



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2019-7965  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/16/2019      **In control:** City Council  
**Final action:** 11/20/2019  
**Title:** Zoning Reclassification Map No. 8-F at 500 W 32nd St - App No. 20224T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-F  
**Attachments:** 1. O2019-7965.pdf (V1), 2. O2019-7965.pdf

Date	Ver.	Action By	Action	Result
11/20/2019		City Council	Passed	Pass
10/16/2019	1	City Council	Referred	

## nal for Publication

### ORDINANCE

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

SECTION 1 That the City Zoning Ordinance by amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-F in area bound by

The public alley next north of and parallel to West 32<sup>nd</sup> Street; South Normal Street; West 32<sup>nd</sup> Street; and, a line 28.87 feet west of and parallel to South Normal Street

To those of a B3-3 Community Shopping District, and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 500 West  
32<sup>nd</sup> Street

**ZONING AND DEVELOPMENT NARRATIVE AND PLANS IN SUPPORT OF AN  
APPLICATION FOR A TYPE I MAP AMENDMENT  
OF THE CITY OF CHICAGO ZONING MAP FOR THE PROPERTY COMMONLY KNOWN  
AS 500 WEST 32<sup>ND</sup> STREET**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 District to that of a B3 -3 District for the property commonly known as 500 West 32<sup>nd</sup> Street. The total lot area of the subject site is approximately 3,146.83 square feet. Applicant seeks to use a portion of the ground floor space in the existing building as a restaurant with an accessory liquor component.

The following is a list of the proposed (existing) dimensions of the development:

- Density: 6 residential dwelling units
- Lot Area Per Unit: 524
- Off Street Parking: 1 spaces
- Height: 30 feet (existing)
- Floor Area: approximately 5,700 square feet
- Floor Area Ratio: approximately 1.81**
- Front (south) Setback: 0 feet
- Rear (north) Setback: 26 feet
- west Side Setback: 2.79 feet
- east Side Setback: 0 feet

PROFESSIONAL DESIGN FIRM NO 1H4-iki.107.3

7100 N TRIPP AVENUE LINCOLNWOOD, ILLINOIS 60712 www.professionalsassociated.com  
TEL (847) 675-3011 TAX (847) 675-2167 e-mail pa@professionalsassociated.com

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NORTH  
GRAPHIC SCALE  
0 15

( IN FEET ) 1 inch = 15 ft.  
LOT 3-1 IN BLOCK 1 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33. TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS  
LAND TOTAL AREA 3.146 8 SOFT = 0.0722 ACRE.  
COMMONLY KNOWN AS: 500 WEST 32ND STREET. CHICAGO. ILLINOIS.  
JFound MAG Nail p2.00°N.& 2.00°E.

16 00 Ft PUBLIC (Asphalt Pavcd) ALLEY  
McAs.&Rec  
**28.87'**  
Cone

Found MAG Nail > 3.00°N.aeon Lino Ext5-| Chain Link Cats-. \* Cone Wall 0 38°N-v\  
CO

J  
Cone. Steps-Found Cross Notch 2.00'S.&on Una Ext5

O Z

Concrete Curb  
CO  
CM

# SITE \* FLft-fV

NOTF  
COPY OF TITLE INSURANCE POLICY NOT  
PROVIDED TO SURVEYOR

THE LEGAL DKSCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD HE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCAIJNG  
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT

OrderNo 16-91209  
Ordered by

Dale ofField Work. hulV 6r 2019.  
GORDON Sc PIKARSKI

Attorneys at Law

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THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY  
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY. NOT FOR ELEVATIONS THIS IS NOT AN IT A SURVEY  
COMPARE AM. POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois  
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC, dn hereby certify that we have surveyed the above described property and UiaL to the best of our knowledge, the plat hereon drawn ii an accurate rcpresentauoQ of Mid survey

IL PROF I .AND SURVEYOR - UCKNSE EXP DATE NOV 30,2070  
Drawn by: JR - S.Z.