



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2020-1854
Type: Ordinance **Status:** Passed
File created: 4/22/2020 **In control:** City Council
Final action: 5/20/2020
Title: Zoning Reclassification Map No. 10-F at 4351-4401 S Halsted St - App No. 20354T1
Sponsors: Misc. Transmittal
Indexes: Map No. 10-F
Attachments: 1. O2020-1854.pdf, 2. SO2020-1854.pdf

Date	Ver.	Action By	Action	Result
5/20/2020	1	City Council	Passed as Substitute	Pass
5/19/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/22/2020	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, Chicago Zoning Ordinance, is amended by changing all the B2-3 Neighborhood Mixed-Use District and RSI Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 10-F in the area bounded by:

West 43rd Place;
the alley next east of and parallel to South Halsted Street; a line
200 feet south of and parallel to West 43rd Place; South Halsted
Street;

to those of RS3 Residential Single-Unit (Detached House) District, which is hereby established in the area above described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 4351-4401 S. Halsted St.

SUBSTITUTE NARRATIVE AND PLANS

Re: 4351-4401 S. Halsted St.

The Applicant seeks a change in zoning from B2-3 Neighborhood Mixed-Use District and RSI Residential Single-Unit (Detached House) District to RS3 Residential Single-Unit (Detached House) District.

The applicant seeks to allow development of 8 individual 2-story single family homes, with 2 parking spaces per home.

Entire Site Lot Area: Zoning Lots 1 through 8 Lot Area (typical): 23,600 square feet 2,950 square feet

Zoning Lots 1 through 8 Maximum Floor Area Ratio: 0.62

Zoning Lots 1 through 8 Maximum Dwelling Units: 1 per zoning lot

Zoning Lots 1 through 8 Minimum Lot Area Per Dwelling Unit: 2,900 square feet

Zoning Lots 3 through 8 Off-Street Parking: 2 parking spaces

Zoning Lots 1 through 8 Front Setback: 19 feet 0 inches

Zoning Lots 1 through 8 Side Setbacks (north side yards): 2 feet 6 inches

Zoning Lots 1 through 8 Side Setbacks (south side yards): 2 feet 6 inches

Zoning Lots 1 through 8 Rear Setback: 47 feet 0 inches

Zoning Lots 1 through 8 Building Height: (In accordance with CZO § 17-17-0311, and excluding allowable rooftop features.) 27 feet 9 inches

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