



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

File #: O2021-1504, Version: 1

FINAL FCf1  
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 RM5 Residential Multi-Unit District symbols and indications as shown on Map No. 10-E in the area bounded by

the alley next north of and parallel to East 43<sup>rd</sup> Street; South Calumet Street; East 43<sup>rd</sup> Street; and the alley next west of and parallel to South Calumet Avenue

to those of a B3-2 Community Shopping District.

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

Common Address of Property: 318-328 E. 43<sup>rd</sup> Street, Chicago, Illinois

FINAL FOR  
PUBLICATION

Narrative and Plans for Type 1 Rezoning for 318-322 East 43<sup>rd</sup> Street, Zoning Map  
Amendment from RM5 to B3-2

#### A. Project Description:

Zoning change from RM5 to B3-2 to comply with B3-2 Community Shopping District to permit the rehabilitation of existing one and three-story vacant commercial buildings

located at 318-328 E. 43<sup>rd</sup> Street in Chicago, Illinois to establish retail, educational, restaurant, and other culinary uses, which may include a book store, art gallery, music school, community meeting venue, banquet facility and entertainment venue, including live performances. The subject property is adjacent to an existing CTA Green Line station and is served by existing CTA bus service and will, thus, satisfy the Transit Served Location Criteria.

- B. FAR: 2.46  
Lot Area: 13,000 square feet Building Area:  
32,000 square feet FAR: 2.46(32,000-  
13,000)
- C. Density (Lot Area per dwelling unit):N/A, as there are no existing or proposed residential units
- D. Off-Street Parking: Zero (Transit Served Location)
- E. Setbacks: Existing Front: 0'-0"  
Rear: 0'-0" Side: 0'-0"
- F. Building Height: 3 one and two-story buildings, with maximum height of 55 feet.  
Height to remain unchanged.

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