



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-1866
Type: Ordinance **Status:** Passed
File created: 4/22/2020 **In control:** City Council
Final action: 5/20/2020
Title: Zoning Reclassification Map No. 6-H at 2435-2437 S Leavitt St - App No. 20368T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-H
Attachments: 1. O2020-1866 (V1).pdf, 2. O2020-1866.pdf

Date	Ver.	Action By	Action	Result
5/20/2020	1	City Council	Passed	Pass
5/19/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/22/2020	1	City Council	Referred	

'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 RS-3 Residential Single-Unit (Detached House) District, as shown on Map 6-H in the area bounded by:

West Coulter Street; a line 24 feet East of the intersection of West Coulter Street and South Leavitt Street as measured along the south right-of-way line of West Coulter Street and perpendicular thereto; the alley next South of and parallel to West Coulter Street and South Leavitt Street.

To those of 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: 2435-2437 South Leavitt Street, Chicago, IL

Final for Publication

NARRATIVE AND PLANS FOR THE PROPOSED REZONING AT 2435-2437 South Leavitt Street

The Zoning Map Amendment is needed to meet the bulk and density requirements of the non-conforming Building which formerly contained 23 Single Room Occupancy Units and to allow for nine (9) residential dwelling units. No parking will be provided at the property. The Applicant will seek relief under the Transit Oriented Development Ordinance (17-3-0400) through a Type 1 Application. The Building is located approximately 1,315.48 feet from the Western Avenue Bus Transit Line. The height or footprint of the Building would not change or be expanded in any way.

LOT AREA: 4,834 SQUARE FEET

FLOOR AREA RATIO: 2.11

BUILDING AREA: 10,220.04 SQUARE FEET

DENSITY, per DWELLING UNIT: 537.11 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE NO PARKING PROVIDED AT THE PROPERTY. (The Property is considered a Transit Oriented Development Ordinance under 17-10-0102-B).

AS EXISTING FRONT SETBACK: 0 FEET

AS EXISTING REAR SETBACK: 0 FEET

AS EXISTING SIDE SETBACK: ZERO

AS EXISTING BUILDING HEIGHT: 36 FEET 4 INCHES

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