



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2021-3975
Type: Ordinance **Status:** Passed
File created: 9/14/2021 **In control:** City Council
 Final action: 10/14/2021
Title: Zoning Reclassification Map No. 6-F at 2745 S Princeton Ave - App No. 20834T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-F
Attachments: 1. O2021-3975 (V1).pdf, 2. O2021-3975.pdf

Date	Ver.	Action By	Action	Result
10/14/2021	1	City Council	Passed	Pass
10/12/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	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 of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 6-F in the area bounded by:

A line 31.50 feet north of and parallel to West 28th Street; the public alley next east of and parallel to South Princeton Avenue; West 28th Street; and South Princeton Avenue.

To those of an RM5.5, Residential Multi-Unit District

SECTION 2. This Ordinance: takes effect after its passage and due publication. Common

address of property: 2745 South Princeton Avenue, Chicago

**A NARRATIVE AND PLANS FOR TYPE I ZONING AMENDMENT FOR 2745 SOUTH
PRINCETON AVENUE, CHICAGO**

The subject property is currently improved with a 3-story multi-unit residential building. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area ratio to allow 7 dwelling units within the existing building.

Project Zoning Change

Use: Residential Building

Floor Area Ratio: 2.05

Lot Area: 31.5 x 125.25

Existing Floor Area: 8,072 Square Feet

Area:

Density: 563.5 Square Feet per Acre

Off-Street Parking Spaces: 8

Existing Front Setback:

Feet

Existing Side Setback: 43 Feet

Existing Rear Setback: 33 Feet

Existing Total Setback: 76 Feet

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