



# Office of the City Clerk

City Hall  
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## Legislation Text

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File #: O2019-8466, Version: 1

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### 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, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 8-G in the area bounded by

West 33<sup>rd</sup> Street; the alley next east of and parallel to South Morgan Street; a line 29.20 feet south of and parallel to West 33<sup>rd</sup> Street; and South Morgan Street,

to those of a C1-3 Neighborhood Commercial District and a corresponding use 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: 3301 South Morgan Street

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

3301 South Morgan Street, Chicago, IL

Proposed Zoning: C1-3 Neighborhood Commercial District Lot Area: 3,796.0  
square feet

Proposed Land Use: The Applicant is seeking a Zoning Change to pennit a restaurant and bar use in the retail/commercial unit, at grade, of the existing two-story, mixed-use building, at the subject site. The FAR, height, and footprint of the existing building will remain without change. No onsite parking will be provided.

- A) The Project's Floor Area Ratio: 6,110 square feet (1.61 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):  
2 dwelling units (1,885 square feet of lot area per dwelling unit)
- C) The amount of off-street parking: 0 parking spaces
- D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 15 feet-6 inches
  - c. Side Setbacks:
    - North: 0 feet-0 inches South: 0 feet-0 inches
- E) Building Height:  
20 feet-0 inches