

City of Chicago



O2020-4545

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

9/9/2020

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 6-G at 3709 S Bonfield St -

App No. 20503T1

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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS-3 Residential Single-Unit (Detached House)

District symbols and indications as shown on Map No. 6-G in the area bounded by

a line 231 feet northwest of and parallel to West 31st Street; the alley next northeast of and parallel to South Bonfield Street; a line 207 feet northwest of and parallel to West 31st Street; and South Bonfield Street,

to those of an RM-5 Residential Multi-Unit 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:

3079 South Bonfield Street

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17-13-0303-C (1) Narrative Zoning Analysis

3079 South Bonfield Street, Chicago, Illinois

Proposed Zoning:

RM-5 Residential Multi-Unit District

Lot Area:

2,472 square feet

Proposed Land Use:

The Applicant is seeking a zoning change to bring an existing fourth dwelling unit located within the existing multi-unit residential building at the subject site into compliance with the Zoning Ordinance. No changes are proposed to the height, FAR, setbacks, or footprint of the existing building. Onsite parking for two (2) cars will be located within a detached garage at the rear of the subject lot.

- (A) The Project's Floor Area Ratio: 3,276 square feet (1.325 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 618 sf/du (2,472 sf/4 du)
- (C) The amount of off-street parking: 2 vehicular parking spaces
- (D) Setbacks:
- a. Front Setback: 6 feet-4 inches (Existing)
- b. Rear Setback: 44 feet-2 inches (Existing)
- c. Side Setbacks:

North: 0 feet-0 inches (Existing) South: 0 foot-0 inches (Existing)

(E) Building Height:

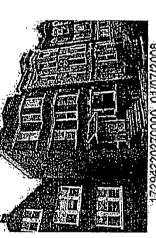
30 feet-0 inches

FRAME 2 CAR GARAGE IN AN EXISTING 4 UNIT BUILDING REMODEL BASEMENT APARTMENT & NEW FRAME 19'x22' AS PER PLANS

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S1S PL KICHKAN AVE. SUITË No. 200 CHCAGO, IL 66611

3079 S. BONFIELD STREET CHICAGO, ILLINOIS



NO. DATE DESCRIPTION

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2018 ELECTRICAL CODE

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SIGNED: LUES A. MARTINEZ

12/28/17

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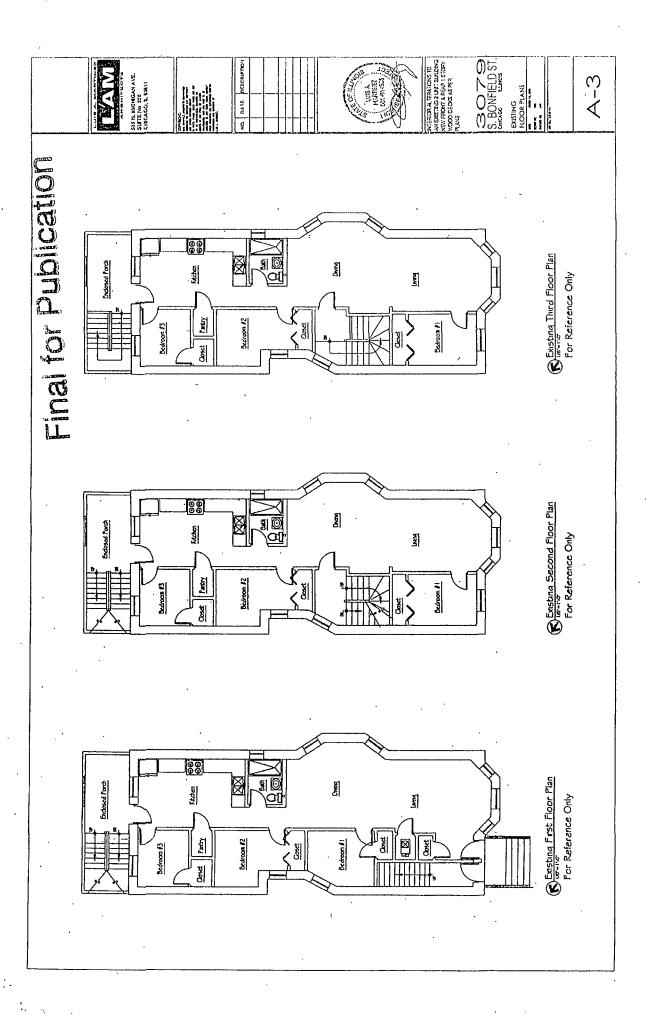
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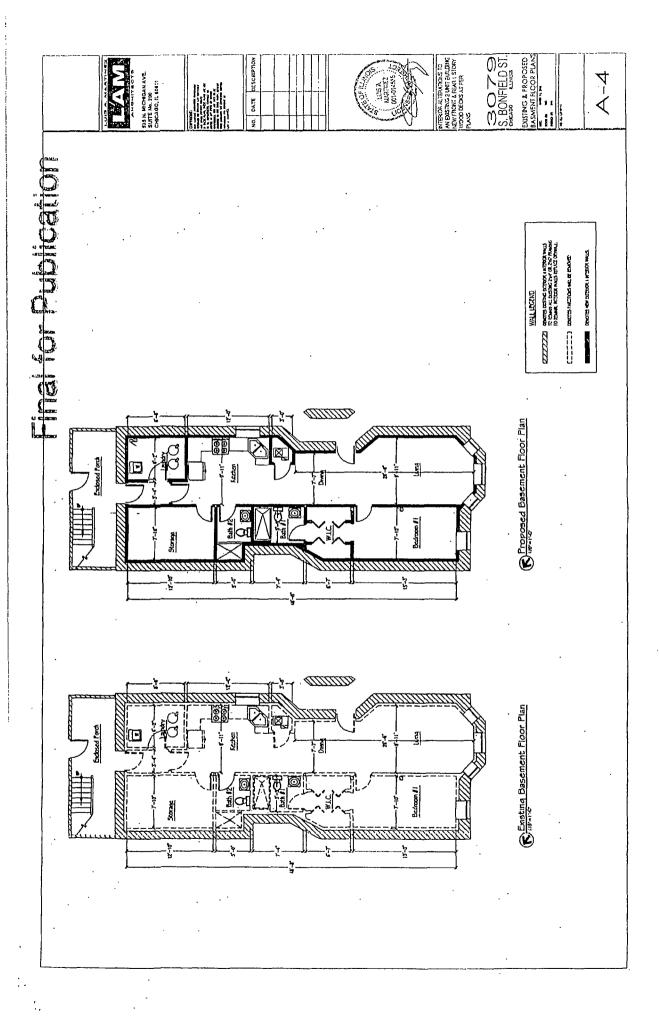


LUTS A. MARTINEZ

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