



Office of the City Clerk

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

Legislation Text

File #: O2020-4571, 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, Chicago Zoning Ordinance, is amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-G in the area bounded by:

A line 180.27 feet north of and parallel with West 33rd Place; A line 70.50 feet east of and parallel with South Morgan Street; A line 179.6 feet north of and parallel with West 33rd Place; The public alley next east of and parallel with South Morgan Street; A line 104.6 feet north of and parallel with West 33rd Place; South Morgan Street

to those of BI-2 Neighborhood Shopping District, which is hereby established in the area above described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 3315-3319 S. Morgan St.

NARRATIVE AND PLANS

Re: 3315-3319 S. Morgan St.

The Applicant seeks a change in zoning from RS3 Residential Single-Unit (Detached House) District to BI-2 Neighborhood Shopping District.

The applicant seeks to allow development as follows:

Zoning Lot 1 (3315 S. Morgan St.): Rehabilitation and alterations to an existing building, including addition of ground floor business uses and overall deconversion from 6 dwelling units to 2 dwelling units, all on upper floors.

Zoning Lot 2 (3317 S. Morgan St.): Rehabilitation and alterations to an existing building, including addition of ground floor business uses, with 2 dwelling units on upper floors.

Zoning Lot 3 (3319 S. Morgan St.): Construction of a new four story, 48'-6" high building with ground floor business uses and 2 upper floor dwelling units.

Narrative bulk tables are attached.

Zoning Lot 1 (3315 S. Morgan St.) Lot Area 3,390 square feet
(per survey):

Zoning Lot 1 (3315 S. Morgan St.) Maximum 2.2

Floor Area Ratio:

Zoning Lot 1 (3315 S. Morgan St.) Maximum 2 per zoning lot

Dwelling Units:

Zoning Lot 1 (3315 S. Morgan St.) Minimum 1,600 square feet

Lot Area Per Dwelling Unit:

Zoning Lot 1 (3315 S. Morgan St.) Off-Street 2 parking spaces

Parking:

Zoning Lot 1 (3315 S. Morgan St.) Front 0 feet, 0 inches

Setback: *{preexisting nonconformity}*

Zoning Lot 1 (3315 S. Morgan St.) Rear 42 feet, 0 inches

Setback:

Zoning Lot 1 (3315 S. Morgan St.) Side 0 feet, 0 inches

Setback (north side yard): *{preexisting nonconformity}*

Zoning Lot 1 (3315 S. Morgan St.) Side 1 foot, 5 inches

Setback (south side yard): *{preexisting nonconformity}*

Zoning Lot 1 (3315 S. Morgan St.) Rear 42 feet, 0 inches

Setback:

Zoning Lot 1 (3315 S. Morgan St.) Building 47 feet, 0 inches

Height:

Zoning Lot 2 (3317 S. Morgan St.) Lot Area 3,342 square feet
(per survey):

Zoning Lot 1 (3317 S. Morgan St.) Maximum 1.5

Floor Area Ratio:

Zoning Lot 1 (3317 S. Morgan St.) Maximum 2 per zoning lot

Dwelling Units:

Zoning Lot 1 (3317 S. Morgan St.) Minimum Lot Area Per Dwelling Unit: 1,600 square feet
Zoning Lot 1 (3317 S. Morgan St.) Off-Street Parking: 2 parking spaces
Zoning Lot 1 (3317 S. Morgan St.) Front Setback: {preexisting nonconformity} 0 feet, 0 inches
Zoning Lot 1 (3317 S. Morgan St.) Rear Setback: 60 feet, 0 inches
Zoning Lot 1 (3317 S. Morgan St.) Side Setback (north side yard): (preexisting nonconformity) 0 feet, 5 inches
Zoning Lot 1 (3317 S. Morgan St.) Side Setback (south side yard): (preexisting nonconformity) 2 feet, 3 inches
Zoning Lot 1 (3317 S. Morgan St.) Building Height: 36 feet, 5 inches

Zoning Lot 3 (3319 S. Morgan St.) Lot Area (per survey): 3,343 square feet

Zoning Lot 3 (3319 S. Morgan St.) Maximum Floor Area Ratio: 2.2
Zoning Lot 3 (3319 S. Morgan St.) Maximum Dwelling Units: 2 dwelling units
Zoning Lot 3 (3319 S. Morgan St.) Minimum Lot Area Per Dwelling Unit: 1,600 square feet
Zoning Lot 3 (3319 S. Morgan St.) Off-Street Parking: 2 parking spaces
Zoning Lot 3 (3319 S. Morgan St.) Front Setback: 11 feet, 3 inches
Zoning Lot 3 (3319 S. Morgan St.) Rear Setback: 30 feet, 0 inches
Zoning Lot 3 (3319 S. Morgan St.) Side Setback (north side yard): 0 feet, 0 inches
Zoning Lot 3 (3319 S. Morgan St.) Side Setback (south side yard): 3 feet, 0 inches
Zoning Lot 3 (3319 S. Morgan St.) Building Height: 48 feet, 6 inches

U.I
>-
O U IU
CO ij> tO ~. uj

O

eft.
0 io

io . cv)

o

■i Pb £fa
y a: H7XC

B⁷

E55

1§

Si) i.i
..<<<

∧
∞
C_

O Li

■L)-« UJ
0 <
ti... ^ k> § x

v in

.1. v.-

ej ii.

4 4 4

Z O
< >
W
UJ
X H D O
CS
Q
LU
O
O
a;
J
ex

C
ru

LO
no no

o

O

IC1,

O

./fbf
Ui

C

□

□ | □

uJ -J
UJ
/f-&
O Z Q UJ oo O a, O
PL,

a.

>4*1

CT)

(TJ

O

OO

LD

no

/'I

cn .9
5 :>

a.

a

eg c

o
b
o ra xi
a> CO *-1 c o
■ 11 j.-i.-l^i nv/s
•w.ia-ioni'.swj-
"/J J NV1J 3XIG

o
?w<! o

Td ,99 92

co

<
H
CC
o