Office of the City Clerk

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Legislation Details (With Text)

File #:	O2022-3670		
Type:	Ordinance	Status:	Passed
File created:	11/16/2022	In control:	City Council
		Final action:	12/14/2022
Title:	Zoning Reclassification Map No. 7-F at 2943 N Halsted St - App No. 22024T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 7-F		
Attachments:	1. O2022-3670 (V1).pdf, 2. O2022-3670.pdf		

Date	Ver.	Action By	Action	Result
12/14/2022	1	City Council	Passed	Pass
12/13/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/16/2022	1	City Council	Referred	

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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, is hereby amended by changing the RM-4.5 Residential Multi-Unit District symbols and indications as shown on Map No. 7-F in the area bounded by

A line 75 feet north of and parallel to West Oakdalc Avenue; the alley next east of and parallel to North Halsted Street; A line 50 feet north of and parallel to West Oakdale Avenue; and North Halsted Street.

to those of a RM5 Residential Multi-Unit District.

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

Common Address of Property: 2943 North Halsted Street

PROJECT NARRATIVE AND PLANS TYPE 1

ZONING AMENDMENT 2943 N. Halsted Street

Tlie Applicant seeks to rezone from RM-4.5 Residential Multi-Unit District to a RM5 Residential Multi-Unit District

The property currently has three apartments. The owner seeks a re-zoning to add a fourth apartment by converting the garden floor into a dwelling unit. The existing building will be preserved, so that there will be no change to the existing buildings bulk. Tlie height of the building at 32 feet 10 inches will remain. There will be three parking spaces provided. No commercial space will be provided. The property is considered a transit-served location due to its address along Halsted Street.

Lot Area	2,500 SF
Density MLA (Lot area per unit)	625 sq. ft. (4 DU's)
Off Street Parking	3 (existing)
Recir Setback	30 feet
Side Setback (South)	0 feet (existing)
Side Setback (North)	0 feet (existing)
Front Setback	8.56 feet (existing)
Building SF	3,433 SF (existing)
FAR	1.38 (existing)
Building Height	32 feet, ten inches (existing)

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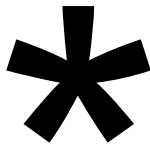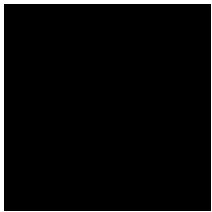ri ³ u P u
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