



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: O2018-8023, 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, is hereby amended by changing all of the RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-H in an area bound by

The public alley next west of and parallel to South Bell Avenue; West 33rd Street; South Bell Avenue; and a line 22.0 feet south of and parallel to West 33rd Street

to those of a RM5, Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 3300 South Bell Avenue, Chicago, IL 60608

FINAL FCR PUBLICATION

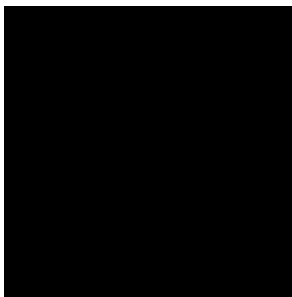
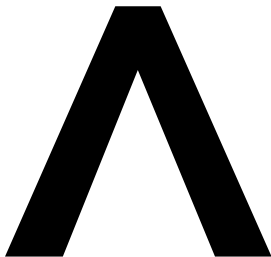
NARRATIVE & PLANS - 3300 South Bell Avenue

RS3 to RM5

A first-floor residential unit was converted from a tavern/bar space prior to the applicant purchasing the property, making the number of units non-conforming to the current zoning. The applicant seeks a zoning change to account for the change in use from a tavern to a residential unit in an existing 2-story, 4 dwelling unit building with basement.

The applicant seeks to renovate and improve the existing 4 dwelling unit building, 25.0 feet in height, by adding 2 parking spaces in the rear yard abutting the public access alley, finishing the existing basement space for the purpose of duplexing the 2 ground-floor units and converting existing enclosed porches on the first and second-floor into utility closet and bathroom spaces.

FAR	1.57
Lot Area	2,748.9 Square Feet
Building Area	4,310 Square Feet
Building Height	25 Feet 0 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	38 Feet 0 Inches
West side Setback	0 Feet 0 Inches
East side Setback	0 Feet 0 Inches
Parking	2 Parking Spaces



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