



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-3117
Type: Ordinance
File created: 7/21/2021
Status: Passed
In control: City Council
Final action: 9/14/2021
Title: Zoning Reclassification Map No. 8-F at 315-325 W 32nd St. - App No. 20798T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-F
Attachments: 1. O2021-3117 (V1).pdf, 2. O2021-3117.pdf

Date	Ver.	Action By	Action	Result
9/14/2021	1	City Council	Passed	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2021	1	City Council	Referred	

ORDINANCE:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-F in the area bounded by

West 32nd Street; the alley next east of and parallel to South Shields Avenue; a line 75 feet south of and parallel to West 32nd Street; and South Shields Avenue.

to those of an RM-4.5, Residential Multi-Unit District.

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

Address: 315-325 W. 32nd St.

Project Narrative and Plans

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315-325 W. 32nd St. Zoning
Amendment

Type 1 Rezoning Supplemental Submittal Project

Narrative:

The applicant seeks to rezone the above mentioned property from zoning district MI-2 to RM-4.5. The applicant seeks a zoning change to comply with the use standards, the bulk and density requirements in the RM-4.5 to allow for the construction of a 3 story 6 dwelling unit townhouse building

Proposed Use:

6 Residential Townhouses

Project Density:

Lot area per dwelling unit: 1,562.5 sf per townhouse Private Yard:
210 square feet per townhouse

Floor area ratio: Townhouses 1.26

Lot Area = 9,375 sf. Building Area =
11,858sf

Off street parking provided: 6 total (1 per
unit)

Setbacks:

Townhouses: South: 23', North: 12', East: 0', West: 5'-5" Building

Height:

Townhouses: 29'-9"

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