



Office of the City Clerk

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

Legislation Text

File #: SO2022-285, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION I. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the M2-3 Light Industry District symbols and indications as shown on Map No. 10-F in the area bounded by

the alley next north of and parallel to West 41st Street; a line 261 feet west of and parallel to South Normal Avenue; West 41st Street; and a line 264 feet east of and parallel to South Wallace Street,

to those of a RS3 Residential Single-Unit (Detached House) District.

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

526,528 and 530 West 41st Street

SUBSTITUTE NARRATIVE AND PLANS FOR THE
PROPOSED TYPE 1 REZONING
AT

526, 528, & 530 W. 41st Street, Chicago, IL 60609

I.A. Zoning Analysis:

Reason for rezoning the property is to change from M2-3 Light Industry District to RS-3 district to develop three (3) 2 story single family homes with an attached basement and a 2 car frame garage in the rear.

a. FLOOR AREA RATIO: 0.66

LOT AREA: 3112.5 SF (per lot) total 3 lots @ 9337.5 SF

1st FLOOR AREA: 1026 SF 2nd FLOOR AREA: 1026 SF TOTAL

FLOOR AREA: 2052 SF (per building)

b. DENSITY(LOT AREA PER DWELLING UNIT): 3112.5 SF

c. OFF-STREET PARKING: DETACHED 2 CAR GARAGE

d. **SETBACKS:**

FRONT: 19.92'

SIDE: 3.00' + 3.00' =6.00' TOTAL REAR: 52.58' REAR

SETBACK

e. BUILDING HEIGHT: 27 -1"

Must comply with section 17-2-0301-C exceptions if required applicant will seek a special use to comply with the air quality ordinance. Attached Plans included

*PROPOSED / .JEW SINGLE .FAWII Y RESIDENCE/ * W/ EHASEMENT y'*

PROPOSED 1ST FLOOR SINGLE / FAMILY RESIDENCE / 1ST W/ BASEMENT r #525 /
25 00'

1ST FLOOR PLAN
SCALE 3/32" = 1' 0"

PROPOSED FRAME 3 SINGLE FAMILY HOMES
ILLINOIS
A-0 526 528 & 530 W 41 ST ST
CHICAGO

RASFWEN PLAN

PROPOSED FRAME 3 SINGLE FAMILY HOMES
ILLINOIS
526 528 & 530 W 41 ST ST
Chicago

PROPOSED FRAME 3 SINGLE FAMILY HOMES
ILLINOIS
A-2 526 528 & 530 W 41 ST ST
CHICAGO

2ND FLOOR PLAN

ILLINOIS
A-3 526 528 & 530 W 41 ST ST
CHICAGO

PROPOSED FRAME 3 SINGLE FAMILY HOMES

PROPOSED FRAME 3 SINGLE FAMILY HOMES

A-4 526 528 & 530 W 41 ST ST