



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2020-4821  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/7/2020 **In control:** City Council  
**Final action:** 12/16/2020  
**Title:** Zoning Reclassification Map No. 3-E at 22 E Elm St - App No. 20534T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-E  
**Attachments:** 1. O2020-4821.pdf, 2. SO2020-4821.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed as Substitute	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/7/2020	1	City Council	Referred	

I.I."LK,/20534-TI

### SUBSTITUTE 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, is hereby amended by changing all the DR-7 Downtown Residential District symbols and indications as shown on Map No. 3-E in the area bounded by

the alley next north of and parallel to East Elm Street; a line 240 feet east of and parallel to North State Street; East Elm Street; and a line 215 feet east of and parallel to North State Street,

to those of an DX-3 Downtown Mixed-Use District and a corresponding uses 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:  
17-13-0303-C (1) Narrative Zoning Analysis

22 East Elm Street, Chicago, Illinois

*Proposed Zoning: DX-3 Downtown Mixed-Use District Lot Area: 2,587.5*

*square feet (recorded)*

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the reestablishment of a commercial use (salon + day spa), within the 1<sup>st</sup> Floor (and basement) of the existing two-story building, at the subject site. The subject property is presently improved with a two-story (with basement) building, which was most recently converted into a single-family residence, by a previous owner. Prior to the conversion, the building contained certain other commercial uses. Aside from the interior buildout of the 1<sup>st</sup> Floor and Basement, to allow for the proposed new commercial operations (salon + day spa), as well as certain interior renovations to the 2<sup>nd</sup> Floor, to allow for a single dwelling unit - wherein the Applicant intends to reside with her Family, the proposal does not call for nor require expansion of the footprint or envelope of the existing building. There is, and will remain, off-street parking for one (1) vehicle, located in an attached garage - off the rear of the 1<sup>st</sup> Floor. The existing building is masonry in construction and measures 30 feet-5 inches (approximately) in height.

- A) The Project's Floor Area Ratio (existing - no change): 5,174 square feet (1.99 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 2,587.5 square feet (1 dwelling unit)
- C) The amount of off-street parking: 1 vehicular parking spaces
- D) Setbacks: (existing- no changes)
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks: West: 0 feet-0 inches East: 0 feet-0 inches
- (E) Building Height: (existing - no change) 30 feet-5 inches

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