



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2019-8485
Type: Ordinance **Status:** Passed
File created: 11/13/2019 **In control:** City Council
Final action: 12/18/2019

Title: Zoning Reclassification Map No. 10-F at 4241 S Halsted St and 748-758 W 43rd St - App No. 20252T1

Sponsors: Misc. Transmittal

Indexes: Map No. 10-F

Attachments: 1. O2019-8485.pdf, 2. O2019-8485.pdf (V1)

Date	Ver.	Action By	Action	Result
12/18/2019	1	City Council	Passed	Pass
12/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/13/2019	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 the RSI Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.10-F in the area bounded by

a line 25 feet north of and parallel to West 43rd Street; the alley next east of and parallel to South Halsted Street; West 43rd Street; and South Halsted Street,

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.

Common Address of Property: 4241 South Halsted Street and
748-758 West 43rd Street

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NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1 REZONING

AT
4241 S. Halsted, Chicago, IL 11th
Ward

The Applicant intends to change the zoning from the existing RS-1 to B2-3 to construct a 2 story masonry single family residence with two car frame detached garage.

ZONING: B2-3

LOT AREA: 2,970 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 2,970 square feet

FLOOR AREA RATIO: .92

BUILDING AREA: 2600 square feet

OFF-STREET PARKING: 2 car garage

FRONT SETBACK: 10 feet 0 inches

REAR SETBACK: 43.89 feet

SIDE SETBACK: 9 inches north and 2 feet 11 inches south, 3 feet 8 inches combined

BUILDING HEIGHT 21 feet 9 inches

Architectural drawings attached

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