



Office of the City Clerk

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

Legislation Text

File #: O2022-284, 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 M2-3 Light Industry District symbols and indications as shown on Map No. 10-F in the area bounded by

West 40th Place; a line 25 feet east of to the alley next east of and parallel to South Wallace Street; or a line 164 feet east of and parallel to South Wallace Street; the alley next south of and parallel to West 40th Place; and the alley 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.

Common address of property: 543 West 40th Place

NARRATIVE AND PLANS I OR THE PROPOSED
TYPE 1 REZONING
AT
543 West 40th Place, Chicago, IL 60609

I.A. Zoning Analysis:

The applicant seeks a zoning change from M2-3 Light Industry District to RS-3 district to develop a new 2 story single family home with an attached basement and a 2 car frame garage in the rear.

a. FLOOR AREA RATIO: 0.69 LOT AREA: 2987.5
SF

1st FLOOR AREA: 1026 SF

2nd FLOOR AREA: 1026 SF

TOTAL FLOOR AREA: 2052 SF

b. **DENSITY(LOT AREA PER DWELLING UNIT); 2987.5 SF**

c. OFF-STREET PARKING: DETACHED 2 CAR GARAGE

d. **SETBACKS:**

FRONT: 19.92'

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

41.08'SOUTHWEST CORNER

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

Pinal for Puvuicaiion

EXIST. 10' PUBUC ALLEY

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ILLINOIS PROPOSED FRAME 2 STORY SINGLE FAMILY HOME
A-0 543 W 40TH PL
CHICAGO

15

ILLINOIS
A-1 543 W 40TH PL
CHICAGO

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PROFOSED FRAME 2 STORY SINGLE FAMILY HOME

1ST
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LIVING ROOM

9'-0" 15'-4"

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A-2 543 W 40TH PL
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PROPOSED FRAME 2 STORY SINGLE FAMILY HOME

A-3 543 W 40TH PL

ILLINOIS

A-4

| STERN GROUP ARCHITECTS LLC |

PROPOSED FRAME 2 STORY SINGLE FAMILY

543 W 40TH P

ILLINOIS