



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Details (With Text)

**File #:** SO2013-6072  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/11/2013 **In control:** City Council  
**Final action:** 3/5/2014  
**Title:** Zoning Reclassification Map No. 8-E at 3138-3140 S Indiana Ave - App No. 17801T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-E  
**Attachments:** 1. O2013-6072.pdf, 2. SO2013-6072.pdf

Date	Ver.	Action By	Action	Result
3/5/2014	1	City Council	Passed as Substitute	Pass
3/4/2014	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
10/10/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/11/2013	1	City Council	Referred	

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### 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-E in area bound by**

**A line 195 feet North of and parallel to East 32<sup>nd</sup> Street, the alley next West of and parallel to South Indiana Avenue, a line 245 feet North of and parallel to East 32<sup>nd</sup> Street, South Indiana Avenue.**

to those of a RM-6 Residential Multi-Unit District.

**SECTION 2. This ordinance takes effect after its passage and approval.**

**Common Address of Property:                    3138-40 S Indiana Avenue**

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#### **NARRATIVE**

Built in 1887 as the Lakeside Club and known since 1917 as Unity Hall, the building was the headquarters of a political organization called the Peoples Movement Club headed by Oscar Stanton DePriest. Mr. DePriest was the first African-American elected to the Chicago City Council and the first northern African-American elected to the U.S. House of Representatives. Designed by architect L.B. Dixon, Unity Hall became the center of African-American political activity in 1917 when City Councilman DePriest moved his Peoples Movement Club into the building.

Shortly after World War II, Unity Hall was used as a Church. The building's appearance remained largely as originally designed with the exception of its painted exterior masonry and alterations to the front doorway and porch. This rare surviving example of a 19th century clubhouse building is one of nine such structures in the Bronzeville Historic District.

The current Owner of Unity Hall plans to renovate the historic masonry structure consisting of the 2 story church and 3 story attached front building into 21 residential student housing apartment dwelling units with no parking.

	Current Zoning	Required Proposed	Proposed Building
FAR	.90	4.40	4.40
Minimum Lot Area	2,500 sq. ft. per unit	1,650 sq. ft. per unit	1650 sq. ft. per unit
Max Buildable Area	8,334 sq. ft.	35, 200 sq. ft.	6,700 sq. ft.
Max No. of Units	2 (2.78)	300	21
Max Bldg Height	30'-0"	None	40'-0"
Front Setback	20'-0"	15'-0"	13'-0"
Rear Setback	50'-0"	50'-0"	0'-0 <sup>M</sup>

[illegible]