



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## 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 33<sup>rd</sup> 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 33<sup>rd</sup> Place; The public alley next east of and parallel with South Morgan Street; A line 104.6 feet north of and parallel with West 33<sup>rd</sup> 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** 42 feet, 0 inches  
**Setback:**  
**Zoning Lot 1 (3315 S. Morgan St.) Building** 47 feet, 0 inches  
**Height:**

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

**Zoning Lot 1 (3317 S. Morgan St.) Maximum** 1.5

**Floor Area Ratio:**

**Zoning Lot 1 (3317 S. Morgan St.) Maximum** 2 per zoning lot

**Dwelling Units:**

**Zoning Lot 1 (3317 S. Morgan St.) Minimum** 1,600 square feet

**Lot Area Per Dwelling Unit:**

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

**Parking:**

**Zoning Lot 1 (3317 S. Morgan St.) Front** 0 feet, 0 inches

**Setback:** *{preexisting nonconformity}*

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

**Setback:**

**Zoning Lot 1 (3317 S. Morgan St.) Side** 0 feet, 5 inches

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

**Zoning Lot 1 (3317 S. Morgan St.) Side** 2 feet, 3 inches

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

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

**Height:**

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

**Zoning Lot 3 (3319 S. Morgan St.) Maximum** 2.2

**Floor Area Ratio:**

**Zoning Lot 3 (3319 S. Morgan St.) Maximum** 2 dwelling units

**Dwelling Units:**

**Zoning Lot 3 (3319 S. Morgan St.) Minimum** 1,600 square feet

**Lot Area Per Dwelling Unit:**

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

**Parking:**

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

**Setback:**

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

**Setback:**

**Zoning Lot 3 (3319 S. Morgan St.) Side** 0 feet, 0 inches

**Setback (north side yard):**

**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:**

U.I

>-  
O U IU  
CO ij>tO ~. uj

O

eft.  
O 10

10. cv)

o

■i Pb £fa

y a: H7XC

**B<sup>7</sup>**

E55

1§

**Si)** i.i

EO  
v  
C\_

O Li

■L)~« UJ  
0<  
ti...^ k> § x  
v in  
.1. v.-  
ej ii.

4 4 4

**Z O**  
**< >**  
**W**  
UJ  
**X H D O**  
C/3  
**Q**  
LU  
**O**  
**O**  
a;  
**J**

ex

**C**  
**RU**

**LO**  
**no no**

o

O

IC1,

O

./fbf  
Ui

**C**

□

□ | □

uJ -J  
UJ  
/f-&  
O Z Q UJ oo O a, O  
PL,

*a.*

>4\*\

CT)

(TJ

O

5

OO

LD

no

/"I

en .9  
5 :>

**a.**

**a**

eg c



o  
b  
o ra xi  
a> CO \*-1 c o  
■ 11 j-.i-.l^i nv/s  
•.w.ia-ioni'.swj-  
"/J J NV1J 3XIG

o  
?w<! o  
Td ,99 92

co

^  
H  
CC

o