



Office of the City Clerk

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Legislation Text

File #: SO2020-4821, Version: 1

P.L.'LK,'/20534-T1

SUBSTITUTE 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 the DR-7 Downtown Residential District symbols and indications as shown on Map No. 3-E in the area bounded by

the alley next north of and parallel to East Elm Street; a line 240 feet east of and parallel to North State Street; East Elm Street; and a line 215 feet east of and parallel to North State Street,

to those of an DX-3 Downtown Mixed-Use District and a corresponding uses district is

hereby established in the area above described.

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

Common Address of Property:

17-13-0303-C (1) Narrative Zoning Analysis

22 East Elm Street, Chicago, Illinois

Proposed Zoning: DX-3 Downtown Mixed-Use District Lot Area: 2,587.5

square feet (recorded)

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the reestablishment of a commercial use (salon -\ day spa), within the 1st Floor (and basement) of the existing two-story building, at the subject site. The subject property is presently improved with a two-story (with

basement) building, which was most recently converted into a single-family residence, by a previous owner. Prior to the conversion, the building contained certain other commercial uses. Aside from the interior buildout of the 1st Floor and Basement, to allow for the proposed new commercial operations (salon + day spa), as well as certain interior renovations to the 2nd Floor, to allow for a single dwelling unit - wherein the Applicant intends to reside with her Family, the proposal does not call for nor require expansion of the footprint or envelope of the existing building. There is, and will remain, off-street parking for one (1) vehicle, located in an attached garage - off the rear of the 1st Floor. The existing building is masonry in construction and measures 30 feet-5 inches (approximately) in height.

- A) The Project's Floor Area Ratio (existing - no change): 5,174 square feet (1.99 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 2,587.5 square feet (1 dwelling unit)
- C) The amount of off-street parking: 1 vehicular parking spaces
- D) Setbacks: (existing- no changes)
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks: West: 0 feet-0 inches East: 0 feet-0 inches
- (E) Building Height: (existing - no change) 30 feet-5 inches

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