



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-1504
Type: Ordinance
File created: 4/21/2021
Status: Passed
In control: City Council
Final action: 5/26/2021
Title: Zoning Reclassification Map No. 10-E at 318-328 E 43rd St - App No. 20665T1
Sponsors: Misc. Transmittal
Indexes: Map No. 10-E
Attachments: 1. O2021-1504 (V1).pdf, 2. O2021-1504.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
4/21/2021	1	City Council	Referred	

FINAL FCfl
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 RM5 Residential Multi-Unit District symbols and indications as shown on Map No. 10-E in the area bounded by

the alley next north of and parallel to East 43rd Street; South Calumet Street; East 43rd Street; and the alley next west of and parallel to South Calumet Avenue

to those of a B3-2 Community Shopping District.

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

Common Address of Property: 318-328 E. 43rd Street, Chicago, Illinois

FINAL FOR PUBLICATION

Narrative and Plans for Type 1 Rezoning for 318-322 East 43rd Street, Zoning Map Amendment from RM5 to B3-2

A. Project Description:

Zoning change from RM5 to B3-2 to comply with B3-2 Community Shopping District to permit the rehabilitation of existing one and three-story vacant commercial buildings located at 318-322 E. 43rd Street in Chicago, Illinois to establish retail, educational, restaurant, and other culinary uses, which may include a book store, art gallery, music school, community meeting venue, banquet facility and entertainment venue, including live performances. The subject property is adjacent to an existing CTA Green Line station and is served by existing CTA bus service and will, thus, satisfy the Transit Served Location Criteria.

B. FAR: 2.46

Lot Area: 13,000 square feet Building Area:

32,000 square feet FAR: 2.46(32,000-
13,000)

C. Density (Lot Area per dwelling unit):N/A, as there are no existing or proposed residential units

D. Off-Street Parking: Zero (Transit Served Location)

E. Setbacks: Existing Front: 0'-0" Rear: 0'-0" Side: 0'-0"

F. Building Height: 3 one and two-story buildings, with maximum height of 55 feet. Height to remain unchanged.

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