



# Office of the City Clerk

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## Legislation Text

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**File #:** O2019-5567, **Version:** 1

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## ORDINANCE

*HE 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 must be amended by changing all the RSI Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-G in the area bounded by:

West 31<sup>st</sup> Street; a line 23.12 feet west of and parallel to South Morgan Street; the alley next south of and parallel to West 31<sup>st</sup> Street; a line 69.12 feet west of and parallel to South Morgan Street;

to those of a B2-2 Neighborhood Shopping District.

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

Address of Property: 1003-05 West 31<sup>st</sup> Street

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## TYPE 1 NARRATIVE AND PLANS

- Property Address: 1003-05 West 3 1<sup>s</sup> ■ Street
- Project Description: The existing vacant property will be improved with a new 3-slory mixed-use building containing two (2) commercial spaces on the first floor, four (4) dwelling units within the second-third floors, of which two (2 ) dwelling units are located on each floor and five (5) on-site exterior parking spaces.
- Zoning Amendment: RSI Single-Unit (Detached House) District -> B2-2 Neighborhood Mixed-Use District
- Lot Size: 46' x 124.95" = 5,747.50 sq. ft.
- Total square footage of proposed building: 8.760 sq. ft.

1.5

**FAR:**

**Minimum Lot Area (MLA): 4 dwelling units = 1,436.87 sq. ft./dwelling unit Overall building height: 48 -5"**

**Front setback:**

48'-43" (beginning at residential level)

4' (combined side setback)

*{required: combined 13.8' with neither side setback less than 4.6'}*

- 3' (east side setback)
- 1' (west side setback)

- **Parking spaces:**

**Loading berth:**

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