

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

Legislation Text

File #: 02022-2675, Version: 1

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### 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 Ml -2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-G in the area bounded by

The public alley next north of and parallel to west 37<sup>lh</sup> place; a line 100 feet east of and parallel to south Sangamon Street; West 37<sup>lh</sup> place; and a line 75 feet east of and parallel to south Sangamon Street

to those of a RT3.5 Residential Two-Flal, Townhouse and Multi-Unit District.

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

Common Address of Property: 928 W\V/lh Place, Chicago II. 60609

## :Pna? Publication

Narrative and Plans For A Type-1 Zoning VIap Amendment At 928 WestV/" Place Chicago, II 60609 From Ml -2 to RT3 5

A. Narrative: The existing two-story brick building contains two existing dwelling units. The reason for the zoning change from the current MI-2 Limited Manufacturing/Business Park District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District to obtain a building permit to allow the conversion from a single-family residence to a 2-dwelling unit residential building (one unit in front and one unit in rear). The zoning lot measures at 25 feet x 147.00 feet for a total lot area of 3,675 sq. ft. The building size measures at 22.38' X 63.06' = 1,411.28 sq. ft. per floor, two total floors with approximate building size of 2,822.45 sq. ft. excluding existing basement level. The properly provides two on-site parking spaces to serve the principal building with a rear detached private garage with overhead door facing the public alley for alley access ingress and egress.

Bulk and density:

- a) Floor area ratio: 0.767
- b) Density (lot area per dwelling unit): (2 DU's) 1837.5 sq. ft.
- c) Off-street parking: 2 vehicles spaces existing garage
- d) Setbacks: existing front: 12 92 feet existing rear: 71.02 feet existing

side

east: 2.70 feet west- 0.0 feet

e) Building Height: existing 22 feet

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Note: The applicant will comply with section 17-3-0307 Exceptions of the Chicago Air Quality-Ordinance should such provisions be determined as applicable (if subject property sits within 660 feel of any listed industrial use pursuant lo this section)

2. Plans: site plan and photos are provided as reference

### **Finai for Publication**

#### Associated Surleying Croup, LLC

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