



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2015-1359  
**Type:** Ordinance **Status:** Passed  
**File created:** 3/18/2015 **In control:** City Council  
**Final action:** 7/29/2015  
**Title:** Zoning Reclassification Map No. 8-H at 2235-2239 W 35th St - App No. 18295T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-H  
**Attachments:** 1. SO2015-1359.pdf, 2. O2015-1359.pdf

Date	Ver.	Action By	Action	Result
7/29/2015	1	City Council	Passed as Substitute	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
4/23/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/18/2015	1	City Council	Referred	

### 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 M1-2, Limited Manufacturing/Business Park**

**District symbols as shown on Map No. 8-H in the area bounded by:**

**West 35th Street; South Bell Avenue; the public alley next South of and parallel to West 35th Street; a line 300 feet East of and parallel to South Oakley Avenue; a line 193.75 feet South of and parallel to West 35th Street; the public alley next East of and parallel to South Oakley Avenue; the public alley next South of and parallel to West 35th Street; a line 74 feet West of and parallel to South Bell Avenue.**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

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

**address of property: 2235-39 West 35th Street, Chicago IL.**

SUBSTITUTE  
**NARRATIVE**  
AND PLANS

**TYPE 1 REZONING FOR 2235-39 WEST 35TH STREET,  
CHICAGO, ILLINOIS**

The subject property is currently improved with one story commercial building. The applicant needs a zoning change to build a second story addition to the existing building and establish a day care center and one dwelling unit at the property.

PROJECT DESCRIPTION:	Zoning Change from M1-2 to RT4
Proposed land use:	Day care (ground floor and partial second floor) Dwelling unit (second floor)
Floor Area Ratio:	Lot area is 18,604 SF Building floor area: 18,032 SF Proposed FAR: .97
Density:	18,604 SF perDU
Off- Street parking:	8 parking spaces and 2-car garage
Set Backs	Front: 0' Side: 0'
Building height:	

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