

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 Zoning Change from MI-2 to RT4

DESCRIPTION:

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

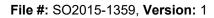
Density: 18,604 SF perDU

Off- Street parking: 8 parking spaces and 2-car garage

Set Backs Front: 0' Side: 0'

Building height:

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