



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2022-3905
Type: Ordinance **Status:** Passed
File created: 12/14/2022 **In control:** City Council
Final action: 1/18/2023
Title: Zoning Reclassification Map No. 8-G at 831 W 33rd St - App No. 22047T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-G
Attachments: 1. O2022-3905.pdf, 2. SO2022-3905.pdf

Date	Ver.	Action By	Action	Result
1/18/2023	1	City Council	Passed as Substitute	Pass
1/17/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/14/2022	1	City Council	Referred	

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map N0.8-G in the area bounded by

West 33rd Street: a line 297 feet west of and parallel to South Halsted Street; Public Alley south of and parallel to West 33rd Street; and a line 322 feet west of and parallel to South Halsted Street;

to those of a RM5 Residential 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:

SUBSTITUTE NARRATIVE AND PLANS FOR TYPE-1
ZONING AMENDMENT AT 831 WEST 33rd STREET
CHICAGO, IL 60608

The Applicant seeks a zoning change from the current RS3 Residential Single-Unit (Detached House) District to an RM5 Residential Multi-Unit District to meet the bulk and density requirements of the RM5 District. Subject property is improved with two (2) residential buildings, which will remain. The front building is 2-story residential building containing two (2) dwelling units. This building experienced fire damage and the zoning change will allow the Applicant to rehabilitate the building and legalize its existing rear addition. The rear building is a 3-story building containing three (3) dwelling units and will remain intact.

Front Building: 3,320SF

Rear Building: 3,496.50 SF

Total: 6,816.50 SF

Project's Density: (MLA-Minimum Lot Area Per Dwelling Unit)

Parking: Setbacks:

5 Dwelling Units, 728 SF.

None. The property does not have on-site parking. The existing residential buildings will remain.

Front: 12'-6 J4" (Existing)

Rear: 0' (Existing)

Side Setbacks:

East Side Setback: 3'-6" (Existing) ■ West Side Setback: 4" (Existing)

- A variation to reduce the west side setback will be required to legalize the front building's rear addition.

Front Building: 27'-6" (Existing) Rear Building: 38' (Existing)