



Office of the City Clerk

City Hall
121 N. LaSalle St.
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Chicago, IL 60602
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Legislation Text

File #: SO2020-3885, Version: 1

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 be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 6-F in the area bounded by

West 30th Place; South Shields Street; the alley next south of and parallel to West 30th Place; and a line 49.61 feet west of and parallel to South Shields Street

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

SUBSTITUTE NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1 REZONING

AT
335-337 W. 30th Pl., Chicago, IL 11th
Ward

The Applicant intends to change the zoning from the existing M1-2 to B2-2 to sub-divide lots 22 and 23 to construct a new 2 story with basement frame single family residence on lot 22 and the existing 2-story frame 2 dwelling residence which was de-converted to a single family home by permit, with basement will remain on lot 23. This establishment is described as follows:

PROPOSED LOT 22 ZONING:

B2-2

LOT AREA: 2305.35 sq. ft.

MINIMUM LOT AREA PER DWELLING UNIT: 1,000 sq.ft.

FLOOR AREA RATIO: 0.84

BUILDING AREA: 1957.2 sq. ft.

OFF-STREET PARKING: Existing 2 car garage

FRONT SETBACK. 7 feet 4 inches

REAR SETBACK: 30 feet 8 inches

SIDE SETBACK: 6.61 feet

BUILDING HEIGHT: 26 feet 9 inches

EXISTING LOT 23 (RE-ZONED)

ZONING: B2-2

LOT AREA: 2160 sq. ft.

MINIMUM LOT AREA PER DWELLING UNIT: 1,000 sq.ft. FLOOR

AREA RATIO: 0.97 BUILDING AREA: 2,096 sq. ft. (exist.) OFF-

STREET PARKING: 1 car parking

FRONT SETBACK: NE corner: 9.92 feet & NW corner: 10.16 feet (exist.)

REAR SETBACK: SE corner: 26.26 feet & SW corner: 25.82 feet (exist.)

SIDE SETBACK: 4.50 feet total for NE/NW comers. 5.66 feet total for SE/SW corners (exist.)

BUILDING HEIGHT: 24 feet (exist.)