



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2021-3117, Version: 1

ORDINANCE:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the MI-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-F in the area bounded by

West 32nd Street; the alley next east of and parallel to South Shields Avenue; a line 75 feet south of and parallel to West 32nd Street; and South Shields Avenue.

to those of an RM-4.5, Residential Multi-Unit District.

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

Address: 315-325 W. 32nd St.

Project Narrative and Plans

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315-325 W. 32nd St. Zoning
Amendment

Type 1 Rezoning Supplemental Submittal Project

Narrative:

The applicant seeks to rezone the above mentioned property from zoning district MI-2 to RM-4.5. The applicant seeks a zoning change to comply with the use standards, the bulk and density requirements in the

RM-4.5 to allow for the construction of a 3 story 6 dwelling unit townhouse building

Proposed Use:

6 Residential Townhouses

Project Density:

Lot area per dwelling unit: 1,562.5 sf per townhouse Private Yard:
210 square feet per townhouse

Floor area ratio: Townhouses 1.26

Lot Area = 9,375 sf. Building Area =
11,858sf

Off street parking provided: 6 total (1 per
unit)

Setbacks:

Townhouses: South: 23', North: 12', East: 0', West: 5'-5" Building
Height:

Townhouses: 29-9"

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