



Office of the City Clerk

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Legislation Details (With Text)

File #: O2018-154
Type: Ordinance **Status:** Passed
File created: 1/17/2018 **In control:** City Council
Final action: 2/28/2018

Title: Zoning Reclassification Map No. 101-B at 2707-2709 W Polk St - App No. 19498T1
Sponsors: Misc. Transmittal
Indexes: Miscellaneous
Attachments: 1. O2018-154 (V1).pdf, 2. O2018-154.pdf

Date	Ver.	Action By	Action	Result
2/28/2018	1	City Council	Passed	Pass
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/17/2018	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code, the Chicago Zoning Ordinance,

be amended by changing all the M1-2 Limited Manufacturing/Business Park District

symbols and indications as shown on Map No.101-B in the area bounded by

West Polk Street; a line 52.64 feet west of and parallel to South Washtenaw Avenue; the public alley due south of and parallel to West Polk Street; and a line 102.64 feet west of and parallel to South Washtenaw Avenue,

to those of a RT-4 Residential Two Flat, Townhouse and Multi-Unit 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: 2707-2709 West Polk Street

NARRATIVE 2707-2709 West Polk APPLICATION FOR ZONING MAP
AMENDMENT TYPE 1 ZONING ANALYSIS

The applicant is seeking to rezone the subject property from its existing M1-2 classification to a RT-4 classification to permit the construction of 2 identical buildings containing 3 dwelling units and 3 parking spaces. Following is the additional information regarding the proposed development required for the subject application:

2707 W. Polk (Lot 3)

- a. lot area = 3,122.5 square feet
- b. floor area ratio = 1.19
- c. building area = 3,720 square feet
- d. density (lot area per dwelling unit) = 3.12
- e. off-street parking = 3 spaces / setbacks:
 - i. side-east = 2 feet 6 inches
 - ii. side-west = 3 feet
 - iii. side total = 5 feet 6 inches
 - iv. rear-south = 48 feet 8 inches
 - v. front-north = 12 feet 3 inches * g. building height = 32 feet 7 inches

2709 W. Polk (Lot 4)

- a. lot area = 3,122.5 square feet
- b. floor area ratio = 1.19
- c. building area = 3,720 square feet
- d. density (lot area per dwelling unit) = 3.12
- e. off-street parking = 3 spaces / setbacks:

- i. side-east = 2 feet 6 inches
- ii. side-west = 3 feet
- iii. side total = 5 feet 6 inches
- iv. rear-south = 48 feet 8 inches
- v. front-north = 12 feet 3 inches * g. building height = 32 feet 7 inches

* Average of 2 adjoining lots

Submitted herewith are copies of a site plan, floor plans, map showing nearby buildings and zoning districts, and photos.

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