

#### Legislation Details (With Text)

File #:	SO2022-285				
Туре:	Ordi	nance S	Status:	Passed	
File created:	1/26	/2022	n control:	City Council	
		F	Final action:	2/23/2022	
Title:	Zoning Reclassification Map No. 10-F at 526, 528 and 530 W 41st St - App No. 20918T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 10-F				
Attachments:	1. O2022-285.pdf, 2. SO2022-285.pdf				
Date	Ver.	Action By	Acti	on	Result
2/23/2022	1	City Council	Pas	sed as Substitute	Pass
2/22/2022	1	Committee on Zoning, Land and Building Standards	dmarks Rec	commended to Pass	
1/26/2022		-			
	1	City Council	Ref	erred	

#### ORDINANCE

BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CIIICA GO: SECTION I. 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

the alley next north of and parallel to West 41<sup>st</sup> Street; a line 261 feet west of and parallel to South Normal Avenue; West 41<sup>st</sup> Street; and a line 264 feet 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.

526,528 and 530 West 41<sup>st</sup> Street

SUBSTITUTE.NARRATIVE AND FLANS FOR THE PROPOSED TYPE 1 REZONING

AT

526, 528, & 530 W. 41st Street, Chicago, IL 60609

l.A. Zoning Analysis:

Reason for rezoning the property is to change from M2-3 Light Industry District to RS-3 district to develop three (3) 2 story single family homes with an attached basement and a 2 car frame garage in the rear.

#### a. FLOOR AREA RATIO: 0.66

LOT AREA: 3112.5 SF (per lot) total 3 lots @ 9337.5 SF

 $2^{nd}$ 1st FLOOR AREA: 1026 SF **FLOOR** AREA: 1026 SF TOTAL FLOOR AREA: 2052 SF (per building) b. DENSITY(LOT AREA PER DWELLING UNIT): 3112.5 SF c. OFF-STREET PARKING: DETACHED 2 CAR GARAGE d. SETBACKS: FRONT: 19.92'

SIDE: 3.00' + 3.00' =6.00' TOTAL REAR: 52.58' REAR

SETBACK

#### 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

PROPOSED METvV SINGI F FAM LY RESIDENCE' / w/ BASEMENT »530

PROPOSED / .'JEW SINGLE .FAWII Y RESIDENCE/\* W/ EHASEMENT y'

2\D -LOOR PLAN

### A-2 526 528 & 530 W 41 ST ST CHICAGO

**PROPOSED FRAME 3 SINGLE FAMILY HOMES** 

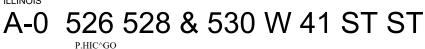
# ILLINOIS

>!icago

## 526 528 & 530 W 41 ST ST

**PROPOSED FRAME 3 SINGLE FAMILY HOMES** ILLINOIS

RASFWEN<sup>-</sup> PLAN



PROPOSED FRAME 3 SINGLE FAMILY HOMES

ILLINOIS

<u>TE <sup>D</sup>LAN</u> LE 3/32' = :' 0'

PROPOSED ' HEW SINGLE / FAMILY RESIDENCE / ' W/ BASEMENT r #525 / 25 00'

PROPOSED FRAME 3 SINGLE FAMILY HOMES



#### PROPOSED FRAME 3 SINGLE FAMILY HOMES A-4 526 528 & 530 W 41 ST ST