



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2015-8481, Version: 1

SUBSTITUTE ORDINANCE #18596 T1

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 of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-G in the area bounded by

A line 52 feet south of West 36th Street; the public alley east of South Morgan Street; a line 260 feet south of West 36th Street; and South Morgan Street,

to those of an RM4.5 Residential Multi-Unit District.

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

TYPE 1 SUBSTITUTE NARRATIVE AND PLANS

RM-4.5 Residential Multi-Unit District

The subject property is approximately 31,233 square feet. The Applicant is proposing to rezone the property to RM-4.5 Residential Multi-Unit District.

The proposed residential development consists of three (3) 7-unit townhome buildings for a total of twenty-one (21) townhome units. The development also includes private drives and common area. The total floor area of the townhomes will be 41,553 square feet.

| | Proposed Construction |
|-------------------------------------|------------------------------|
| Lot Area | 31,233 square feet |
| Density | 1,487 SF/dwelling unit |
| Floor Area Ratio | 1.33 |
| Off Street Parking | 2 spaces /unit |
| Building Separation (Front - Front) | 26.00 feet |
| Building Separation (Rear - Rear) | 26.00 feet |
| Setback - Side (public street) | . . . 8.00 feet |
| Setback - Side (public alley) | ' 3.08 feet |
| Setback - Front (south) | 14.17 feet |
| Setback - Rear (north) | 19.76 feet |
| Building Height | 31M 1/2" |

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