



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2022-284
Type: Ordinance
File created: 1/26/2022
Status: Passed
In control: City Council
Final action: 2/23/2022
Title: Zoning Reclassification Map No. 10-F at 543 W 40th Pl - 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	Action	Result
2/23/2022	1	City Council	Passed	Pass
2/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/26/2022	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 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 40th Place; a line 25 feet 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.

Common address of property: 543 West 40th Place

NARRATIVE AND PLANS I OR THE PROPOSED
TYPE 1 REZONING
AT

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

2nd 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

Pinal tor Puoicaion

EXIST. 10' PUBUC ALLEY

"L PL./■■■-!

ILLINOIS PROPOSED FRAME 2 STORY SINGLE FAMILY HOME
A-0 543 W 40TH PL
CHICAGO

15

ILLINOIS
A-1 543 W 40TH PL
CHICAGO

PROPOSED FRAME 2 STORY SINGLE FAMILY HOME

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1ST
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LIVING ROOM

9'-0" 15'-4"

1ST FLOOR FLAN
SOLE. a11**=af-a1**

A-2 543 W 40TH PL

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MASTER BATH

WASTER BEDROOM

2NC FLOOR PL.Ar

PROPOSED FRAME 2 STORY SINGLE FAMILY HOME

A-3 543 W 40TH PL

ILLINOIS

| STERN GROUP ARCHITECTS LLC |

A-4

PROPOSED FRAME 2 STORY SINGLE FAMILY

543 W 40TH P

ILLINOIS