



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-4571
Type: Ordinance **Status:** Passed
File created: 9/9/2020 **In control:** City Council
Final action: 10/7/2020
Title: Zoning Reclassification Map No. 8-G at 3315-3319 S Morgan St - App No. 20489T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-G
Attachments: 1. O2020-4571.pdf_V1, 2. O2020-4571.pdf

Date	Ver.	Action By	Action	Result
10/7/2020	1	City Council	Passed	Pass
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-G in the area bounded by:

A line 180.27 feet north of and parallel with West 33rd Place; A line 70.50 feet east of and parallel with South Morgan Street; A line 179.6 feet north of and parallel with West 33rd Place; The public alley next east of and parallel with South Morgan Street; A line 104.6 feet north of and parallel with West 33rd Place; South Morgan Street

to those of B1-2 Neighborhood Shopping 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): 3315-3319 S. Morgan St.

NARRATIVE AND PLANS

Re: 3315-3319 S. Morgan St.

The Applicant seeks a change in zoning from RS3 Residential Single-Unit (Detached House) District to BI-2 Neighborhood Shopping District.

The applicant seeks to allow development as follows:

Zoning Lot 1 (3315 S. Morgan St.): Rehabilitation and alterations to an existing building, including addition of ground floor business uses and overall deconversion from 6 dwelling units to 2 dwelling units, all on upper floors.

Zoning Lot 2 (3317 S. Morgan St.): Rehabilitation and alterations to an existing building, including addition of ground floor business uses, with 2 dwelling units on upper floors.

Zoning Lot 3 (3319 S. Morgan St.): Construction of a new four story, 48'-6" high building with ground floor business uses and 2 upper floor dwelling units.

Narrative bulk tables are attached.

Zoning Lot 1 (3315 S. Morgan St.) Lot Area 3,390 square feet
(per survey):

Zoning Lot 1 (3315 S. Morgan St.) Maximum 2.2

Floor Area Ratio:

Zoning Lot 1 (3315 S. Morgan St.) Maximum 2 per zoning lot

Dwelling Units:

Zoning Lot 1 (3315 S. Morgan St.) Minimum 1,600 square feet

Lot Area Per Dwelling Unit:

Zoning Lot 1 (3315 S. Morgan St.) Off-Street 2 parking spaces

Parking:

Zoning Lot 1 (3315 S. Morgan St.) Front 0 feet, 0 inches

Setback: *{preexisting nonconformity}*

Zoning Lot 1 (3315 S. Morgan St.) Rear 42 feet, 0 inches

Setback:

Zoning Lot 1 (3315 S. Morgan St.) Side 0 feet, 0 inches

Setback (north side yard): *{preexisting nonconformity}*

Zoning Lot 1 (3315 S. Morgan St.) Side 1 foot, 5 inches

Setback (south side yard): *{preexisting nonconformity}*

Zoning Lot 1 (3315 S. Morgan St.) Rear Setback: 42 feet, 0 inches
Zoning Lot 1 (3315 S. Morgan St.) Building Height: 47 feet, 0 inches

Zoning Lot 2 (3317 S. Morgan St.) Lot Area (per survey): 3,342 square feet

Zoning Lot 1 (3317 S. Morgan St.) Maximum Floor Area Ratio: 1.5

Zoning Lot 1 (3317 S. Morgan St.) Maximum Dwelling Units: 2 per zoning lot

Zoning Lot 1 (3317 S. Morgan St.) Minimum Lot Area Per Dwelling Unit: 1,600 square feet

Zoning Lot 1 (3317 S. Morgan St.) Off-Street Parking: 2 parking spaces

Zoning Lot 1 (3317 S. Morgan St.) Front Setback: {preexisting nonconformity} 0 feet, 0 inches

Zoning Lot 1 (3317 S. Morgan St.) Rear Setback: 60 feet, 0 inches

Zoning Lot 1 (3317 S. Morgan St.) Side Setback (north side yard): (preexisting nonconformity) 0 feet, 5 inches

Zoning Lot 1 (3317 S. Morgan St.) Side Setback (south side yard): (preexisting nonconformity) 2 feet, 3 inches

Zoning Lot 1 (3317 S. Morgan St.) Building Height: 36 feet, 5 inches

Zoning Lot 1 (3317 S. Morgan St.) Building Height: 36 feet, 5 inches

Zoning Lot 3 (3319 S. Morgan St.) Lot Area (per survey): 3,343 square feet

Zoning Lot 3 (3319 S. Morgan St.) Maximum Floor Area Ratio: 2.2

Zoning Lot 3 (3319 S. Morgan St.) Maximum Dwelling Units: 2 dwelling units

Zoning Lot 3 (3319 S. Morgan St.) Minimum Lot Area Per Dwelling Unit: 1,600 square feet

Zoning Lot 3 (3319 S. Morgan St.) Off-Street Parking: 2 parking spaces

Zoning Lot 3 (3319 S. Morgan St.) Front Setback: 11 feet, 3 inches

Zoning Lot 3 (3319 S. Morgan St.) Rear Setback: 30 feet, 0 inches

Zoning Lot 3 (3319 S. Morgan St.) Side Setback (north side yard): 0 feet, 0 inches

Zoning Lot 3 (3319 S. Morgan St.) Side 3 feet, 0 inches
Setback (south side yard):
Zoning Lot 3 (3319 S. Morgan St.) Building 48 feet, 6 inches
Height:

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