



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2022-285  
**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 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	Action	Result
2/23/2022	1	City Council	Passed as Substitute	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 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 PLANS FOR THE  
PROPOSED TYPE 1 REZONING  
AT

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

I.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

1st FLOOR AREA: 1026 SF 2<sup>nd</sup> 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 METV SINGI F FAM LY RESIDENCE' / w/ BASEMENT »530

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

PROPOSED 1 HEW SINGLE / FAMILY RESIDENCE / 1 W/ BASEMENT r #525 /

25 00'

TE DLAN

■LE 3/32" = 1' 0"

PROPOSED FRAME 3 SINGLE FAMILY HOMES

ILLINOIS

**A-0 526 528 & 530 W 41 ST ST**

P.HIC^GO

RASFWEN PLAN

PROPOSED FRAME 3 SINGLE FAMILY HOMES

ILLINOIS

**526 528 & 530 W 41 ST ST**

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PROPOSED FRAME 3 SINGLE FAMILY HOMES

ILLINOIS

**A-2 526 528 & 530 W 41 ST ST**

CHICAGO

2\D -LOOR PLAN

II. I.I.NOIS

**A-3 526 528 & 530 W 41 ST ST**  
CHICAGO

PROPOSED FRAME 3 SINGLE FAMILY HOMES

**A-4 526 528 & 530 W 41 ST ST**

PROPOSED FRAME 3 SINGLE FAMILY HOMES