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Legislation Details (With Text)

File #:	O20	22-284							
Туре:	Ordi	nance	Status:	Passed					
File created:	1/26	j/2022 I	In control:	City Council					
		F	Final action:	2/23/2022					
Title:	Zoning Reclassification Map No. 10-F at 543 W 40th PI - App No. 20917T1								
Sponsors:	Misc. Transmittal								
Indexes:	Map No. 10-F								
Attachments:	1. O2022-284 (V1).pdf, 2. O2022-284.pdf								
Date	Ver.	Action By	Act	on	Result				
2/23/2022	1	City Council	Pas	ssed	Pass				
2/22/2022	1	Committee on Zoning, Lanc and Building Standards	dmarks Red	commended to Pass					
1/26/2022		-							
	1	City Council	Ref	erred					

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the

M2-3 Light Industry District symbols and indications as shown on Map No. 10-F in the area bounded by

West 40^{'''} Place; a line 25 feel east of to the alley next east of and parallel to South Wallace Street; or a line 164 feet east of and parallel to South Wallace Street; the alley next south of and parallel to West 40th Place; and the alley east of and parallel to South Wallace Street,

to those of a RS3 Residential Single-Unit (Detached House) District.

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

543 West 40 th	Place					
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543 West 40th Place, Chicago, IL 60609

I.A. Zoning Analysis:

The applicant seeks a zoning change from M2-3 Light Industry District to RS-3 district to develop a new 2 story single family home with an attached basement and a 2 car frame garage in the rear.

a. FLOOR AREA RATIO: 0.69 LOT AREA: 2987.5 SF

1st FLOOR AREA: 1026 SF

2"d FLOOR AREA: 1026 SF

TOTAL FLOOR AREA: 2052 SF

b. DENSITY(LOT AREA PER DWELLING UNIT); 2987.5 SF

c. OFF-STREET PARKING: DETACHED 2 CAR GARAGE

d. SETBACKS:

FRONT: 19.92'

SIDE: 3.00' + 3.00' = 6.00' TOTAL REAR:

41.08'SOUTHWEST CORNER

e. BUILDING HEIGHT: 27 -1"

Must comply with section 17-2-0301-C exceptions if required applicant will seek a special use to comply with the air quality ordinance. Attached Plans included

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EXIST. 10' PUBUC ALLEY

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PROPOSED FRAME 2 STORY SINGLE FAMILY HOME



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PROFOSED FRAME 2 STORY SINGLE FAMILY HOME

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1ST

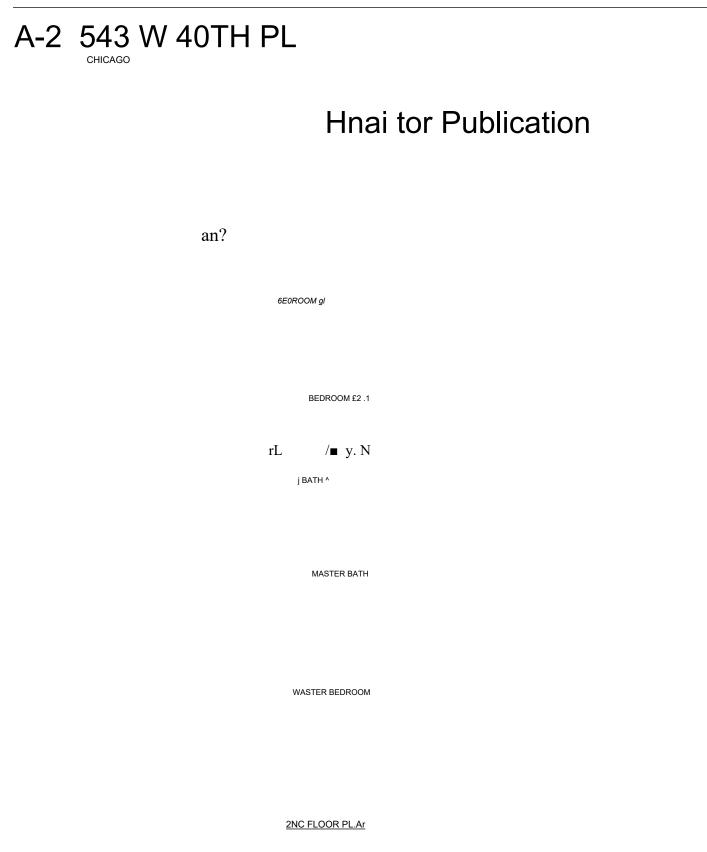
LIVING ROOM

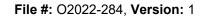
<u>9'-0'</u> [5-4*

1ST FLOOR FLAN SOLE. 0/I^"=I'-0' "

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PROPOSED FRAME 2 STORY SINGLE FAMILY HOME







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PROPOSED FRAME 2 STORY SINGLE FAMILY

| STERN GROUP ARCH1TUCT5 LLC i