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## Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

### Legislation Details (With Text)

File #: 02022-2675

Type: Ordinance Status: Passed

File created: 9/21/2022 In control: City Council

**Final action:** 10/26/2022

Title: Zoning Reclassification Map No. 8-G at 928 W 37th PI - App No. 21111T1

Sponsors: Misc. Transmittal

**Attachments:** 1. O2022-2675 (V1).pdf, 2. O2022-2675.pdf

Map No. 8-G

Date	Ver.	Action By	Action	Result
10/26/2022	1	City Council	Passed	Pass
10/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	1	City Council	Referred	

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### **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 Ml -2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-G in the area bounded by

The public alley next north of and parallel to west  $37^{lh}$  place; a line 100 feet east of and parallel to south Sangamon Street; West  $37^{lh}$  place; and a line 75 feet east of and parallel to south Sangamon Street

to those of a RT3.5 Residential Two-Flal, Townhouse and Multi-Unit District.

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

Common Address of Property: 928 W\V/lh Place, Chicago II. 60609

# :Pna? ror Publication

Narrative and Plans For A Type-1 Zoning VIap Amendment At 928 WestV/" Place Chicago, II 60609 From MI -2 to RT3 5

1. A. Narrative: The existing two-story brick building contains two existing dwelling units. The reason for the zoning change from the current Ml-2 Limited Manufacturing/Business Park District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District to obtain a building permit to allow the conversion from a single-family residence to a 2-dwelling unit residential building (one unit in front and one unit in rear). The zoning lot measures at 25 feet x 147.00 feet for a total lot area of 3,675 sq. ft. The building size measures at 22.38' X 63.06' = 1,411.28 sq. ft. per floor, two total floors with approximate building size of 2,822.45 sq. ft. excluding existing basement level. The properly provides two on-site parking spaces to serve the principal building with a rear detached private garage with overhead door facing the public alley for alley access ingress and egress.

### Bulk and density:

a) Floor area ratio: 0.767

b) Density (lot area per dwelling unit): (2 DU's) 1837.5 sq. ft.

c) Off-street parking: 2 vehicles spaces existing garage

d) Setbacks: existing front: 12 92 feet

existing rear: 71.02 feet existing

side

east: 2.70 feet west- 0.0 feet

e) Building Height: existing 22 feet

Note: The applicant will comply with section 17-3-0307 Exceptions of the Chicago Air Quality-Ordinance should such provisions be determined as applicable (if subject property sits within 660 feel of any listed industrial use pursuant lo this section)

2. Plans: site plan and photos are provided as reference

## Finai for Publication

### Associated Sur\eying Croup, LLC

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