



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-8481
Type: Ordinance **Status:** Passed
File created: 12/9/2015 **In control:** City Council
Final action: 3/16/2016
Title: Zoning Reclassification Map No. 8-G at 3607-3615 S Morgan St - App No. 18596T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-G
Attachments: 1. O2015-8481.pdf, 2. SO2015-8481.pdf

Date	Ver.	Action By	Action	Result
3/16/2016	1	City Council	Passed as Substitute	Pass
2/23/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/23/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/9/2015	1	City Council	Referred	

SUBSTITUTE ORDINANCE #18596 T1

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 and indications as shown on Map No. 8-G in the area bounded by

A line 52 feet south of West 36th Street; the public alley east of South Morgan Street; a line 260 feet south of West 36th Street; and South Morgan Street,

to those of an RM4.5 Residential Multi-Unit District.

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

TYPE 1 SUBSTITUTE NARRATIVE AND PLANS

RM-4.5 Residential Multi-Unit District

The subject property is approximately 31,233 square feet. The Applicant is proposing to rezone the property to RM-4.5 Residential Multi-Unit District.

The proposed residential development consists of three (3) 7-unit townhome buildings for a total of twenty-one (21) townhome units. The development also includes private drives and common area. The total floor area of the townhomes will be 41,553 square feet.

	Proposed Construction
Lot Area	31,233 square feet
Density	1,487 SF/dwelling unit
Floor Area Ratio	1.33
Off Street Parking	2 spaces /unit
Building Separation (Front - Front)	26.00 feet
Building Separation (Rear - Rear)	26.00 feet
Setback - Side (public street)	. . . 8.00 feet
Setback - Side (public alley)	' 3.08 feet
Setback - Front (south)	14.17 feet
Setback - Rear (north)	19.76 feet
Building Height	31M 1/2"
Private Yard Open Space	200 SF (min)

**Per 17-02-0500-F 2(b) Building Setbacks for End Walls, required end wall s may be reduced to match the predominant setbacks of adjoining structures on same side of the street between the nearest intersecting streets or alleys, provi a minimum setback of 3 feet is provided in all cases. Landscaping must be ins within these required setbacks.*

Notes: -

1. Applicant will seek a variation or administrative adjustment with respect to any of the above that are not in compliance with the zoning code.

February 22, 2016 REVISED

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