



City of Chicago



SO2020-4821

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/7/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-E at 22 E Elm St - App No. 20534T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE
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 the DR-7 Downtown Residential District symbols and indications as shown on Map No. 3-E in the area bounded by

the alley next north of and parallel to East Elm Street; a line 240 feet east of and parallel to North State Street; East Elm Street; and a line 215 feet east of and parallel to North State Street,

to those of an DX-3 Downtown Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property:

22 East Elm Street

17-13-0303-C (1) Narrative Zoning Analysis
22 East Elm Street, Chicago, Illinois

Proposed Zoning: DX-3 Downtown Mixed-Use District

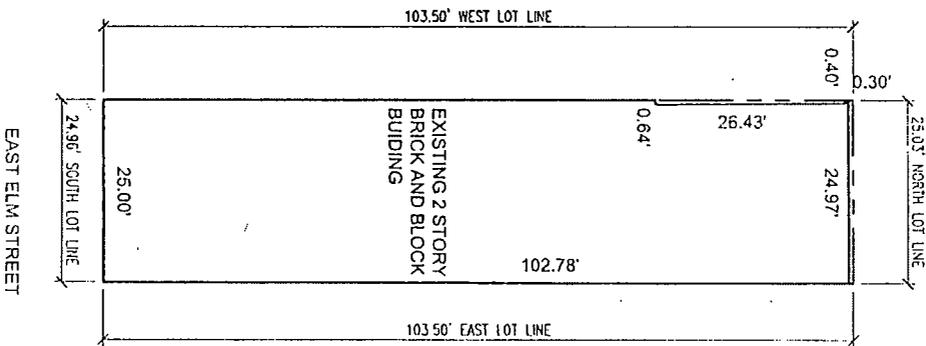
Lot Area: 2,587.5 square feet (*recorded*)

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the reestablishment of a *commercial use* (salon + day spa), within the 1st Floor (and basement) of the existing two-story building, at the subject site. The subject property is presently improved with a two-story (with basement) building, which was most recently converted into a *single-family residence*, by a previous owner. Prior to the conversion, the building contained certain other *commercial* uses. Aside from the interior buildout of the 1st Floor and Basement, to allow for the proposed new *commercial* operations (salon + day spa), as well as certain interior renovations to the 2nd Floor, to allow for a single *dwelling unit* – wherein the Applicant intends to reside with her Family, the proposal does not call for nor require expansion of the footprint or envelope of the existing building. There is, and will remain, off-street parking for one (1) vehicle, located in an attached garage – off the rear of the 1st Floor. The existing building is masonry in construction and measures 30 feet-5 inches (approximately) in height.

- (A) The Project's Floor Area Ratio (*existing* – no change): 5,174 square feet (1.99 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 2,587.5 square feet (1 dwelling unit)
- (C) The amount of off-street parking: 1 vehicular parking spaces
- (D) Setbacks: (*existing* – no changes)
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - West: 0 feet-0 inches
 - East: 0 feet-0 inches
- (E) Building Height: (*existing* – no change)
30 feet-5 inches

CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS
GENERAL BUILDING REQUIREMENTS PER CHICAGO ZONING ORDINANCE (CZO) AND THE CHICAGO BUILDING CODE
 (CBO) 2019 EDITION

ITEM	ISSUE	CHAPTER / ARTICLE	ORDINANCE REQUIREMENT	ACTUAL	REQUIREMENT
PART 1 ZONING REQUIREMENTS					
1.01	BOARDING HOUSE / BOARDING HOUSE NO.	ZONING MAP	BO-1	BO-2	-
1.02	PERMANENT FOUNDATION (S)	17-17-0100	PERSONAL USE CASES	-	-
1.03	PERMITTED ZONING USE (S)	17-17-0100	COMMERCIAL USE CASES	-	-
1.04	CHICAGO UNLAWFUL OCCUPATION	RECORDED DEED RESTRICTION	-	-	-
1.05	CHICAGO PROTECTION DISTRICT	ZONING MAP, CM 18-4	-	-	-
1.06	ZONING DISTRICT RESTRICT	ZONING MAP, CM 17-7	-	-	-
1.07	RESISTANCE STREET	ZONING MAP, 17-2-0100	-	-	-
1.08	LOT AREA	17-17-0102	-	2485.68 SF	-
1.09	MINOR ROAD WIDTH (RAW)	VARIES BY DISTRICT	7.0 FT MINIMUM SF	-	-
1.10	TOTAL FLOOR AREA	17-17-0200, VARIES BY DISTRICT	5172.68 SF	-	-
1.11	CEILING HEIGHT	17-17-0311, VARIES BY DISTRICT	10'-5"	-	-
1.12	FRONT SETBACK	17-17-0310, VARIES BY DISTRICT	0	0	-
1.13	CONVERTED SIDE SETBACKS	17-17-0310, VARIES BY DISTRICT	0	0	-
1.14	REAR SETBACK	17-17-0310, VARIES BY DISTRICT	0	0	-
1.15	REAR SETBACK	17-17-0317, 17-4-0110	0	0	-
1.16	NUMBER OF MULTIFAMILY UNITS	VARIES BY DISTRICT	1	1	-
1.17	NUMBER OF UNITS/STORY UNITS (MULTIFAMILY UNITS)	VARIES BY DISTRICT	-	-	-
1.18	NUMBER OF OFF-STREET PARKING SPACES	17-10-0200	0	0	-
1.19	EXISTING PARKING SPACES (EXCLUDING AGENTS)	17-10-0101 (OFF 1/1/20)	-	-	-
1.20	NUMBER OF OFF-STREET LOADING SPACES	17-10-0100	-	-	-
1.21	UNLAWFUL OCCUPANT EQUIPMENT	CM 17-11	-	-	-
1.22	UNLAWFUL OCCUPANT STAIRWAYS	17-2-0500	-	-	-
1.23	OPEN SPACE VARIATION PERMITTED	CM 17-4	-	-	-
1.24	OFF-STREET VEHICLE STORAGE (AGENTS)	CM 15-18	-	-	-
1.25	APPROPRIATE REQUIREMENTS (AGENTS)	CM 17-44	-	-	-
1.26	RAW OF SPACE	17-17-0100-B	-	-	-

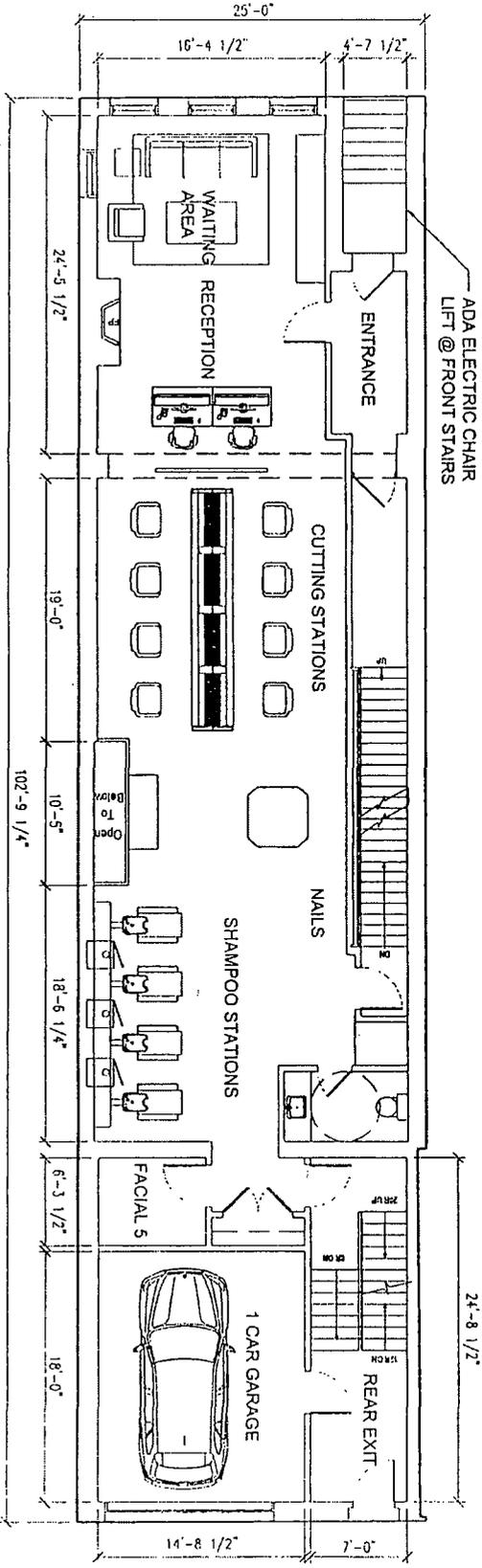
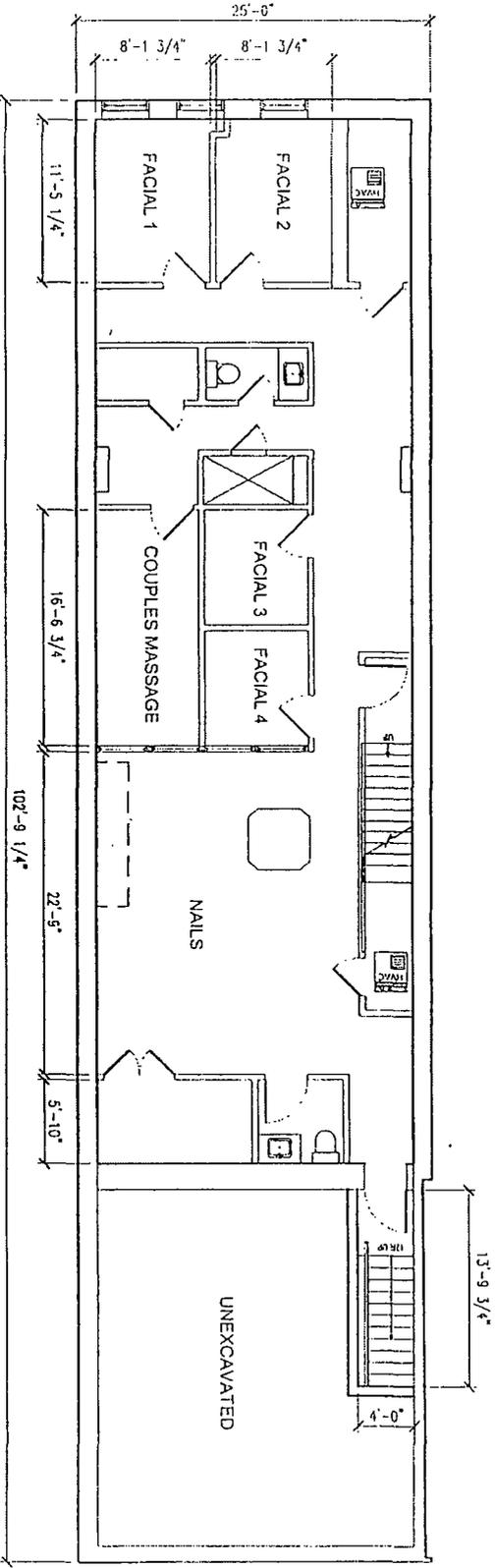


22 East Elm Street
 22 East Elm Street
 Chicago, IL 60611
 November 14, 2020

Site Plan
 Scale: 1/8" = 1'-0"

North

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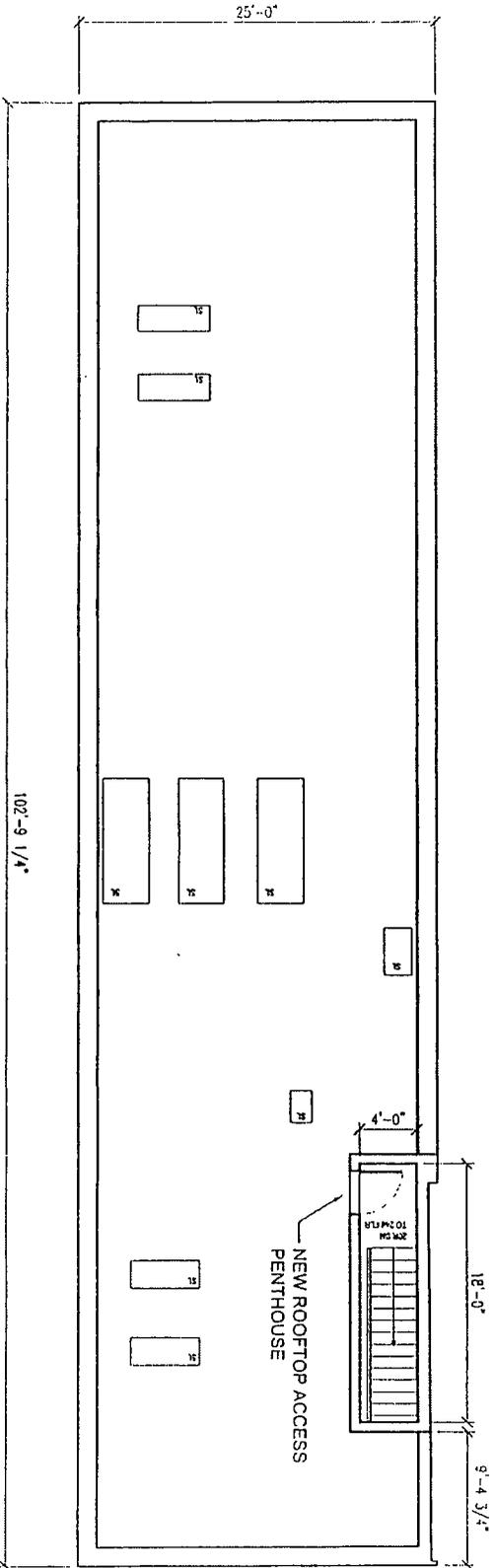
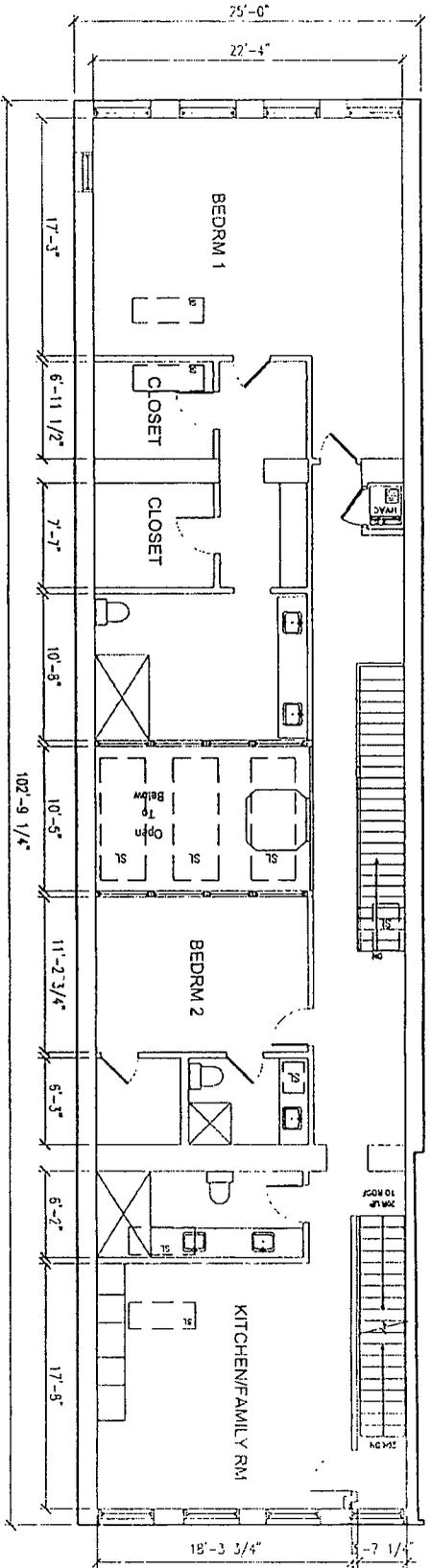


22 East Elm Street
Chicago, IL 60611
North 708.76.2233

Floor Plans
Scale: 1/8" = 1'-0"



Martin Kim Architects
ARCHITECTS
112 N. LAUREL ST.
CHICAGO, IL 60610



22 East Elm Street
22 East Elm Street
Chicago, IL 60611
November 20, 2020

Floor Plans

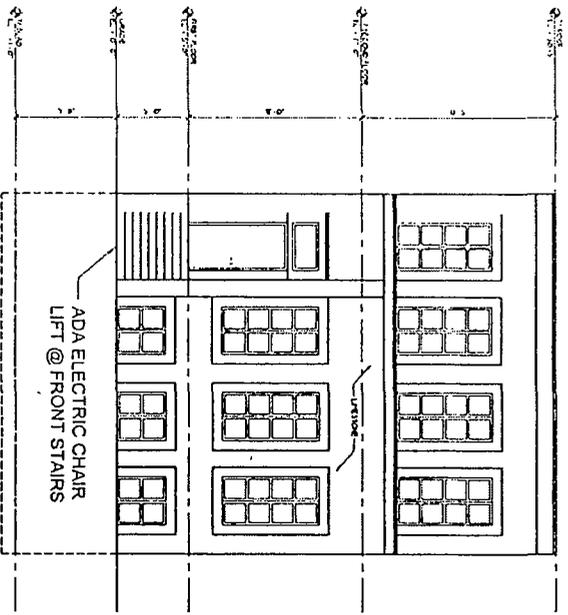
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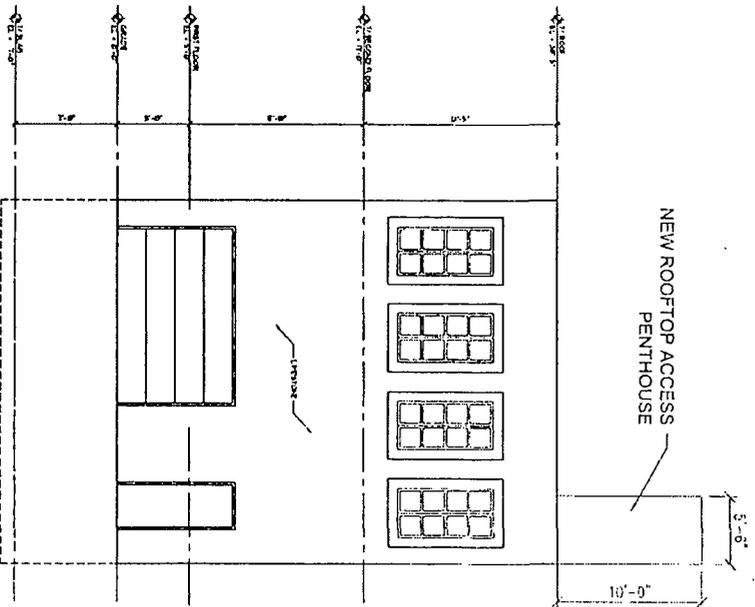
North

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01 | South Front Elevation

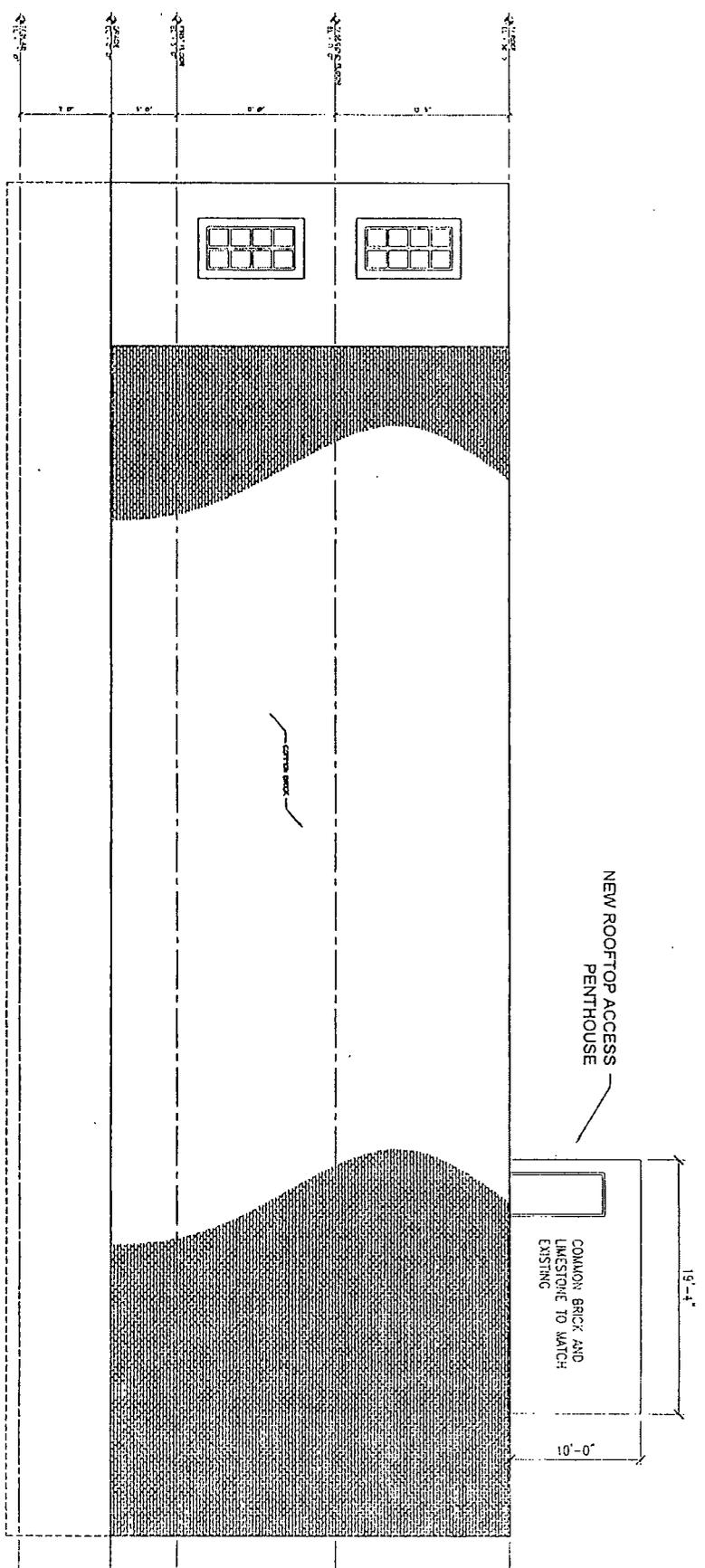


02 | North Rear Elevation

22 East Elm Street
22 East Elm Street
COLUMBIA, IL 62211
November 20, 2020

Elevations
Scale: 1/8" = 1'-0"

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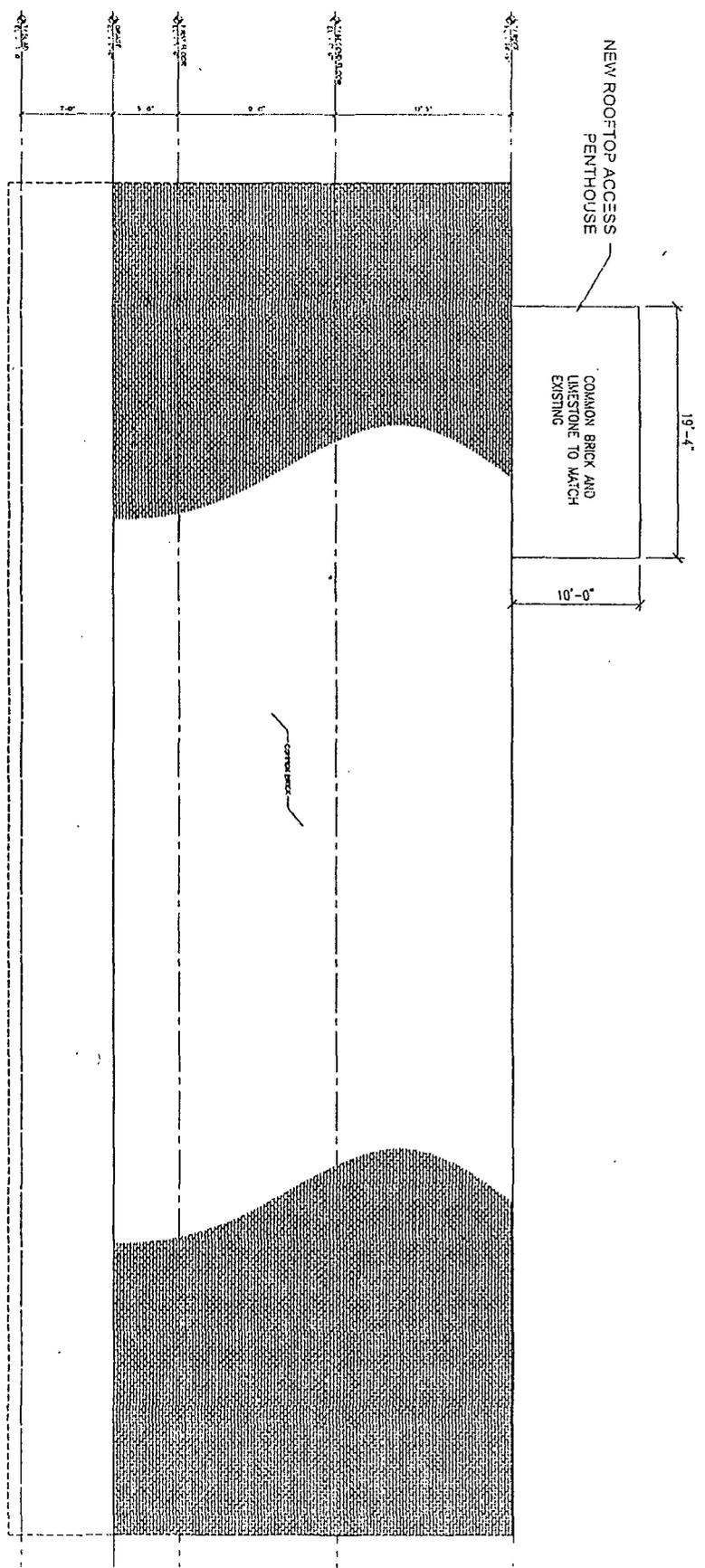


01 | East Elevation

22 East Elm Street
21841 Elm Street
Cincinnati, OH 45211
November 17, 2018

Elevation
Scale: 1/8" = 1'-0"

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01 West Elevation

22 East Elm Street
22 East Elm Street
Chicago, IL 60611
November 10, 2019

Elevation
Scale: 1/8" = 1'-0"

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