



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-633
Type: Ordinance **Status:** Passed
File created: 2/24/2021 **In control:** City Council
Final action: 3/24/2021
Title: Zoning Reclassification Map No. 26-H at 10921-10931 S Western Ave - App No. 20633T1
Sponsors: Misc. Transmittal
Indexes: Map No. 26-H
Attachments: 1. O2021-633.pdf, 2. SO2021-633.pdf

Date	Ver.	Action By	Action	Result
3/24/2021	1	City Council	Passed as Substitute	Pass
3/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/24/2021	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, the Chicago Zoning Ordinance, is hereby amended by changing all the current RS-1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 26-H in the area bounded by:

a line 196.70 feet south of and parallel to West 109th Street; a line 265.00 feet east of and parallel to South Western Avenue; a line 290.51 feet south of and parallel to West 109th Street; and South Western Avenue

to those of a C1-2 Neighborhood Commercial District.

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

Address: 10921 - 31 South Western Avenue

SUBSTITUTE NARRATIVE AND PLANS

10921 - 31 South Western Avenue TYPE I REGULATIONS

Narrative: The subject property measures 24,857 square feet and is improved with a three-story building containing 20 residential dwelling units, approximately 1,000 square feet of ground floor commercial space, 9 automobile parking spaces and no loading berth. The Applicant proposes to rezone the property in order to allow for an interior remodeling for Personal Service as a ground floor commercial use. No other changes to the current, mixed-use building are proposed. The height of the building will remain at 27 feet 4 inches.

Lot Area: FAR:

Gross Floor Area: Residential Dwelling Units: MLA: Height:

Automobile Parking: Loading:

24,857 square feet 0.65

16,157 square feet 20

1,242.85 square feet 27 feet 4 inches 9 0

Existing Setbacks:

Front (Western Avenue): North Side: South Side: Rear Side (alley):

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A set of drawings is attached with this Application.

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