



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2019-5538  
**Type:** Ordinance  
**File created:** 7/24/2019  
**Status:** Passed  
**In control:** City Council  
**Final action:** 9/18/2019  
**Title:** Zoning Reclassification Map No. 6-J at 2454 S Spaulding St - App No. 20098T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 6-J  
**Attachments:** 1. O2019-5538.pdf (1), 2. O2019-5538.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed	Pass
9/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	1	City Council	Referred	

## Hnal for Publication

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 current B3-1 Community Shopping District symbols and indications as shown on Map No. 6-J in the area bounded by:

a line 50.00 feet north of and parallel to West 25<sup>th</sup> Street; South Spaulding Avenue: a line 25.00 feet north of and parallel to West 25<sup>h</sup> Street; the public alley next west of and parallel to South Spaulding Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

Address: 2454 South Spaulding Avenue

## \ for Publication

### NARRATIVE AND PLANS

2454 South Spaulding Avenue TYPE I  
REGULATIONS

Narrative: The subject property is improved with a vacant two-story mixed-use building with approximately 800 square feet of ground floor commercial space, one dwelling unit on the second floor, and three parking spaces. The Applicant proposes to rezone the property from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to convert the existing mixed-use building into a residential building which will have a total of four residential dwelling units, including residential use on the ground floor, and no ground floor commercial use. No additions to the existing building are proposed. The existing approximate height of the building (approximately 25.00 feet) and three parking spaces will remain. The Applicant will seek a variation to reduce one extra required parking space.

Lot Area: 3,125 square feet

FAR:

4,125 square feet

781.25

Dwelling Units:

25.00 feet

Automobile Parking:

Setbacks:

Front (South Spaulding Avenue):

North Side: South Side: Rear (Alley):

None None

3 feet 9 inches 27 feet 5 inches

\* The Applicant will seek a variation to reduce one extra required parking space. \*\* A set of plans are attached.

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