



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-6855
Type: Ordinance
Status: Passed
File created: 9/18/2019
In control: City Council
Final action: 10/16/2019
Title: Zoning Reclassification Map No. 8-G at 3122-3128 S Benson St - App No. 20159T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-G
Attachments: 1. O2019-6855.pdf, 2. SO2019-6855.pdf

Date	Ver.	Action By	Action	Result
10/16/2019	1	City Council	Passed as Substitute	Pass
9/18/2019	1	City Council	Referred	

FINAL FOR PUBLICATION

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 M2-3, Light Industry District symbols as shown on Map No. 8 - G in the area bounded by:

A line 213 feet south of and parallel to West 31st Street; South Benson Street; a line 280.81 feet south of and parallel to West 31st Street; South Benson Street; a line 293.81 feet south of and parallel to West 31st Street; South Benson Street; a line 306.1 feet south of and parallel to West 31st Street; and a line 100 feet east of and parallel to the Top of the Bank of the South Arm of the South Branch of the Chicago River.

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

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

Common address of property: 3122-28 South Benson Street, Chicago

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#2015911

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1
ZONING AMENDMENT FOR 3122-28 SOUTH BENSON
STREET, CHICAGO**

The subject property is currently a vacant industrial site. The Applicant needs a zoning change to allow residential use at the property, in order to build a new townhouse development with total of 18 dwelling units (three 3-story townhouse buildings, each with 6 dwelling units).

Project Description:	Zoning Change from an M2-3 Light Industry District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	Townhouse Development (3 buildings, each with 6 dwelling units for a total of 18 dwelling units at the subject property)
Floor Area Ratio:	1.00
Lot Area:	39,360 Square Feet
Building Floor Area:	37,800 Square Feet
Density:	2,186 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 36

Set Backs: Front (facing Benson): 12 Feet North Side: 26
Feet South Side: 13 Feet 8 Inches End Wall
Facing Rear Property Line: 3 Feet
Building height: 36 Feet

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