



Office of the City Clerk

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

Legislation Text

File #: O2019-7965, Version: 1

nal for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-F in area bound by

The public alley next north of and parallel to West 32nd Street; South Normal Street; West 32nd Street; and, a line 28.87 feet west of and parallel to South Normal Street

To those of a B3-3 Community Shopping District, and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 500 West
32nd Street

**ZONING AND DEVELOPMENT NARRATIVE AND PLANS IN SUPPORT OF AN
APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP FOR THE PROPERTY COMMONLY KNOWN
AS 500 WEST 32ND STREET**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 District to that of a B3 -3 District for the property commonly known as 500 West 32nd Street. The total lot area of the subject site is approximately 3,146.83 square feet. Applicant seeks to use a portion of the ground floor space in the existing building as a restaurant with an accessory liquor component.

The following is a list of the proposed (existing) dimensions of the development:

Density:	6 residential dwelling units
Lot Area Per Unit:	524
Off Street Parking:	1 spaces
Height:	30 feet (existing)
Floor Area:	approximately 5,700 square feet
Floor Area Ratio:	approximately 1.81
Front (south) Setback:	0 feet
Rear (north) Setback:	26 feet
west Side Setback:	2.79 feet
east Side Setback:	0 feet

PROFESSIONAL DESIGN FIRM NO 1H4-iki.107.3

7100 N TRIPP AVENUE LINCOLNWOOD, ILLINOIS 60712 www.professionakassociald.com
TEL: (847) 675-3011 FAX: (847) 675-2167 e-mail: paitijjprofessionalsassociald.com

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NORTH

GRAPHIC SCALE

0 15

(IN FEET) 1 inch = 15 ft.

LOT 3-1 IN BLOCK 1 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LAND TOTAL AREA 3,146.83 SQ. FT. = 0.0722 ACRE.

COMMONLY KNOWN AS: 500 WEST 32ND STREET, CHICAGO, ILLINOIS.
JFound MAG Nail p2.00°N. & 2.00°E.

16.00 Ft. PUBLIC (Asphalt Paved) ALLEY
McAs. & Rec

28.87'

Cone

Found MAG Nail > 3.00°N. aeon Lino Ext5- Chain Link Cats-. * Cone Wall 0.38°N-v\

CO

J

Cone. Steps-Found Cross Notch 2.00'S.&on Una Ext5

O Z

CO

Concrete Curb

CM

SITE * FLft-fv

NOTF
COPY OF TITLE INSURANCE POLICY NOT
PROVIDED TO SURVEYOR

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT

OrderNo 16-91209
Ordered by

Date of Field Work July 6, 2019
GORDON SC PIKARSKI

Attorneys at Law

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THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS THIS IS NOT AN A IT A SURVEY
COMPARE AM. POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC, dn hereby certify that we have surveyed the above described property and UiaL to the best of our knowledge, the plat hereon drawn ii an accurate representauoQ of Mid survey

IL PROF I AND SURVEYOR - UCKNSE EXP DATE NOV 30,2070
Drawn by: JR - S.Z.