



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2020-5712
Type: Ordinance **Status:** Passed
File created: 11/16/2020 **In control:** City Council
Final action: 12/16/2020
Title: Zoning Reclassification Map No. 26-I at 2501-2511 W 103rd St - App No. 20557T1
Sponsors: Misc. Transmittal
Indexes: Map No. 26-I
Attachments: 1. SO2020-5712.pdf, 2. O2020-5712.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed as Substitute	Pass
11/16/2020	1	City Council	Referred	

ORDINANCE

BB 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 the current RS2, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 26-1 in an area bound by

West 103rd Street; South Campbell Avenue; the alley next south of and parallel to West 103rd Street; and South Maplewood Avenue.

To those of a C1-1, Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2501-2511 West 103rd Street, Chicago, Illinois 60655

Final for Publication

**Substitute Narrative and Plans Type 1 Zoning
Map Amendment 2501-2511 West 103rd Street
Chicago, IL 60643 RS2 to C1-1**

Pursuant to Section 17-13-0303-C, this rezoning submittal requires the following additional narrative information:

1. Proposed Land Use:

The applicant proposes to rezone the subject property from RS2 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District. The subject property is improved with an existing 2-story school building. The purpose of the zoning amendment is to permit the applicant to convert the existing 2-story building into a new office building

2. Lot Area

33,206.25 square feet

3. The Project's Floor Area Ratio

The existing building's Floor Area Ratio ("FAR ") is 0.4231.

4. The Project's Density (lot area per dwelling) Not applicable

as (his is not a residential project.

5. Building Height

The existing building has two distinct elevations: its bell tower and the roof line for the building.

*Bell 'Tower: 54 feet, 10 inches Main roof
line: 33 feet, 3 inches*

6. Parking

38 parking spaces.

7. Setbacks

Existing setbacks are as follows: Front 40.79 feet, Rear 2.41 feet, Side (East) 25.28 feet, Side (West) 151.45 feet.

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