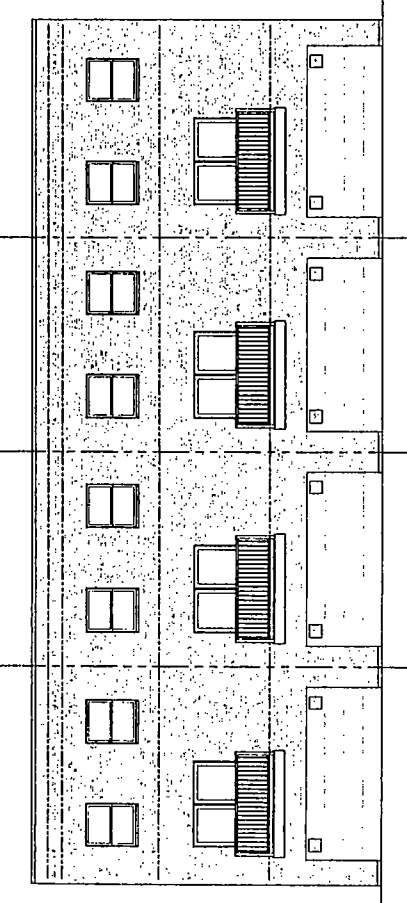
PARTIAL REAR ELEVATION
 SCALE: 1/4\"/>



PARTIAL FRONT ELEVATION
 SCALE: 1/4\"/>



FRONT ELEVATION
 SCALE: 1/4\"/>



REAR ELEVATION
 SCALE: 1/4\"/>

FINAL FOR PUBLICATION

Application Number: 19051 T1

**NARRATIVE FOR TYPE 1 REZONING FOR
2530-38 SOUTH BLUE ISLAND AVENUE, CHICAGO, IL**

The subject property is currently vacant. The Applicant needs a zoning change in order to allow residential use and build 34 townhomes at the subject property.

Project Description:	Zoning Change from C3-2 to B2-3
Use:	34 Townhomes
Floor Area Ratio:	1.35
Lot Area:	60,048 square feet
Building Floor Area:	80,828 square feet
Density:	1,766 square feet per DU
Off- Street parking:	Parking spaces: 68
Set Backs:	Rear Wall Facing a Side Property Line: 22 feet Rear Walls Facing a Public Street: 12 feet Rear Wall facing public alley: 0 feet Separation Between Front and Rear Walls: 30 feet and 33 feet Private Yard: 202 square feet
Building height:	30 feet

FINAL FOR PUBLICATION