



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2020-3885  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/22/2020 **In control:** City Council  
**Final action:** 9/9/2020  
**Title:** Zoning Reclassification Map No. 6-F at 335-337 W 30th Pl - App No. 20461T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 6-F  
**Attachments:** 1. O2020-3885.pdf, 2. SO2020-3885.pdf

| Date      | Ver. | Action By                                             | Action               | Result |
|-----------|------|-------------------------------------------------------|----------------------|--------|
| 9/9/2020  | 1    | City Council                                          | Passed as Substitute | Pass   |
| 9/8/2020  | 1    | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass  |        |
| 7/22/2020 | 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 of Chicago, 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. 6-F in the area bounded by

West 30<sup>th</sup> Place; South Shields Street; the alley next south of and parallel to West 30<sup>th</sup> Place; and a line 49.61 feet west of and parallel to South Shields Street

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 3. 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  
THE PROPOSED TYPE 1 REZONING**

AT  
335-337 W. 30<sup>th</sup> Pl., Chicago, IL 11<sup>th</sup>  
Ward

The Applicant intends to change the zoning from the existing M1-2 to B2-2 to sub-divide lots 22 and 23 to construct a new 2 story with basement frame single family residence on lot 22 and the existing 2 -story frame 2 dwelling residence which was de-converted to a single family home by permit, with basement will remain on lot 23. This establishment is described as follows:

**PROPOSED LOT 22 ZONING:**

B2-2

LOT AREA: 2305.35 sq. ft.

MINIMUM LOT AREA PER DWELLING UNIT: 1,000 sq.ft.

FLOOR AREA RATIO: 0.84

BUILDING AREA: 1957.2 sq. ft.

OFF-STREET PARKING: Existing 2 car garage

FRONT SETBACK. 7 feet 4 inches

REAR SETBACK: 30 feet 8 inches

SIDE SETBACK: 6.61 feet

BUILDING HEIGHT: 26 feet 9 inches

**EXISTING LOT 23 (RE-ZONED)**

ZONING: B2-2

LOT AREA: 2160 sq. ft.

MINIMUM LOT AREA PER DWELLING UNIT: 1.000 sq.ft. FLOOR

AREA RATIO: 0.97 BUILDING AREA: 2,096 sq. ft. (exist.) OFF-

STREET PARKING: 1 car parking

FRONT SETBACK: NE corner: 9.92 feet & NW corner: 10.16 feet (exist.)

REAR SETBACK: SE corner: 26.26 feet & SW corner: 25.82 feet (exist.)

SIDE SETBACK: 4.50 feet total for NE/NW comers. 5.66 feet total for SE/SW corners (exist.)

BUILDING HEIGHT: 24 feet (exist.)