

### 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 ofthe 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 33<sup>rd</sup> 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 33<sup>rd</sup> Place; The public alley next east of and parallel with South Morgan Street; A line 104.6 feet north of and parallel with West 33<sup>rd</sup> Place; South Morgan Street

to those of Bl-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 Bl-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 feel, 0 inches

**Setback:** 

Zoning Lot 1 (33 1 5 S. Morgan St.) Building 47 feet, 0 inches

Height:

Zoning Lot 2 (33 17 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** 1,600 square feet **Lot Area Per Dwelling Unit:** 

**Zoning Lot 1 (3317 S. Morgan St.) Off-Street** 2 parking spaces **Parking:** 

**Zoning Lot 1 (3317 S. Morgan St.) Front** 0 feet, 0 inches

**Setback:** {preexisting nonconformity}

**Zoning Lot 1 (3317 S. Morgan St.) Rear** 60 feet, 0 inches

**Setback:** 

Zoning Lot 1 (3317 S. Morgan St.) Side 0 feet, 5 inches

Setback (north side yard): (preexisting

nonconformity)

Zoning Lot 1 (3317 S. Morgan St.) Side 2 feet, 3 inches

**Setback (south side yard):** (preexisting

nonconformity)

**Zoning Lot 1 (3317 S. Morgan St.) Building** 36 feet, 5 inches **Height:** 

Zoning Lot 3 (3319 S. Morgan Si.) Lot Area (per3,343 square feel survey):

Zoning Lot 3 (3319 S. Morgan St.) Maximum 2.2

Floor Area Ratio:

**Zoning Lot 3 (3319 S. Morgan St.) Maximum** 2 dwelling units **Dwelling Units:** 

**Zoning Lot 3 (3319 S. Morgan St.) Minimum** 1,600 square feet **Lot Area Per Dwelling Unit:** 

**Zoning Lot 3 (3319 S. Morgan St.) Off-Street** 2 parking spaces **Parking:** 

Zoning Lot 3 (3319 S. Morgan St.) Front 11 feet, 3 inches

**Setback:** 

**Zoning Lot 3 (3319 S. Morgan St.) Rear** 30 feet, 0 inches

**Setback:** 

**Zoning Lot 3 (3319 S. Morgan St.) Side** 0 feet, 0 inches

Setback (north side yard):

**Zoning Lot 3 (3319 S. Morgan St.) Side** 3 feet, 0 inches

Setback (south side yard):

**Zoning Lot 3 (3319 S. Morgan St.) Building** 48 feet, 6 inches **Height:** 

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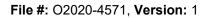
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