



Office of the City Clerk

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

Legislation Text

File #: O2019-4126, Version: 1

Final for Publication

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 M1-2, Limited Manufacturing/ Business Park District symbols and indications as shown on Map No. 8-G in an area bound by

The public alley next west of and parallel to South Halsted Street; a line 78.0' north of and parallel to West 37th Street; South Halsted Street: and, a line 52.0' north of and parallel to West 37th Street;

to those of a RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 3624 South Halsted Street

NARRATIVE & PLANS - 3624 South Halsted Street M1-2 to RT-

3.5

The subject property is currently zoned for Manufacturing. The subject property is currently all residential which is not a permitted use in a Manufacturing District. The applicant would like to rezone the property so the zoning district properly conforms with the current use. The property is improved with a 2-story, 2 dwelling unit building with rear yard detached 2-car garage. There are no commercial spaces.

FAR	0.31
Lot Area	3,900 Square Feet
Building Area	1,238 Square Feet
Building Height	25 Feet 0 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	95 Feet 11 Inches
North side Setback	0 Feet 0 Inches
South side Setback	2 Feet 9 Inches
Parking	2 Parking Spaces

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_ 22 32 _ B :
fij fU O GARAGE O

33.0'

3m* street

GRAPHIC SCALE (In Feet) 1 inch = 30' ft

SITE PLAN

3624 South Halsted Street

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SAMUEL LEVON - 3624 South Halsted Street

Final for Publication

NORTH ELEVATION

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