



Office of the City Clerk

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

Legislation Text

File #: SO2015-1359, Version: 1

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 MI-2, Limited Manufacturing/Business Park

District symbols as shown on Map No. 8-H in the area bounded by:

West 35th Street; South Bell Avenue; the public alley next South of and parallel to West 35th Street; a line 300 feet East of and parallel to South Oakley Avenue; a line 193.75 feet South of and parallel to West 35th Street; the public alley next East of and parallel to South Oakley Avenue; the public alley next South of and parallel to West 35th Street; a line 74 feet West of and parallel to South Bell Avenue.

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and approval. Common

address of property: 2235-39 West 35th Street, Chicago IL.

SUBSTITUTE
NARRATIVE
AND PLANS

TYPE 1 REZONING FOR 2235-39 WEST 35TH STREET,
CHICAGO, ILLINOIS

The subject property is currently improved with one story commercial building. The applicant needs a zoning change to build a second story addition to the existing building and establish a day care center and one dwelling unit at the property.

PROJECT DESCRIPTION:	Zoning Change from M1-2 to RT4
Proposed land use:	Day care (ground floor and partial second floor) Dwelling unit (second floor)
Floor Area Ratio:	Lot area is 18,604 SF Building floor area: 18,032 SF Proposed FAR: .97
Density:	18,604 SF perDU
Off- Street parking:	8 parking spaces and 2-car garage
Set Backs	Front: 0' Side: 0'
Building height:	

fur

TOMB 1H TWM
ore (oatO
ink shois
yeal. | him™
xjT | 1wrn mm
31H

oo
CO
o cn

3

ct: O Oi

CO!