



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-3832
Type: Ordinance **Status:** Passed
File created: 12/14/2022 **In control:** City Council
Final action: 1/18/2023
Title: Zoning Reclassification Map No. 8-F at 3301-3305 S Wallace St - App No. 22028T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-F
Attachments: 1. O2022-3832 (V1).pdf, 2. O2022-3832.pdf

Date	Ver.	Action By	Action	Result
1/18/2023	1	City Council	Passed	Pass
1/17/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/14/2022	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, is hereby amended by changing all of the RS-3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 8-F in the area bounded by

West 33rd Street; the alley next east of and parallel to South Wallace Street; a line 50.60 feet south of and parallel to West 33rd Street; and South Wallace Street.

to those of a BI-2 Neighborhood Shopping District.

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

Common Address of Property: 3301-3305 S. Wallace Street
Project Narrative and Plans

3301-3305 S. Wallace Street Zoning Amendment

Type 1 Rezoning Supplemental Submittal Project Narrative:

The Applicant seeks to rezone the above-mentioned property from zoning district RS-3 to BI-2. The application seeks the zoning change to allow professional and medical office uses at the subject property. The project calls for the conversion of an existing

hardware store into space that will accommodate dental, medical and professional office space, along with the construction of a 1-story addition that will also accommodate dental, medical and professional office space. The existing residential uses on the second and third floors, containing a total of two (2) dwelling units within the existing building, will be renovated and will continue as residential uses.

Project Density:

Minimum Lot Area per Unit: 1,000 sf per unit
Actual Lot Area per Unit: 3,162.50 sf per unit

Floor Area Ratio:	Lot Area	= 6,325 sf
	Building Area	= 7,479 sf
	FAR	=1.182
	Maximum FAR	=2.20

Off street parking provided: Five (5) spaces total.

Setbacks:

North (side): 0.00';
East (rear): pre-existing setback of 55.00' and new addition setback of 18.00'; South (side, adjacent to R district): 5.00"; and West (front): 0.00'

Building Height:

Existing 3-story building: 47'3"
New Lstory addition: 16' 3"
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