



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-4545
Type: Ordinance **Status:** Passed
File created: 9/9/2020 **In control:** City Council
Final action: 10/7/2020
Title: Zoning Reclassification Map No. 6-G at 3709 S Bonfield St - App No. 20503T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-G
Attachments: 1. O2020-4545.pdf_V1, 2. O2020-4545.pdf

Date	Ver.	Action By	Action	Result
10/7/2020	1	City Council	Passed	Pass
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	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, is hereby amended by changing all the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 6-G in the area bounded by

a line 231 feet northwest of and parallel to West 31st Street; the alley next northeast of and parallel to South Bonfield Street; a line 207 feet northwest of and parallel to West 31st Street; and South Bonfield Street,

to those of an RM-5 Residential Multi-Unit 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:

Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis

Proposed Zoning: Lot Area:

Proposed Land Use:

3079 South Bonfield Street, Chicago, Illinois

RM-5 Residential Multi-Unit District 2,472 square feet

The Applicant is seeking a zoning change to bring an existing fourth dwelling unit located within the existing multi-unit residential building at the subject site into compliance with the Zoning Ordinance. No changes are proposed to the height, FAR, setbacks, or footprint of the existing building. Onsite parking for two (2) cars will be located within a detached garage at the rear of the subject lot.

- A) The Project's Floor Area Ratio: 3,276 square feet (1.325 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 618 sf/du (2,472 sf/4 du)
- C) The amount of off-street parking: 2 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 6 feet-4 inches (Existing)
 - b. Rear Setback: 44 feet-2 inches (Existing)
 - c. Side Setbacks: North: 0 feet-0 inches (Existing) South: 0 feet-0 inches (Existing)
- E) Building Height: 30 feet-0 inches

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