	City Hall
	121 N. LaSalle St.
Office of the City Clerk	Room 107
	Chicago, IL 60602
	www.chicityclerk.com

Legislation Details (With Text)

File #:	O2019-5567			
Type:	Ordinance	**Status:**	Passed	
File created:	7/24/2019	**In control:**	City Council	
		Final action:	9/18/2019	
Title:	Zoning Reclassification Map No. 8-G at 1003-1005 W 31st St - App No. 20124T1			
Sponsors:	Misc. Transmittal			
Indexes:	Map No. 8-G			
Attachments:	1. O2019-5567.pdf (V1), 2. O2019-5567.pdf			

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed	Pass
9/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	1	City Council	Referred	

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ORDINANCE

HE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO.

SECTION I. Title 17, ofthe Municipal Code of Chicago, the Chicago Zoning Ordinance must be amended by changing all the RSI Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-G in the area bounded by:

West 31^{s1} Street; a line 23.12 feet west of and parallel lo South Morgan Street; the alley next south of and parallel to West 31^{sl} Street; a line 69.12 feet west of and parallel to South Morgan Street:

to those of a B2-2 Neighborhood Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Address of Property: 1003-05 West 31st Street

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TYPE 1 NARRATIVE AND PLANS

- Property Address: 1003-05 West 3 1ˢ ■ Street

- Project Description: The existing vacant property will be improved with a new 3-slory mixed-use building containing two (2) commercial spaces on the first floor, four (4) dwelling units within the second-third floors, of which two (2) dwelling units are located on each floor and five (5) on-site exterior parking spaces.

- Zoning Amendment: RSI Single-Unit (Detached House) District -> B2-2 Neighborhood Mixed-Use District

- Lot Size: 46' x 124.95" = 5,747.50 sq. ft.

- Total square footage of proposed building: 8.760 sq. ft.

1.5

FAR:

Minimum Lot Area (MLA): 4 dwelling units = 1,436.87 sq. ft./dwelling unit Overall building height: 48 -5"

Front setback:

48'-43" (beginning at residential level)

4' (combined side setback)
{required: combined 13.8' with neither side setback less than 4.6')

- 3' (east side setback)
- 1' (west side setback)

- Parking spaces:

Loading berth:

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