



City of Chicago



O2017-8576

Office of the City Clerk Document Tracking Sheet

Meeting Date:	12/13/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-F at 3300-3302 S Wallace St - App No. 19466
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19466- T1
Intro Date
Dec. 13, 2017
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, Chicago Zoning Ordinance, is amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-F in the area bounded by:

West 33rd Street;

South Wallace Street;

A line 50 feet south of and parallel to West 33rd Street;

The public alley next west of and parallel to South Wallace Street

to those of an RM5.5 Residential Multi-Unit District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 3300-3302 South Wallace Street

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NARRATIVE AND PLANS

Re: 3300–3302 South Wallace Street

The Applicant seeks a change in zoning from RS3 Residential Single-Unit (Detached House) District to RM-5.5 Residential Multi-Unit District.

The applicant proposes to divide one zoning lot into two zoning lots to build a new single family home on one of the resulting zoning lots, with an existing 5 dwelling unit residential building to remain on the other resulting zoning lot.

**Entire Site
3300–3302 South Wallace Street**

Entire Site Lot Area: (Based on 'of record' 50 feet x 125 dimensions; survey indicates 50 feet x 124.65 feet)	6,250.00 square feet
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**Zoning Lot 1
(North Zoning Lot)
3300 South Wallace Street
(Existing Multi-Unit Residential Building – to remain)**

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Zoning Lot 1 (North Zoning Lot) Lot Area: (Based on 'of record' 125 foot length; survey indicates a lot length of 124.65 feet)	3,281.25 square feet (26.25 feet x 125 feet)
Zoning Lot 1 (North Zoning Lot) Floor Area Ratio: (6,980 sf building area)	2.15 (existing building; no proposed change)
Zoning Lot 1 (North Zoning Lot) Dwelling Units:	5 (existing building; no proposed change)
Zoning Lot 1 (North Zoning Lot) Minimum Lot Area Per Dwelling Unit:	650 (existing building; no proposed change)
Zoning Lot 1 (North Zoning Lot) Off-Street Parking:	3 parking spaces*
Zoning Lot 1 (North Zoning Lot) Front Setback:	0 feet (existing building; no proposed change)
Zoning Lot 1 (North Zoning Lot) Side Setback (north side yard):	0 feet (abuts street) (existing building; no proposed change)
Zoning Lot 1 (North Zoning Lot) Side Setback (south):	0 feet**
Zoning Lot 1 (North Zoning Lot) Rear Setback:	37 feet 0 inches (existing building; no proposed change)
Zoning Lot 1 (North Zoning Lot) Building Height: (Per § 17-17-0311, and excluding allowable rooftop features.)	40 feet 0 inches (existing building; no proposed change)

* Will seek a variation for a setback reduction, if required.

** Will seek a variation for a parking space reduction, if required (§ 17-13-1101-C).

Zoning Lot 2
(South Zoning Lot)
3302 South Wallace Street
(New single family home)

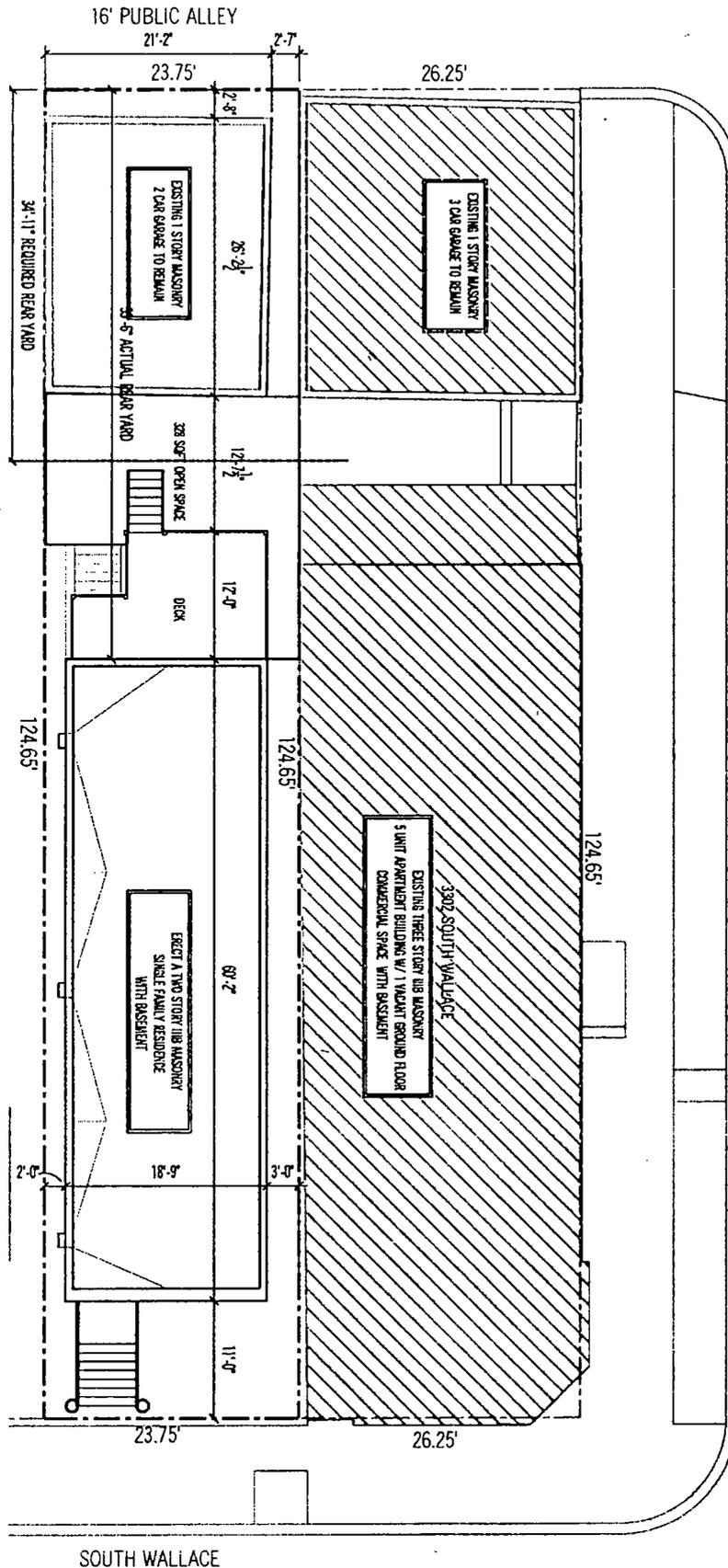
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<p>Zoning Lot 2 (South Zoning Lot) Lot Area: (Based on 'of record' 125 foot length; survey indicates a lot length of 124.65 feet)</p>	<p>2,968.75 square feet (23.75 feet x 125 feet)</p>
<p>Zoning Lot 2 (South Zoning Lot) Floor Area Ratio:</p>	<p>0.78</p>
<p>Zoning Lot 2 (South Zoning Lot) Dwelling Units:</p>	<p>1</p>
<p>Zoning Lot 2 (South Zoning Lot) Minimum Lot Area Per Dwelling Unit:</p>	<p>2,900 square feet</p>
<p>Zoning Lot 2 (South Zoning Lot) Off-Street Parking:</p>	<p>2 parking spaces</p>
<p>Zoning Lot 2 (South Zoning Lot) Front Setback:</p>	<p>11 feet 0 inches</p>
<p>Zoning Lot 2 (South Zoning Lot) Side Setback (north side yard):</p>	<p>3 feet 0 inches</p>
<p>Zoning Lot 2 (South Zoning Lot) Side Setback (south side yard):</p>	<p>2 feet 0 inches</p>
<p>Zoning Lot 2 (South Zoning Lot) Rear Setback:</p>	<p>53 feet 6 inches</p>
<p>Zoning Lot 2 (South Zoning Lot) Building Height: (Per § 17-17-0311, and excluding allowable rooftop features.)</p>	<p>27 feet 6.5 inches</p>

Entire Site
3300-3302 South Wallace Street

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Site Plans for Zoning Lot 1 and Zoning Lot 2

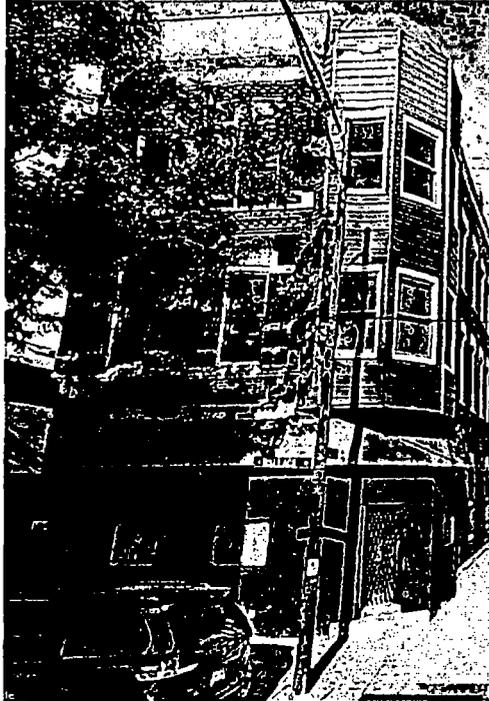


**Zoning Lot 1
(North Zoning Lot)
3300 South Wallace Street
(Existing Multi-Unit Residential Building – to remain)**

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Existing building – no proposed changes.

View from east looking west:



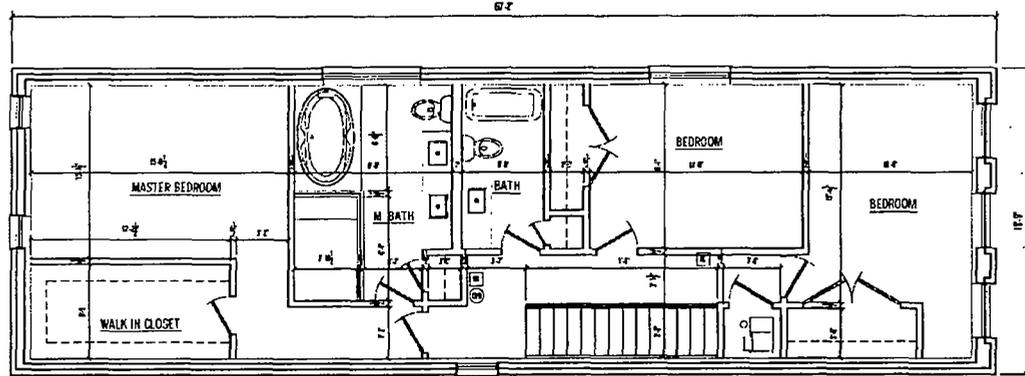
View from northwest looking southeast:



Zoning Lot 2
(South Zoning Lot)
3302 South Wallace Street
(New single family home)

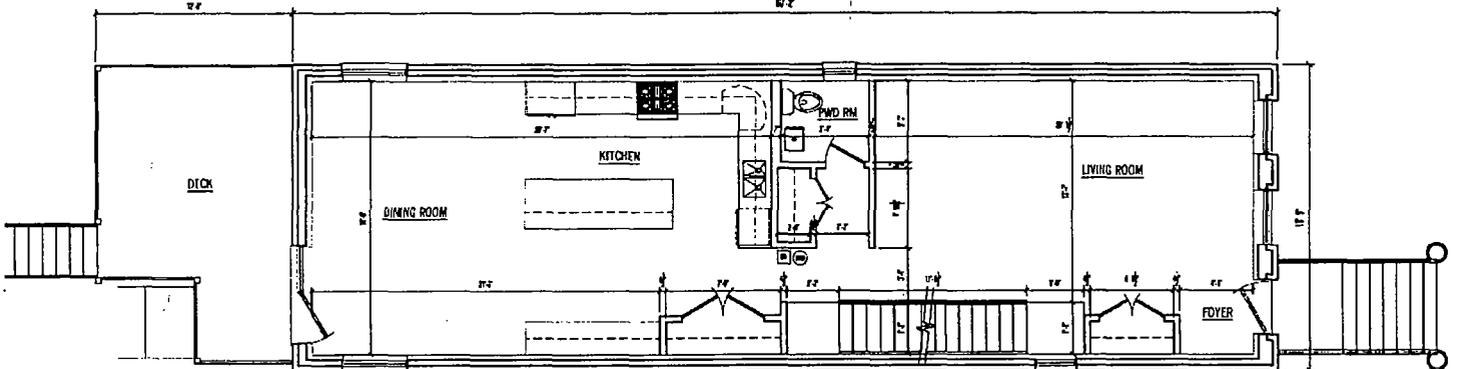
FINAL FOR PUBLICATION

Illustrative Floor Plans



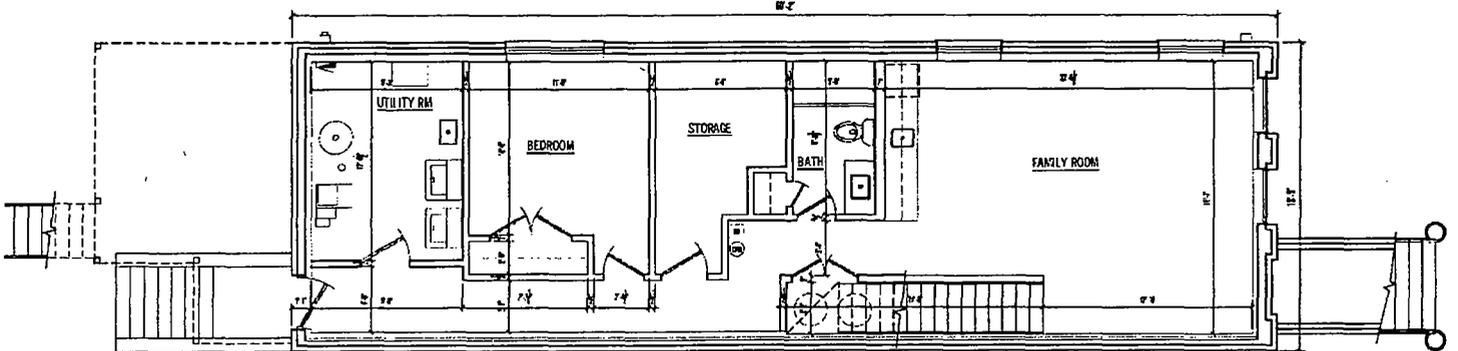
SECOND FLOOR PLAN

360 DESIGN STUDIO LLC 243 S. ARCHER AVE. SUITE C CHICAGO, IL 60616
330 SOUTH WALLACE CHICAGO, IL 60617



FIRST FLOOR PLAN

360 DESIGN STUDIO LLC 243 S. ARCHER AVE. SUITE C CHICAGO, IL 60616
330 SOUTH WALLACE CHICAGO, IL 60617



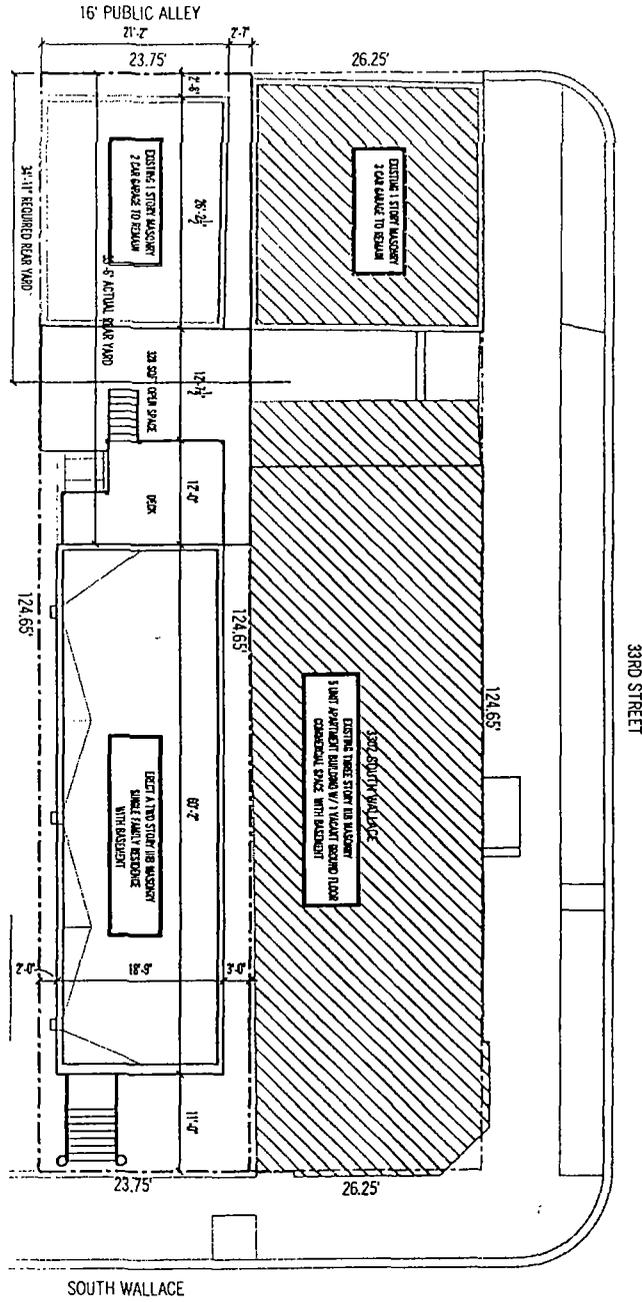
BASEMENT FLOOR PLAN

360 DESIGN STUDIO LLC 243 S. ARCHER AVE. SUITE C CHICAGO, IL 60616
330 SOUTH WALLACE CHICAGO, IL 60617

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Entire Site
3300-3302 South Wallace Street

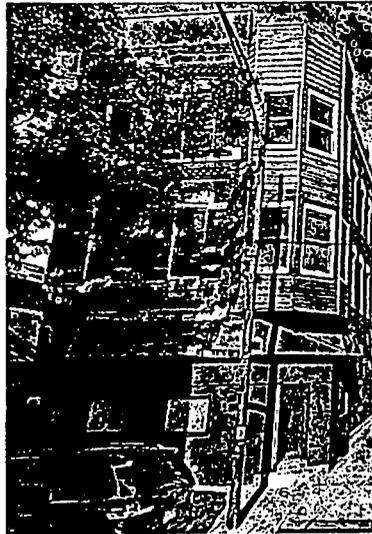
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Zoning Lot 1
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3300 South Wallace Street
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Existing building – no proposed changes.

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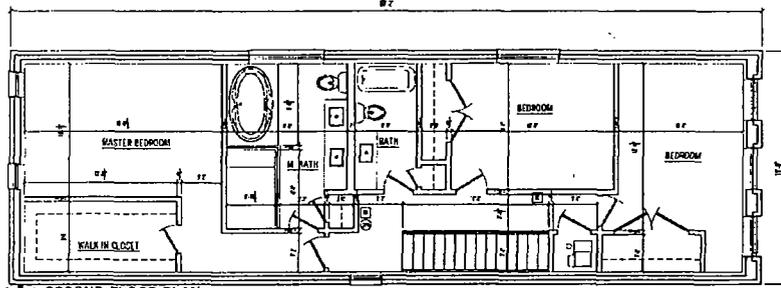
View from northwest looking southeast:



FINAL FOR PUBLICATION

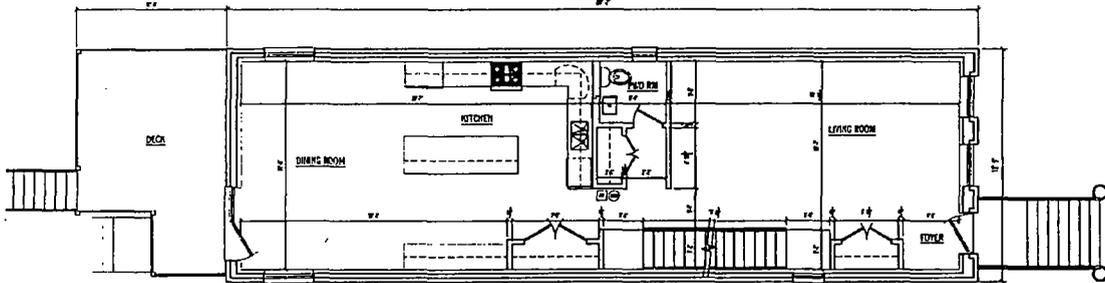
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3302 South Wallace Street
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Illustrative Floor Plans



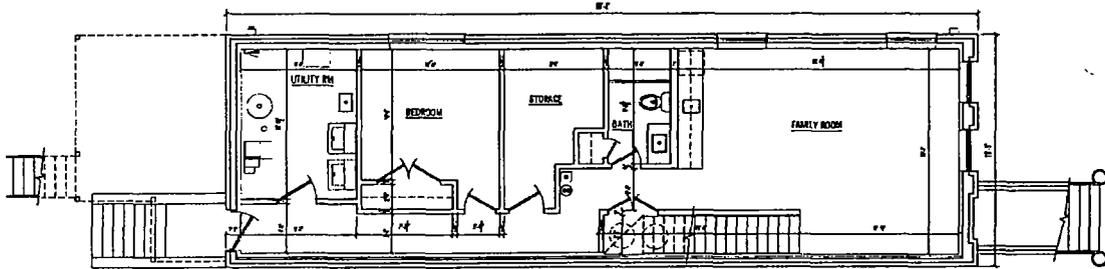
SECOND FLOOR PLAN

300 SOKA STORING LLC 300 S. WOODS AVE. SUITE C DUNCAN, S.C. 29540
300 SOKA STORING LLC 300 S. WOODS AVE. SUITE C DUNCAN, S.C. 29540



FIRST FLOOR PLAN

300 SOKA STORING LLC 300 S. WOODS AVE. SUITE C DUNCAN, S.C. 29540
300 SOKA STORING LLC 300 S. WOODS AVE. SUITE C DUNCAN, S.C. 29540



BASEMENT FLOOR PLAN

Zoning Lot 2
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Elevations

