



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-8620
Type: Ordinance
File created: 12/14/2016
Status: Passed
In control: City Council
Final action: 1/25/2017
Title: Zoning Reclassification Map No. 6-H at 2530-2538 S Blue Island Ave - App No. 19051T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-H
Attachments: 1. O2016-8620.pdf, 2. O2016-8620 (V1).pdf

Date	Ver.	Action By	Action	Result
1/25/2017	1	City Council	Passed	Pass
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
12/14/2016	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 C3-2, Commercial, Manufacturing and Employment District symbols as shown on Map No. 6-H in the area bounded by:

West Coulter Street; a line 340.73 feet northeast of and almost parallel to South Oakley Avenue, as measured along the south boundary' line of West Coulter Street (also described as the public alley next northeast and almost parallel to South Oakley Avenue);

South Blue Island Avenue; a line 62.10 feet northeast of and almost parallel to South Oakley Avenue, as measured along the south boundary line of West Coulter Street.

To those of a B2-3, Neighborhood Mixed-Use District.

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

Common address of property: 2530-38 South Bine Island Avenue, Chicago IL.

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Application Number: 19051 TI

**NARRATIVE FOR TYPE 1 REZONING FOR 2530-38 SOUTH
BLUE ISLAND AVENUE, CHICAGO, IL**

The subject property is currently vacant. The Applicant needs a zoning change in order to allow residential use and build 34 townhomes at the subject property.

Project Description:	Zoning Change from C3-2 to B2-3
Use:	34 Townhomes
Floor Area Ratio:	1.35
Lot Area:	60,048 square feet
Building Floor Area:	80,828 square feet
Density:	1,766 square feet per DU
Off- Street parking:	Parking spaces: 68
Set Backs:	Rear Wall Facing a Side Property Line: 22 feet Rear Walls Facing a Public Street: 12 feet Rear Wall facing public alley: 0 feet Separation Between Front and Rear Walls: 30 feet and 33 feet Private Yard: 202 square feet O
Building height:	30 feet £§ ex. <i>DC</i>

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