



City of Chicago



O2020-4571

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-G at 3315-3319 S Morgan St - App No. 20489T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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-G in the area bounded by:

- A line 180.27 feet north of and parallel with West 33rd Place;
- A line 70.50 feet east of and parallel with South Morgan Street;
- A line 179.6 feet north of and parallel with West 33rd Place;
- The public alley next east of and parallel with South Morgan Street;
- A line 104.6 feet north of and parallel with West 33rd Place;
- South Morgan Street

to those of B1-2 Neighborhood Shopping District, which is hereby established in the area above described.

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

Common Address(es): 3315 – 3319 S. Morgan St.

NARRATIVE AND PLANS

Re: 3315-3319 S. Morgan St.

The Applicant seeks a change in zoning from RS3 Residential Single-Unit (Detached House) District to B1-2 Neighborhood Shopping District.

The applicant seeks to allow development as follows:

Zoning Lot 1 (3315 S. Morgan St.): Rehabilitation and alterations to an existing building, including addition of ground floor business uses and overall deconversion from 6 dwelling units to 2 dwelling units, all on upper floors.

Zoning Lot 2 (3317 S. Morgan St.): Rehabilitation and alterations to an existing building, including addition of ground floor business uses, with 2 dwelling units on upper floors.

Zoning Lot 3 (3319 S. Morgan St.): Construction of a new four story, 48'-6" high building with ground floor business uses and 2 upper floor dwelling units.

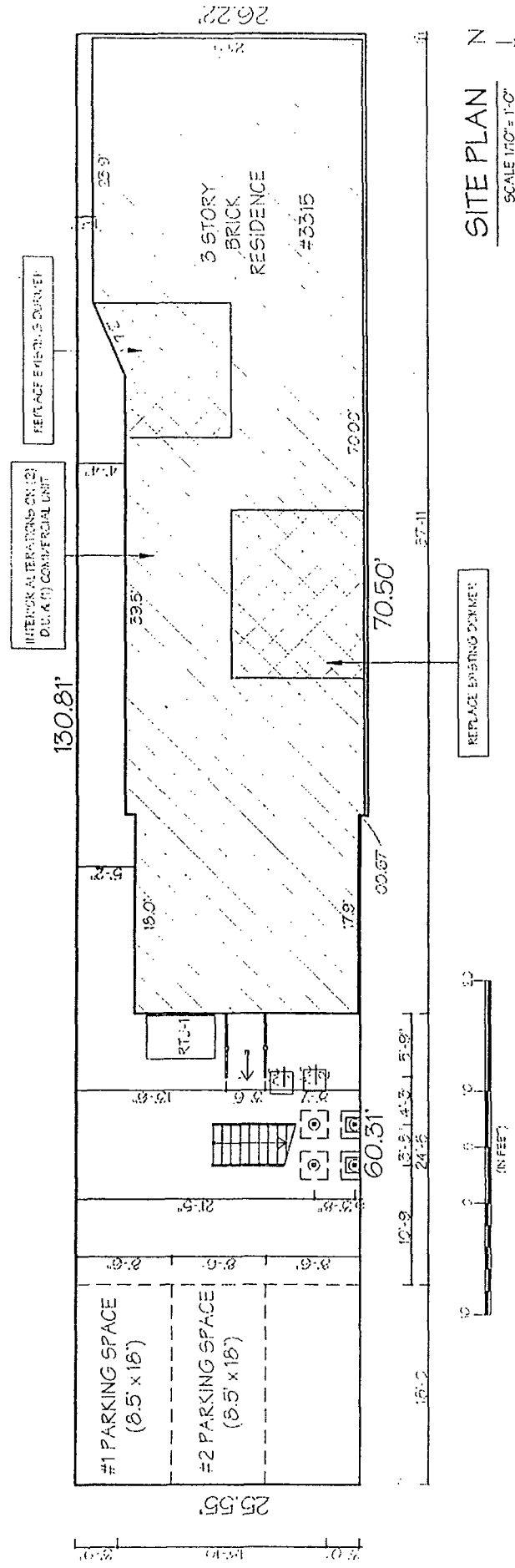
Narrative bulk tables are attached.

Zoning Lot 1 (3315 S. Morgan St.) Lot Area (per survey):	3,390 square feet
Zoning Lot 1 (3315 S. Morgan St.) Maximum Floor Area Ratio:	2.2
Zoning Lot 1 (3315 S. Morgan St.) Maximum Dwelling Units:	2 per zoning lot
Zoning Lot 1 (3315 S. Morgan St.) Minimum Lot Area Per Dwelling Unit:	1,600 square feet
Zoning Lot 1 (3315 S. Morgan St.) Off-Street Parking:	2 parking spaces
Zoning Lot 1 (3315 S. Morgan St.) Front Setback: <i>(preexisting nonconformity)</i>	0 feet, 0 inches
Zoning Lot 1 (3315 S. Morgan St.) Rear Setback:	42 feet, 0 inches
Zoning Lot 1 (3315 S. Morgan St.) Side Setback (north side yard): <i>(preexisting nonconformity)</i>	0 feet, 0 inches
Zoning Lot 1 (3315 S. Morgan St.) Side Setback (south side yard): <i>(preexisting nonconformity)</i>	1 foot, 5 inches
Zoning Lot 1 (3315 S. Morgan St.) Rear Setback:	42 feet, 0 inches
Zoning Lot 1 (3315 S. Morgan St.) Building Height:	47 feet, 0 inches

Zoning Lot 2 (3317 S. Morgan St.) Lot Area (per survey):	3,342 square feet
Zoning Lot 1 (3317 S. Morgan St.) Maximum Floor Area Ratio:	1.5
Zoning Lot 1 (3317 S. Morgan St.) Maximum Dwelling Units:	2 per zoning lot
Zoning Lot 1 (3317 S. Morgan St.) Minimum Lot Area Per Dwelling Unit:	1,600 square feet
Zoning Lot 1 (3317 S. Morgan St.) Off-Street Parking:	2 parking spaces
Zoning Lot 1 (3317 S. Morgan St.) Front Setback: <i>(preexisting nonconformity)</i>	0 feet, 0 inches
Zoning Lot 1 (3317 S. Morgan St.) Rear Setback:	60 feet, 0 inches
Zoning Lot 1 (3317 S. Morgan St.) Side Setback (north side yard): <i>(preexisting nonconformity)</i>	0 feet, 5 inches
Zoning Lot 1 (3317 S. Morgan St.) Side Setback (south side yard): <i>(preexisting nonconformity)</i>	2 feet, 3 inches
Zoning Lot 1 (3317 S. Morgan St.) Building Height:	36 feet, 5 inches

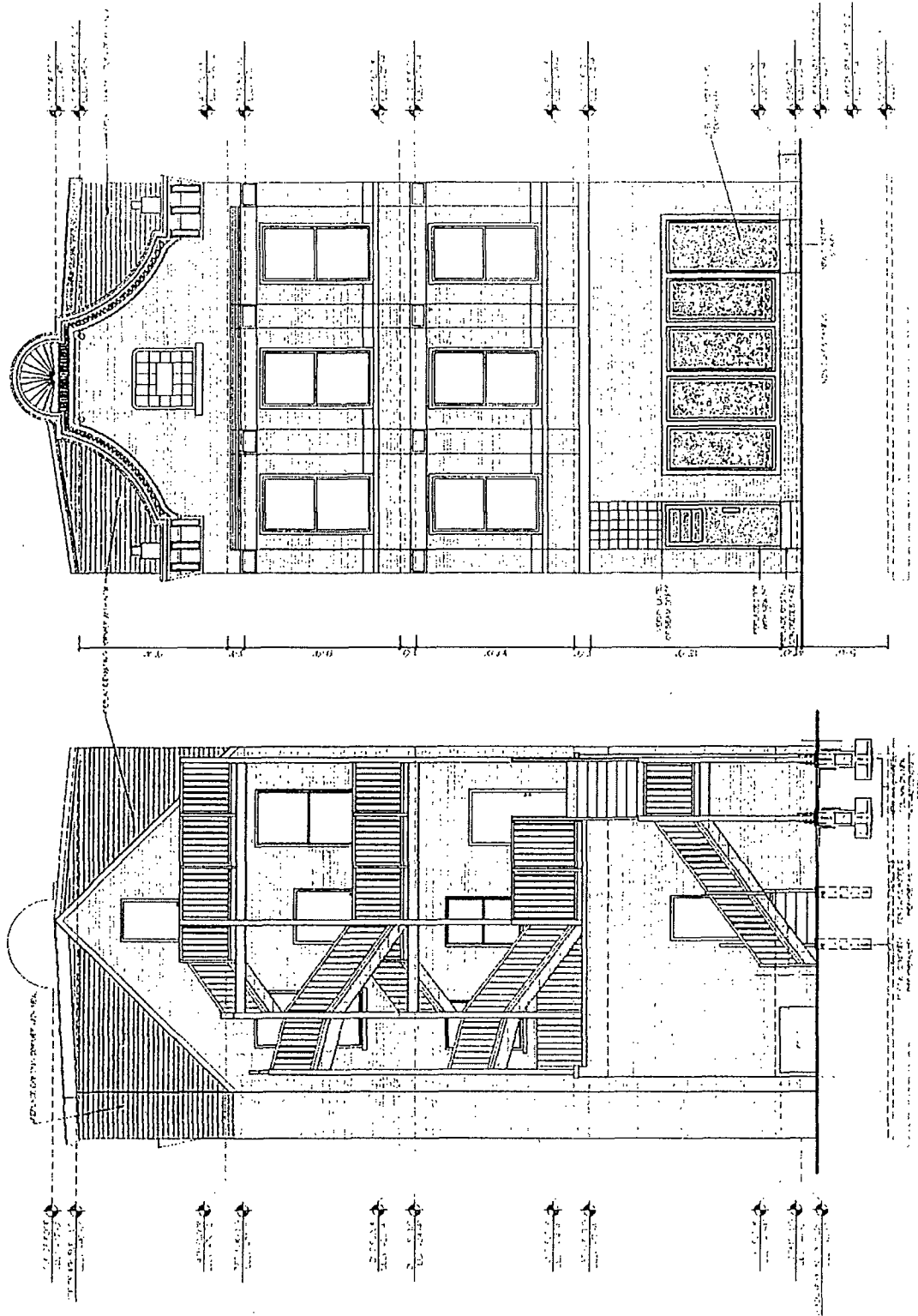
Zoning Lot 3 (3319 S. Morgan St.) Lot Area (per survey):	3,343 square feet
Zoning Lot 3 (3319 S. Morgan St.) Maximum Floor Area Ratio:	2.2
Zoning Lot 3 (3319 S. Morgan St.) Maximum Dwelling Units:	2 dwelling units
Zoning Lot 3 (3319 S. Morgan St.) Minimum Lot Area Per Dwelling Unit:	1,600 square feet
Zoning Lot 3 (3319 S. Morgan St.) Off-Street Parking:	2 parking spaces
Zoning Lot 3 (3319 S. Morgan St.) Front Setback:	11 feet, 3 inches
Zoning Lot 3 (3319 S. Morgan St.) Rear Setback:	30 feet, 0 inches
Zoning Lot 3 (3319 S. Morgan St.) Side Setback (north side yard):	0 feet, 0 inches
Zoning Lot 3 (3319 S. Morgan St.) Side Setback (south side yard):	3 feet, 0 inches
Zoning Lot 3 (3319 S. Morgan St.) Building Height:	48 feet, 6 inches

Final for Publication



3315 S. Morgan St.

Final for Publication

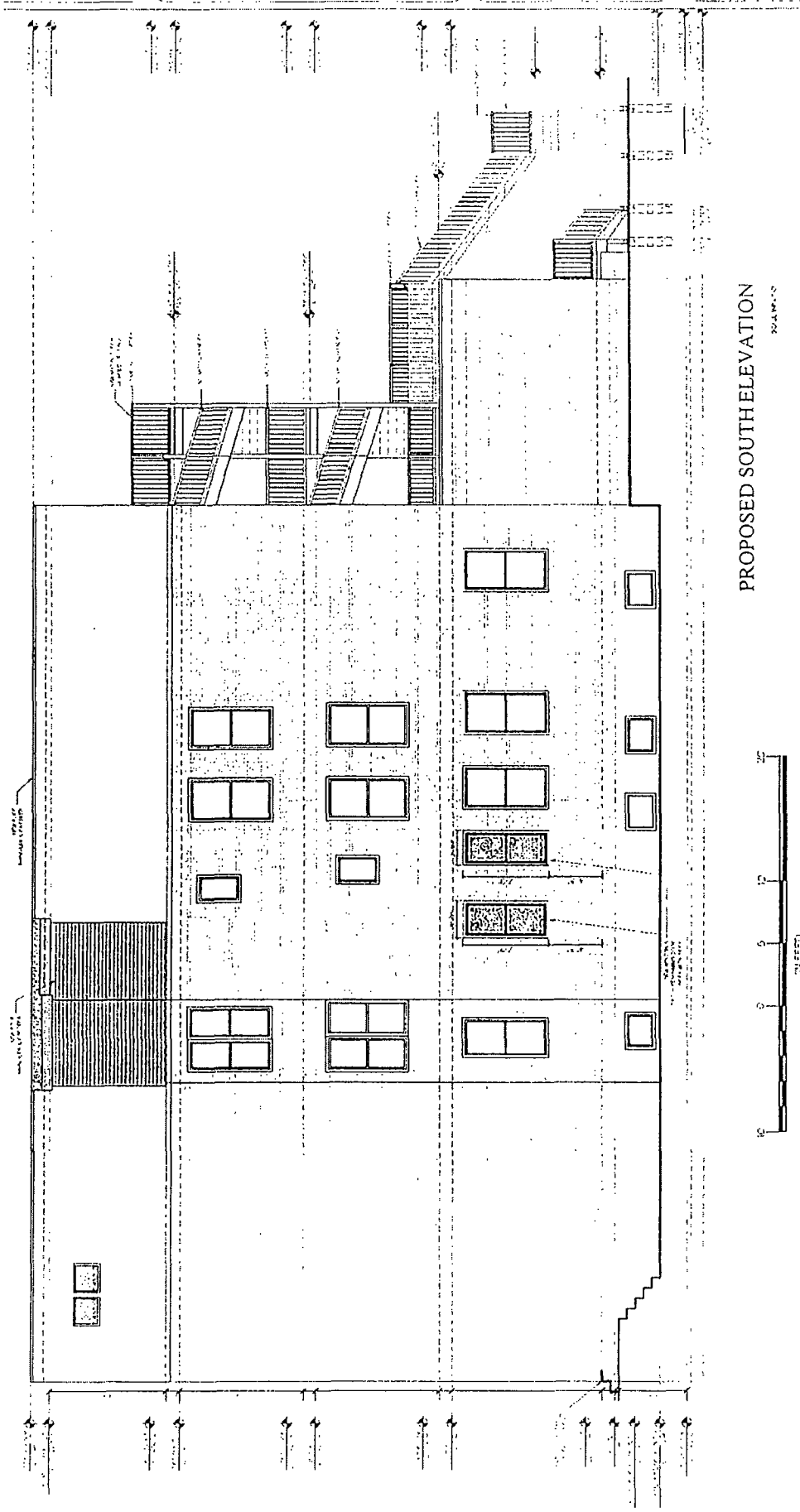


PROPOSED WEST ELEVATION

PROPOSED EAST ELEVATION

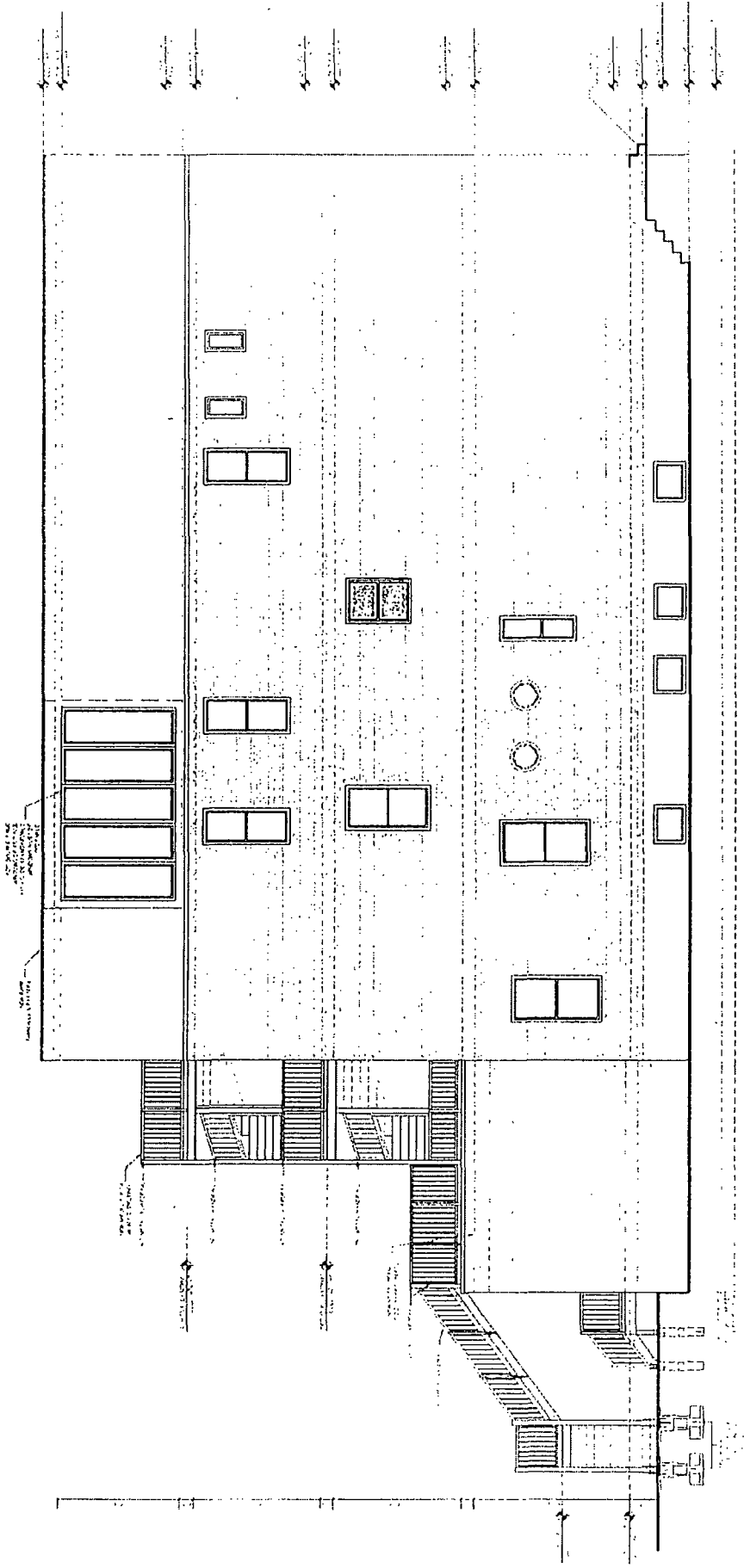
3315 S. Morgan St.

Final for Publication



3315 S. Morgan St.

Final for Publication

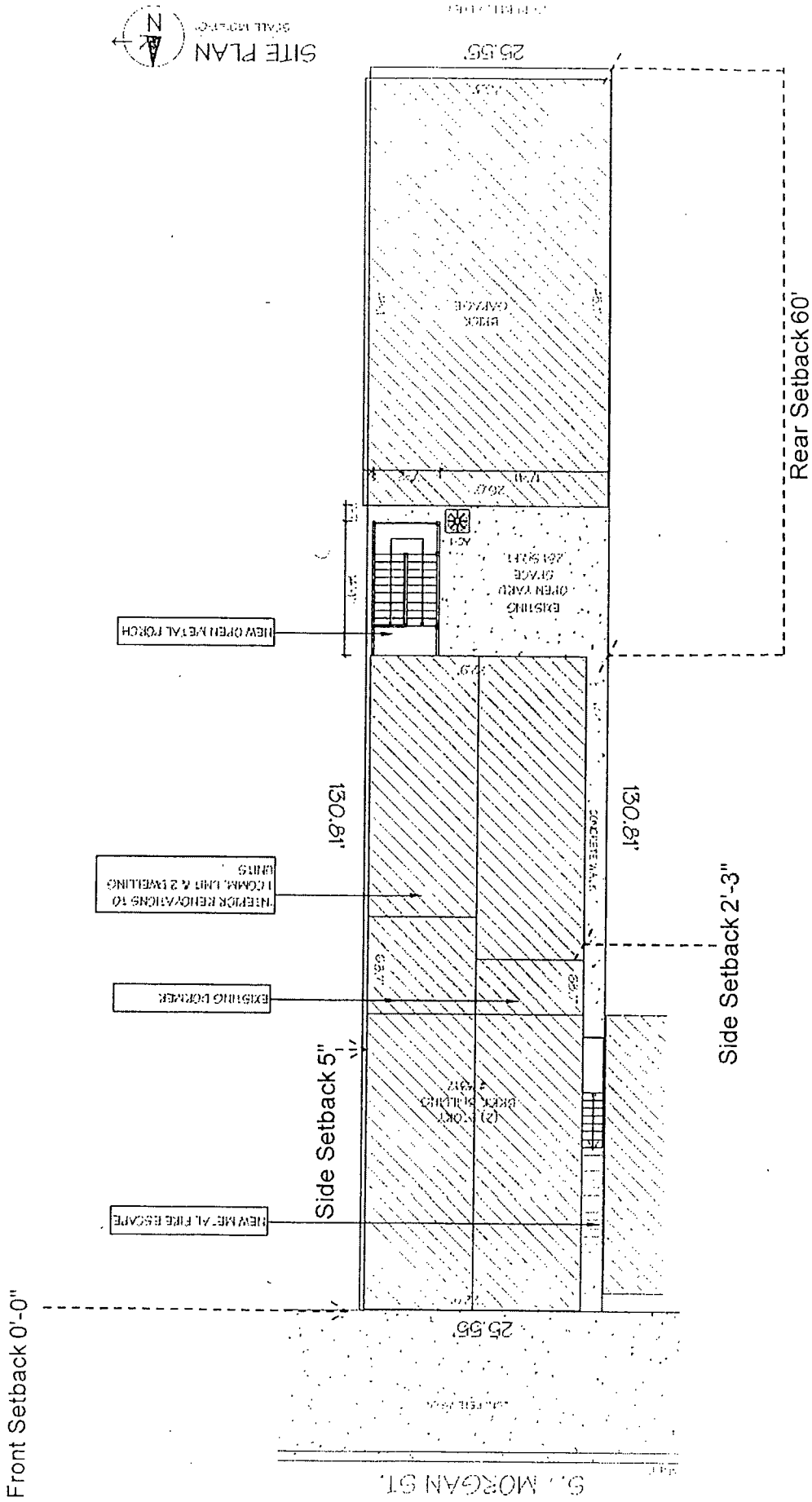


PROPOSED NORTHELEVATION



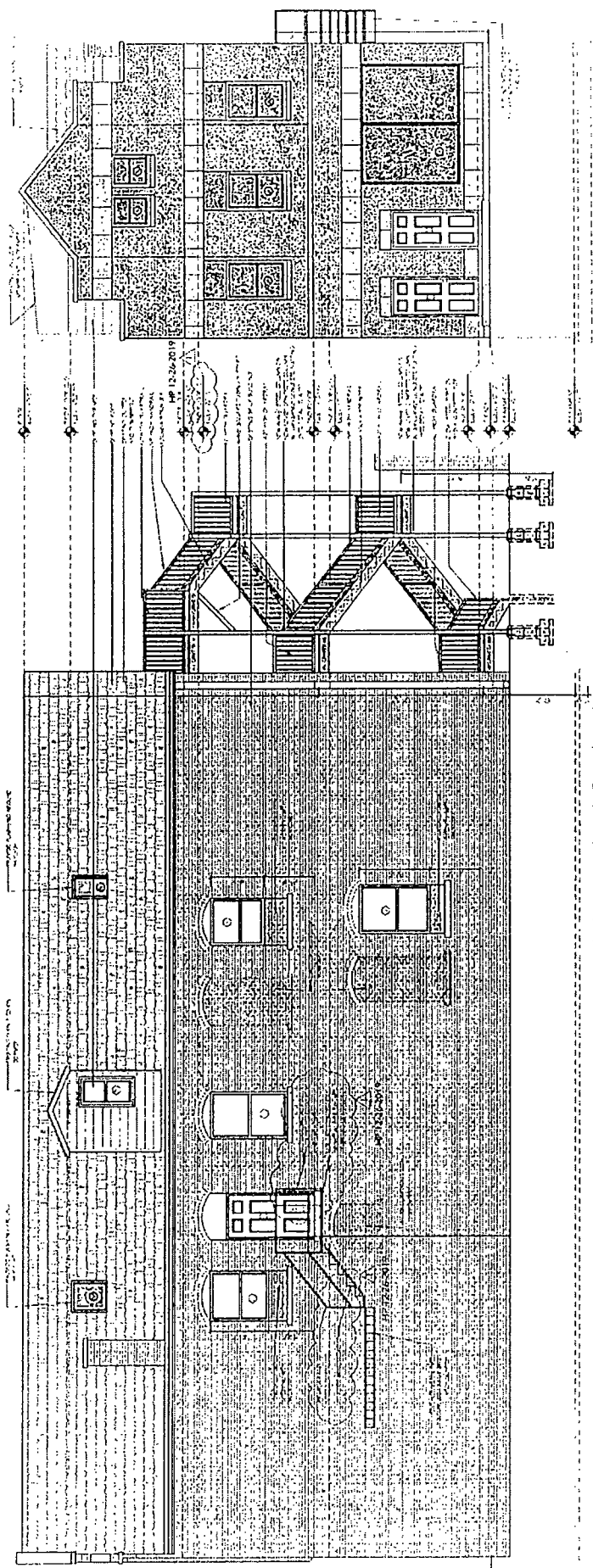
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Final for Publication



3317 S. Morgan St.

Final for Publication

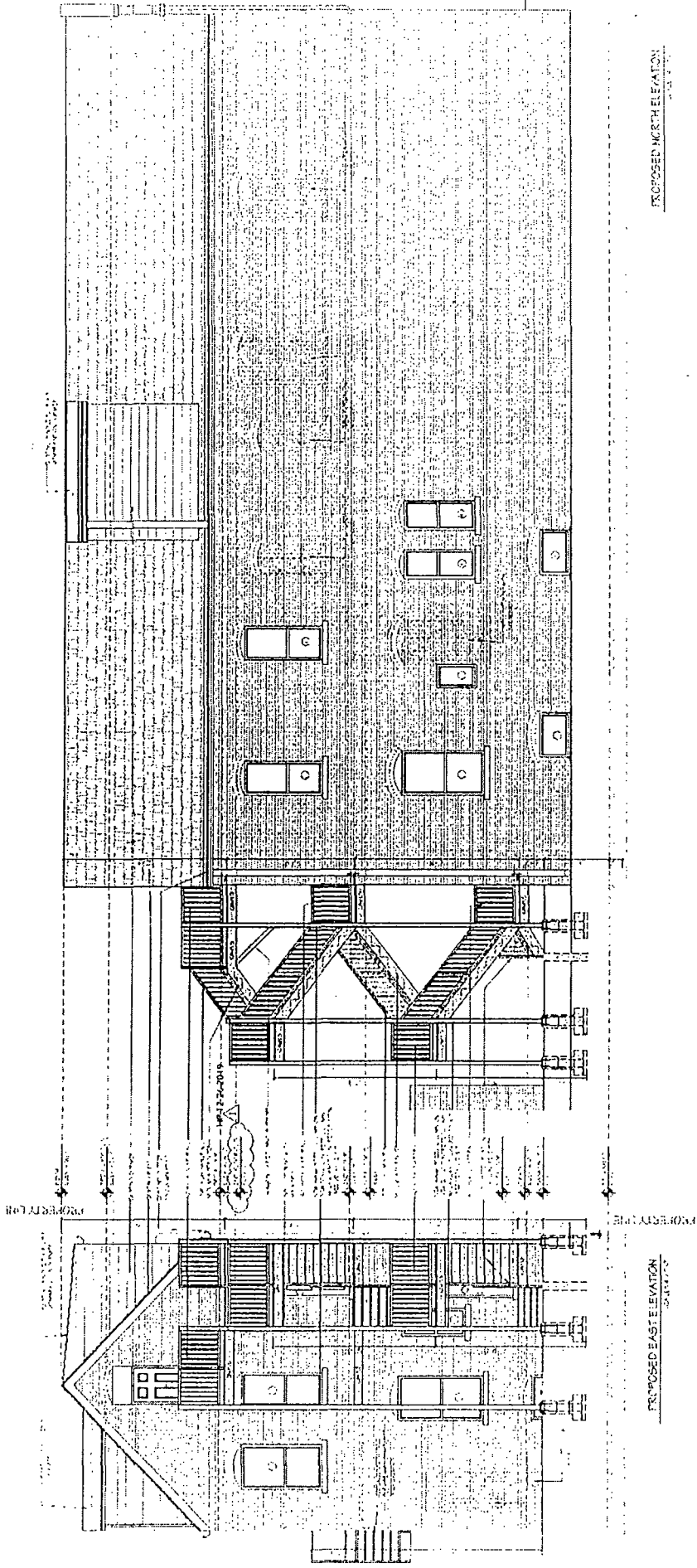


PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

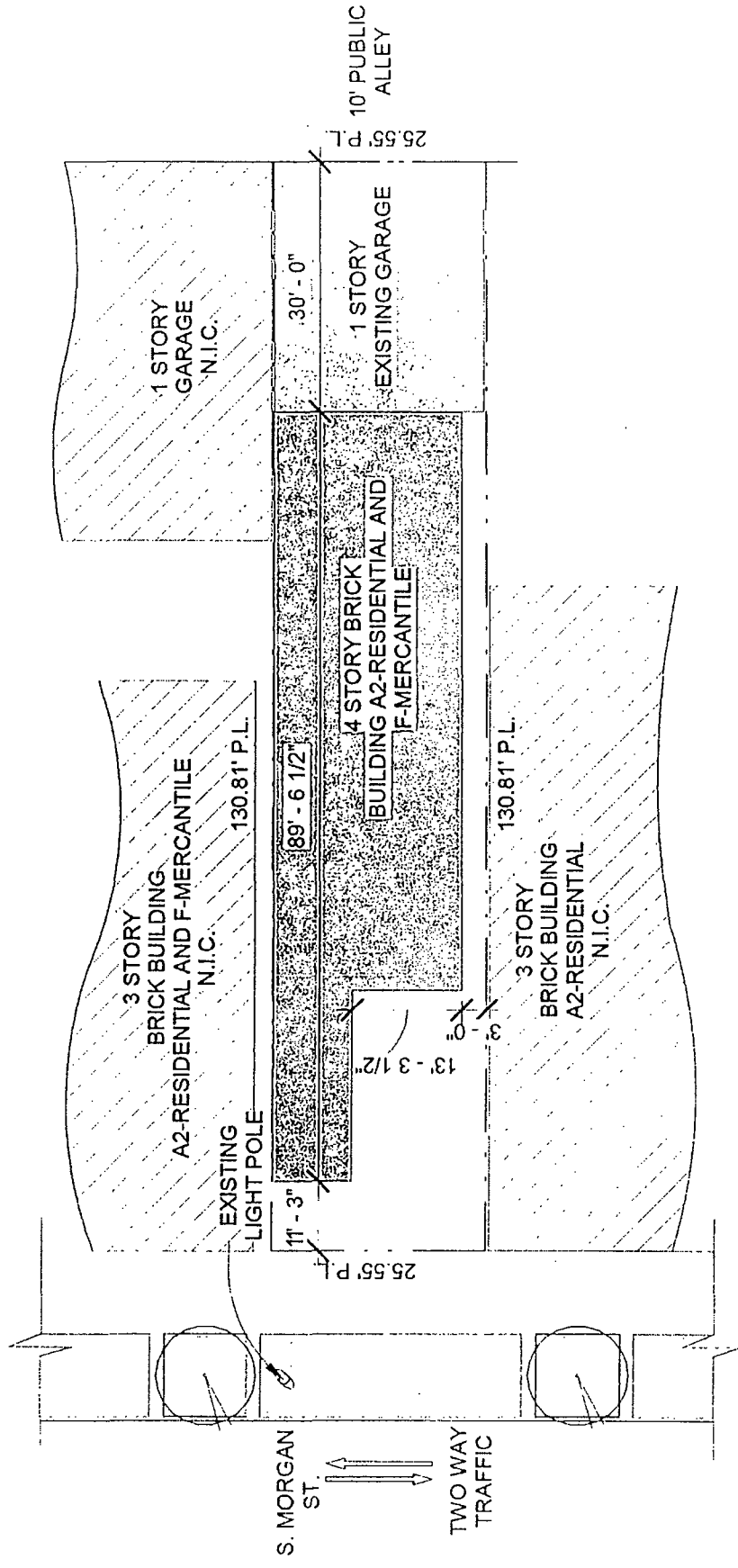
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Final for Publication

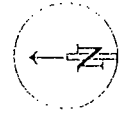


3317 S. Morgan St.

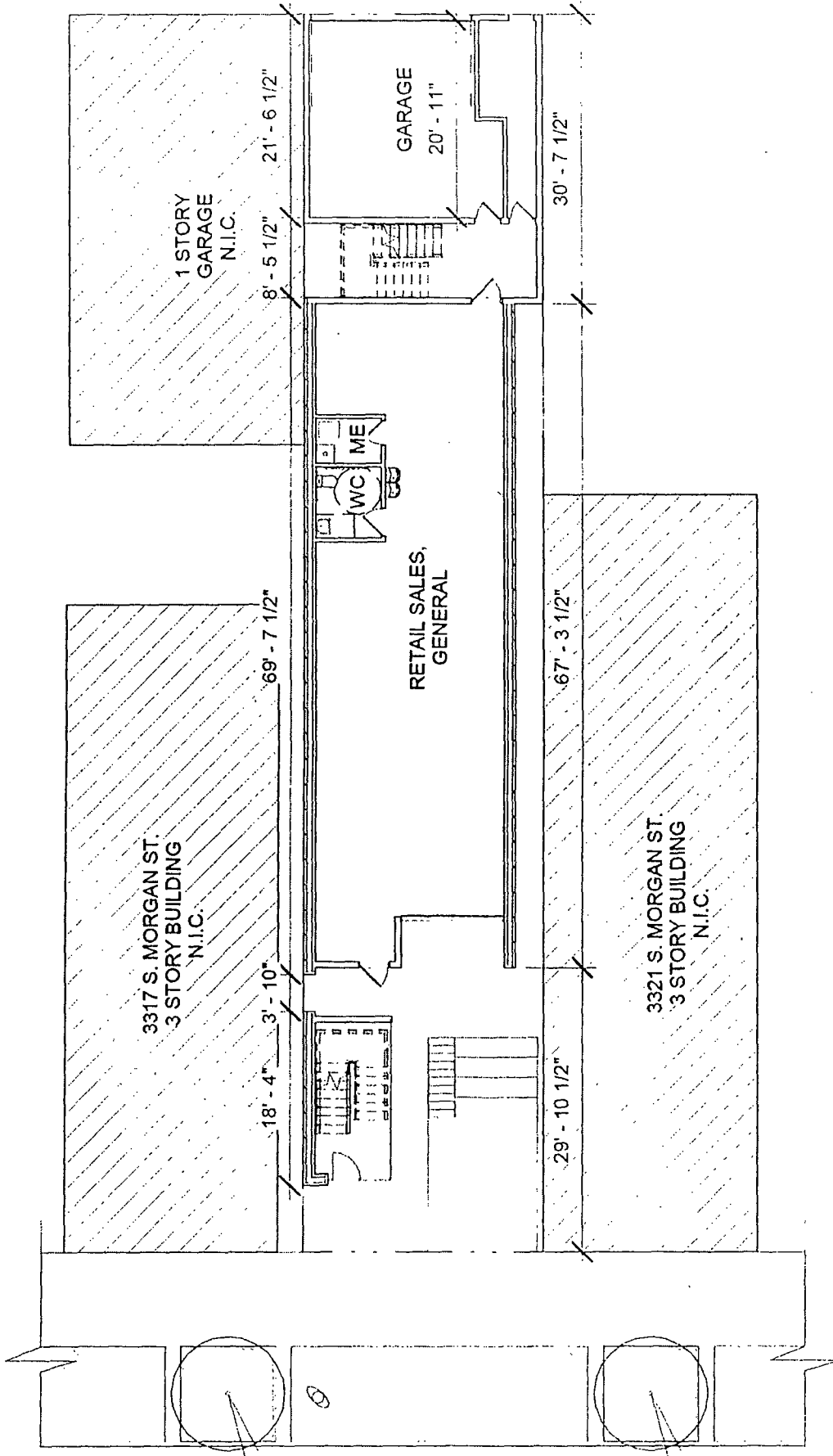
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3319 S. Morgan St.
Chicago, IL.



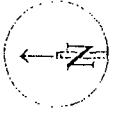
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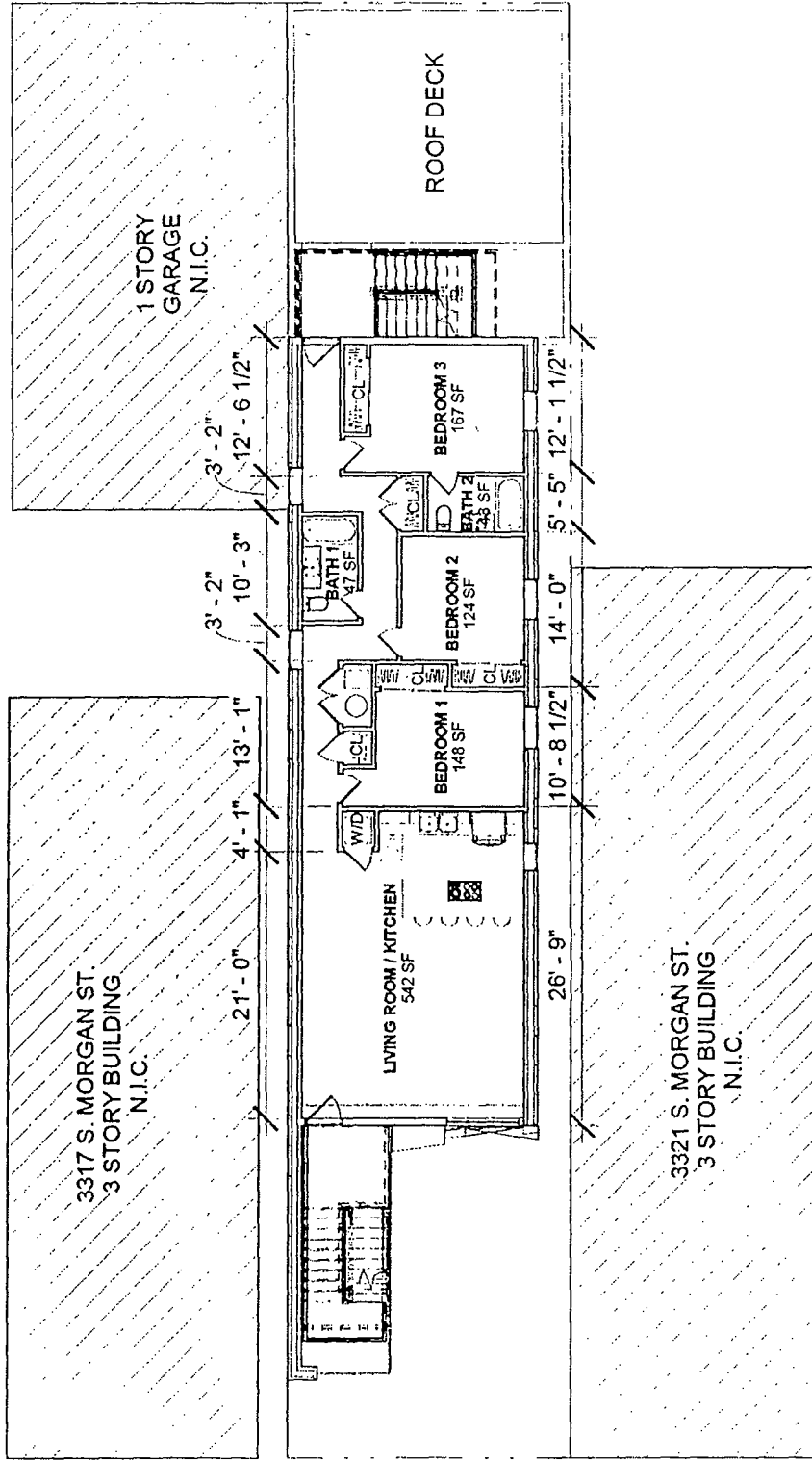
1 PROPOSED 1ST FLOOR
1/16" = 1'-0"

WENNEDY

3319 S. Morgan St.
Chicago, IL.



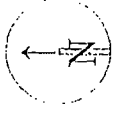
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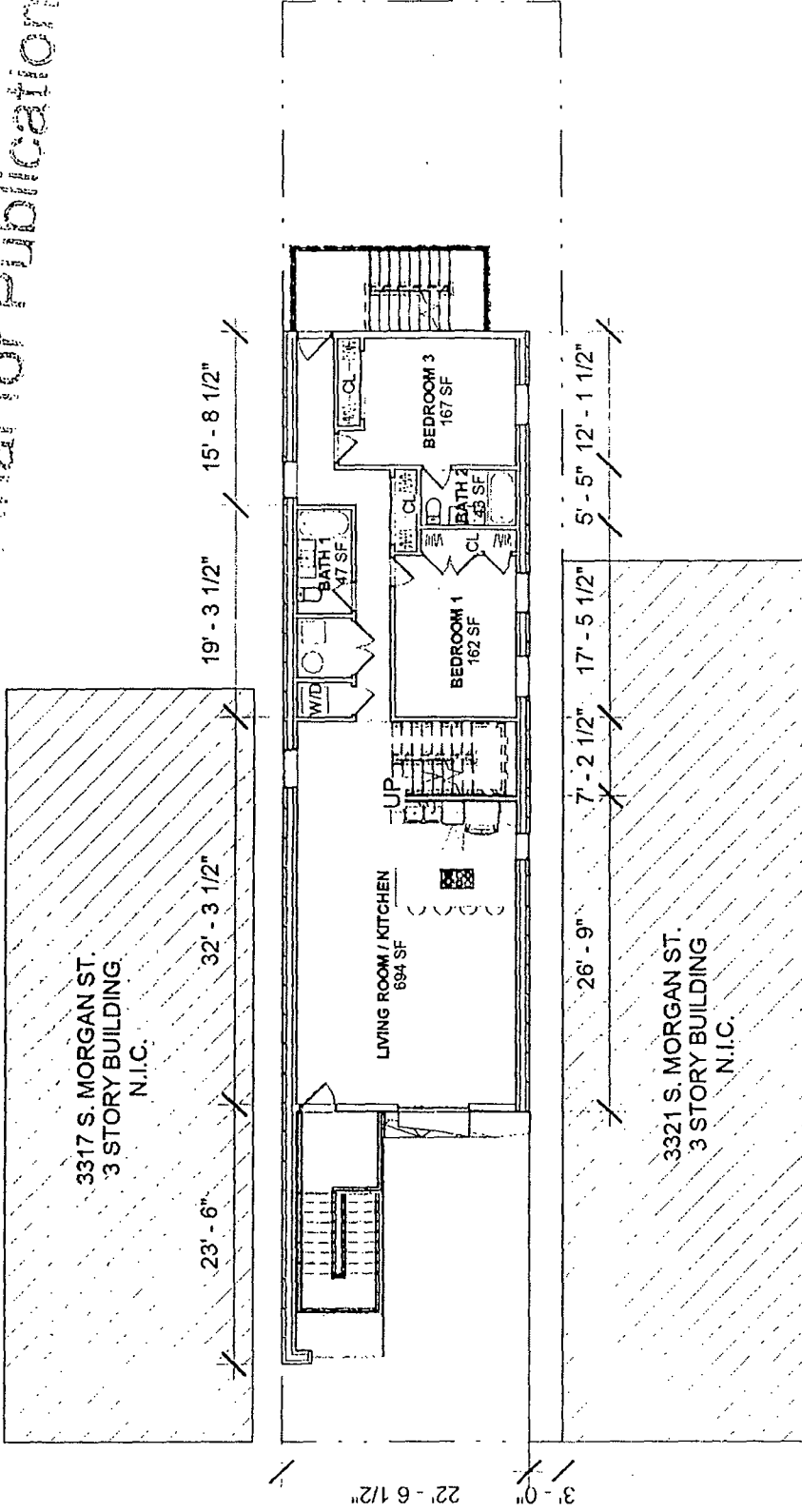
1 PROPOSED 2ND FLOOR
 1/16" = 1'-0"



3319 S. Morgan St.
 Chicago, IL.



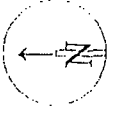
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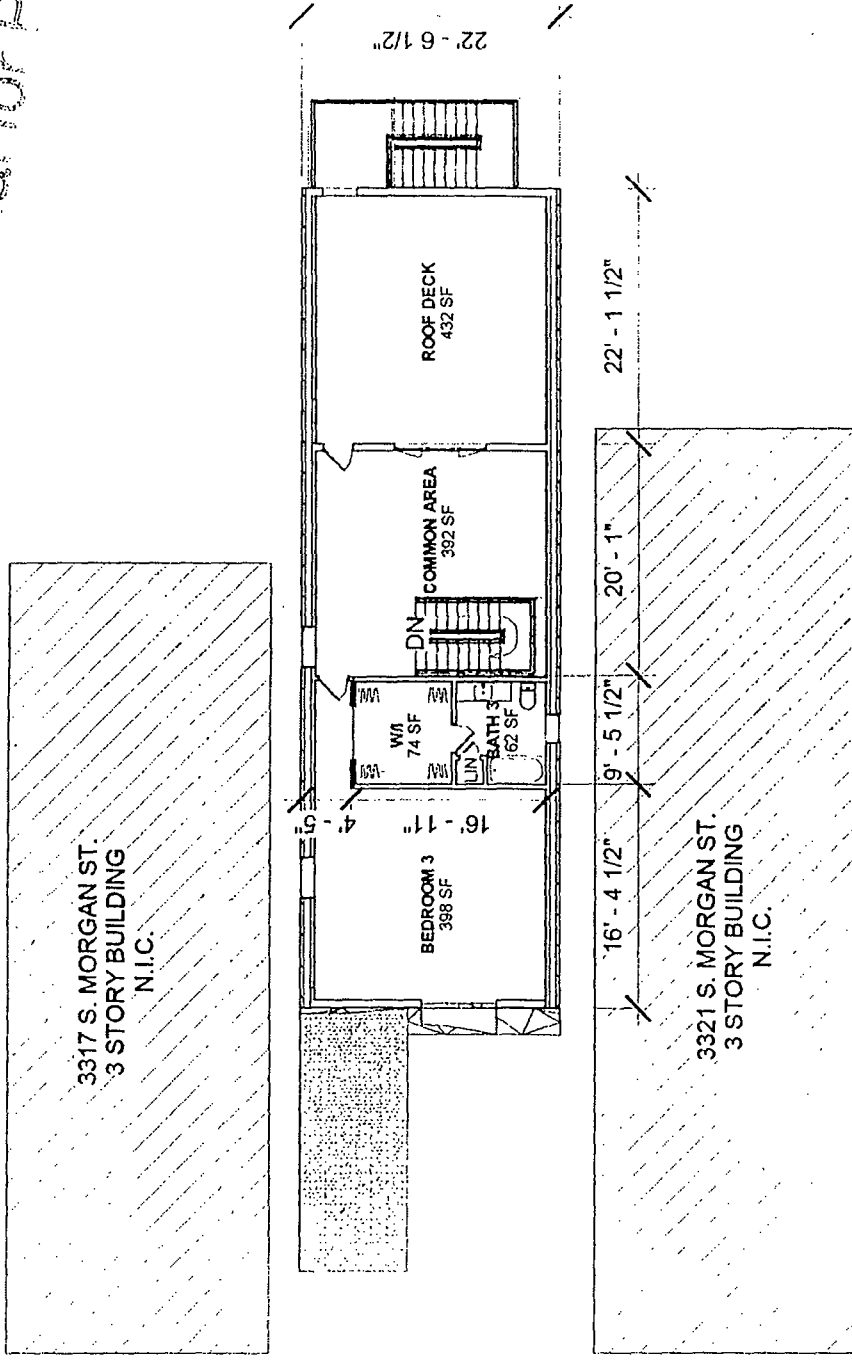
1 PROPOSED 3RD FLOOR
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3319 S. Morgan St.
 Chicago, IL.



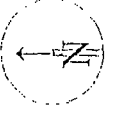
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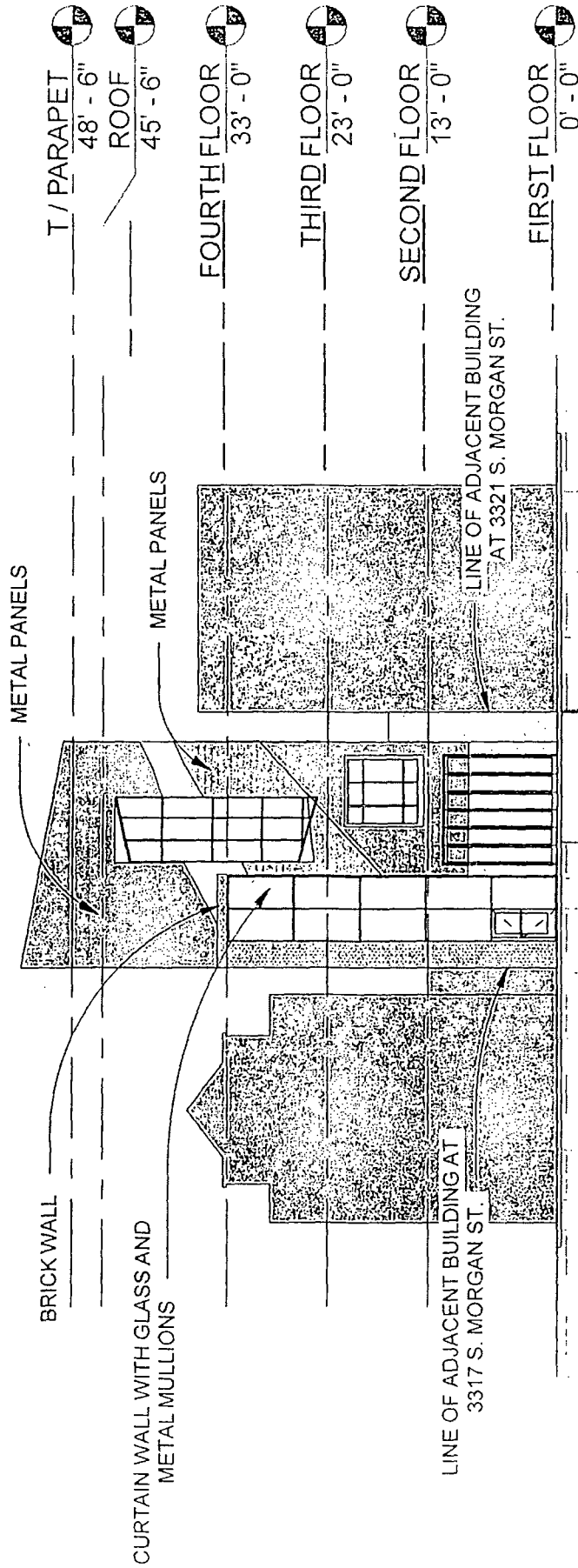
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KRAMMEDY

3319 S. Morgan St.
Chicago, IL.



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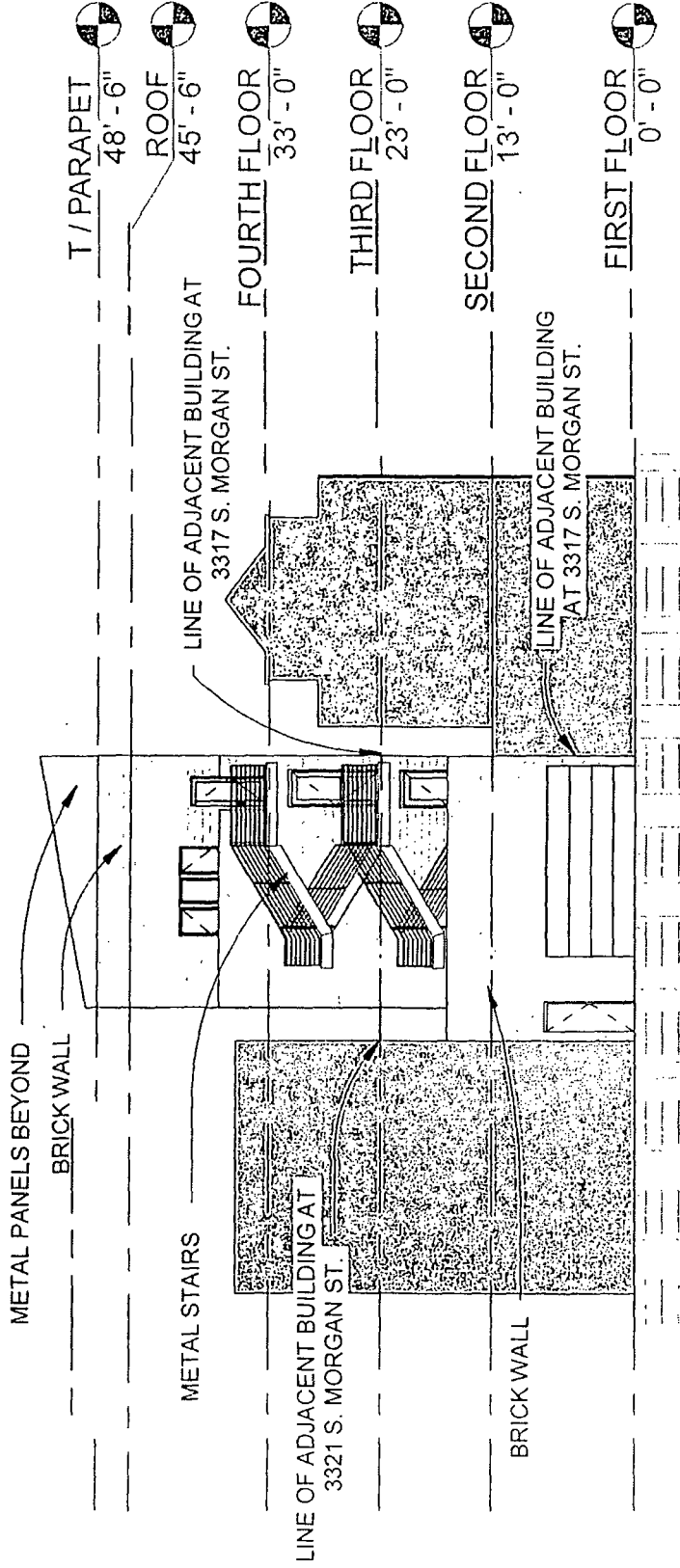


① Elevation West - ZONING
1/16" = 1'-0"

KENNEDY

3319 S. Morgan St.
Chicago, IL.

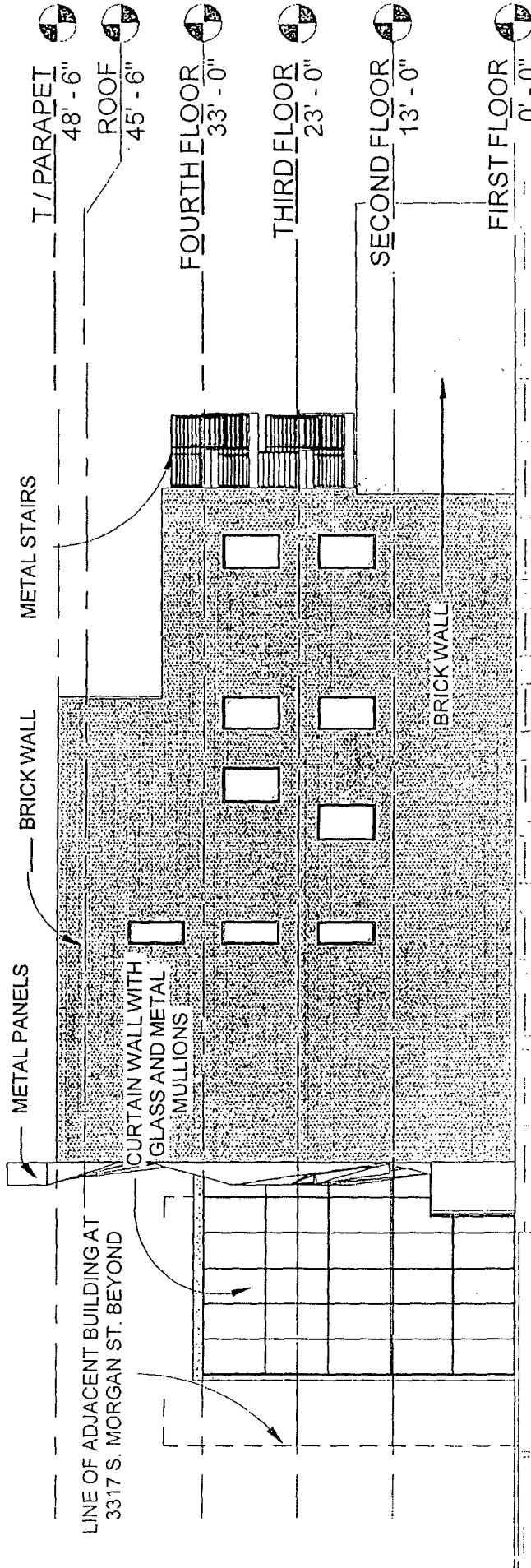
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① Elevation East - ZONING
1/16" = 1'-0"

KENNEDY 3319 S. Morgan St.
Chicago, IL.

Final for Publication



① Elevation South - ZONING
1/16" = 1'-0"

KENNEDY

3319 S. Morgan St.
Chicago, IL.

