



# City of Chicago



O2021-3118

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/21/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-F at 3209-3231 S Shields Ave - App No. 20799T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-F in the area bounded by

A line 75 feet south of and parallel to West 32nd Street; the alley next east of and parallel to South Shields Avenue; a line 325 feet south of and parallel to West 32nd Street; and South Shields Avenue.

to those of an RS-3, Residential Single-Unit (Detached House) District.

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

Address: 3209-3231 S. Shields Ave.

3201-3231 S. Shields Ave.  
Zoning Amendment  
Type 1 Rezoning Supplemental Submittal

**Project Narrative:**

The applicant seeks to rezone the above mentioned property from zoning district M1-2 to RS-3. The applicant seeks a zoning change to comply with the use standards, the bulk and density requirements in the RS-3 to allow for the construction of 10 single family residential buildings.

**Proposed Use:**

10 Single Family Residences

**Project Density:**

Lot area per dwelling unit: 3,125 sf per single family home

**Floor area ratio:**

Single Family Home (Each)  
.78  
Lot Area = 3,125sf  
Building Area= 2,454sf

**Off street parking provided:**

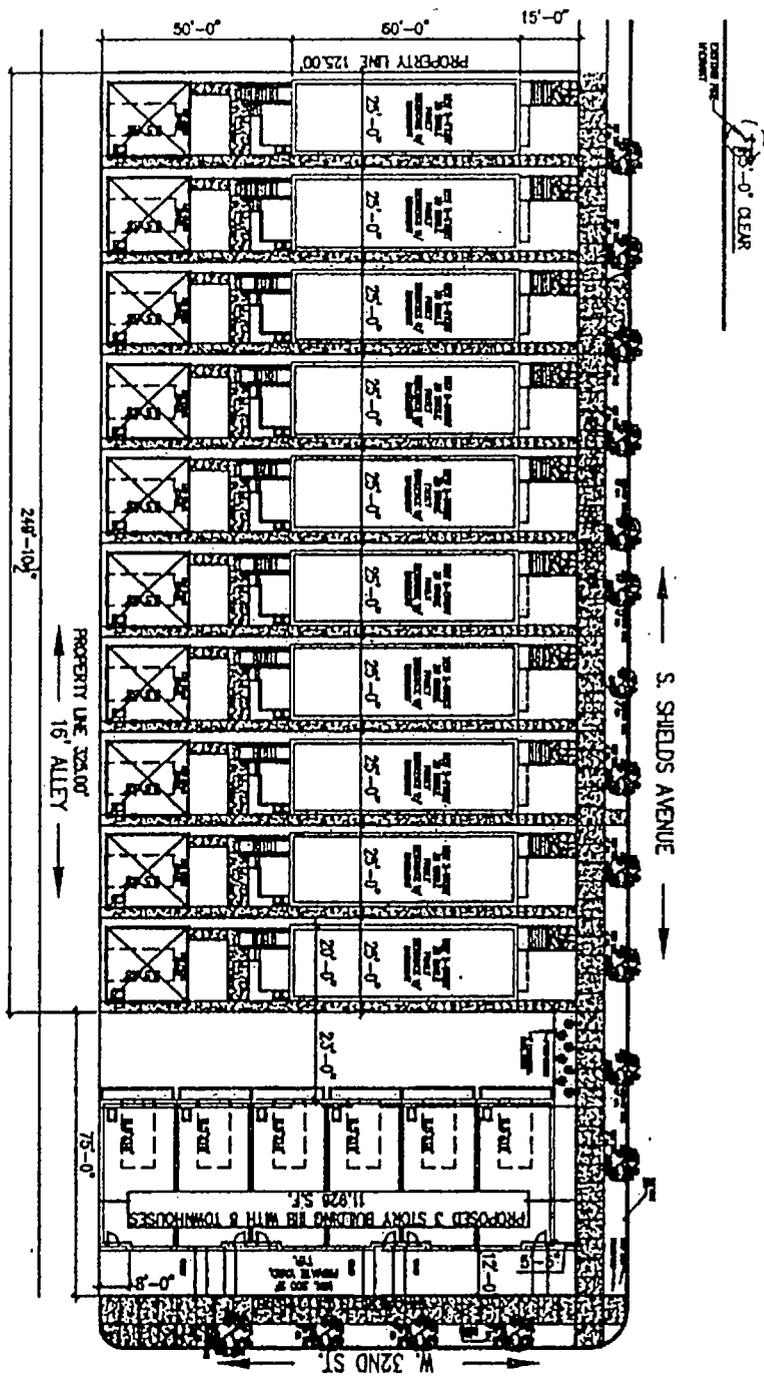
10 total (1 per unit)

**Setbacks:**

Single Family Homes: South: 2', North: 3', East: 55', West: 10'

**Building Height:**

Single Family Homes: 24'



1  
11.0  
N  
MASTER PLAN  
1/16"=1'-0"

BERTCO

CONSTRUCTION CO., INC.

--	--	--	--	--

Project Name and Address:  
8 NEW TOWNHOUSES AND 10  
111 S. SHIELDS AVENUE, W. 32ND ST.  
2001-2021 S. SHIELDS AVE.

Date: 7/27/2011  
Scale: 1/16"=1'-0"

A1.1

SINGLE FAMILY RESIDENCE SITE PLAN

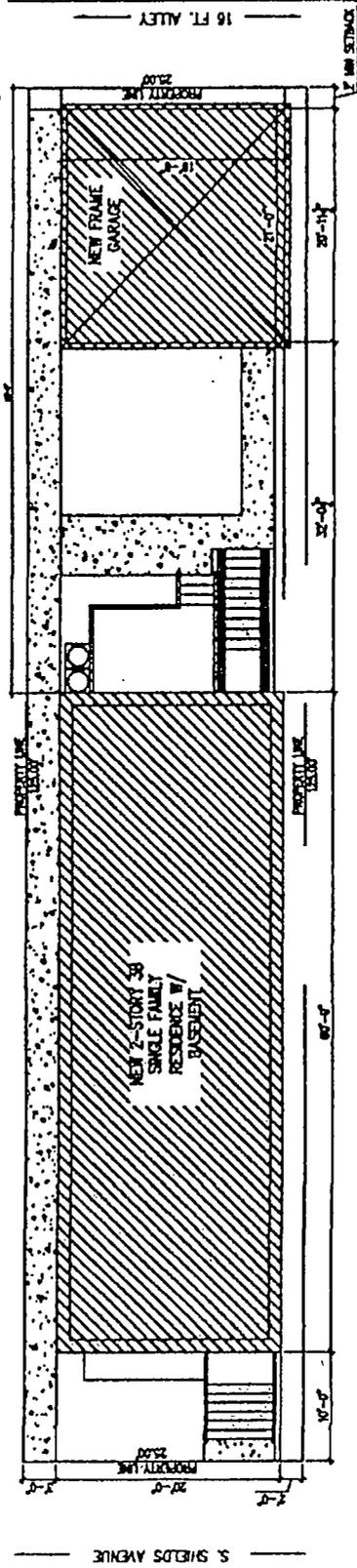
**BERTCO**  
CONSTRUCTION CO., INC.

No.	Revisions/Changes	Date

8 NEW TOWNHOUSES AND 10 NEW SINGLE FAMILY RESIDENCES  
2001-2002 S. SHIELDS AVE.

Sheet No. **A1.1**

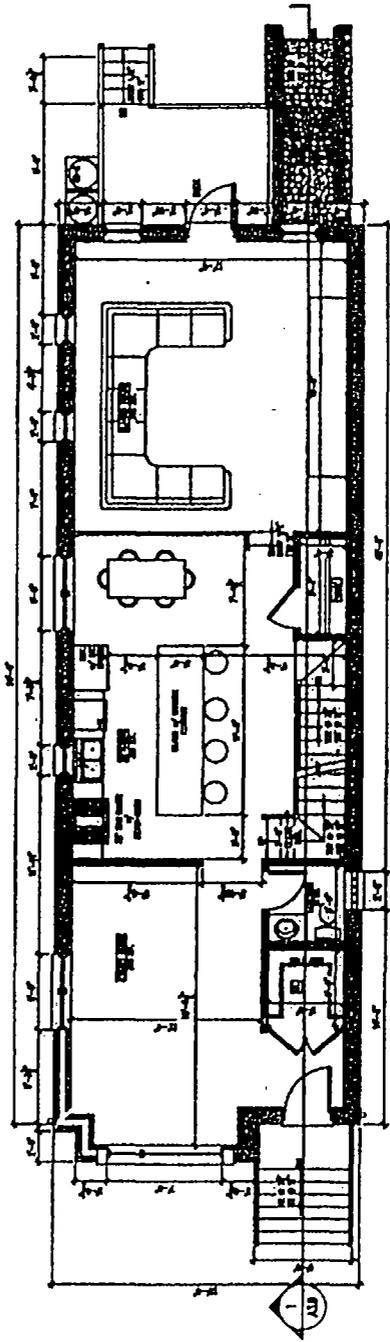
EXISTING AREA	EXISTING WORK AREA	NEW WORK AREA	TOTAL AREA
PROJECT (SEE BELOW GRADE)	NEW CON. & W/4 STUB	1,457 SF.	1,457 SF.
EXIST. FLOOR	REMOVE 1-CAR GARAGE	1,227 SF.	1,227 SF.
EXIST. AREA (W/O BASEMENT)	W/4	2,484 SF.	2,484 SF.
TOTAL LOT AREA	NEW FRONT, WORK AREA, DRIVING AND EXTERIOR W/4 BASEMENT	3,123 SF.	3,123 SF.
TOTAL PARK		0.75	0.75



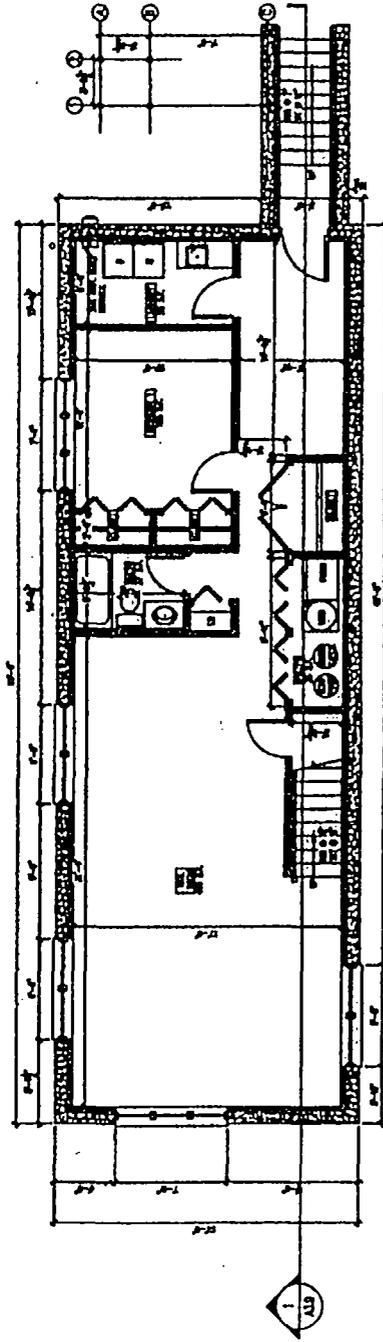
**1** TYPICAL SITE PLAN  
3/16"=1'-0"



# SINGLE FAMILY RESIDENCE PLANS



2 TYPICAL FIRST FLOOR PLAN  
 ALL 1/4"=1'-0"



1 TYPICAL BASEMENT PLAN  
 ALL 1/4"=1'-0"

**BERTCO**  
 CONSTRUCTION CO., INC.

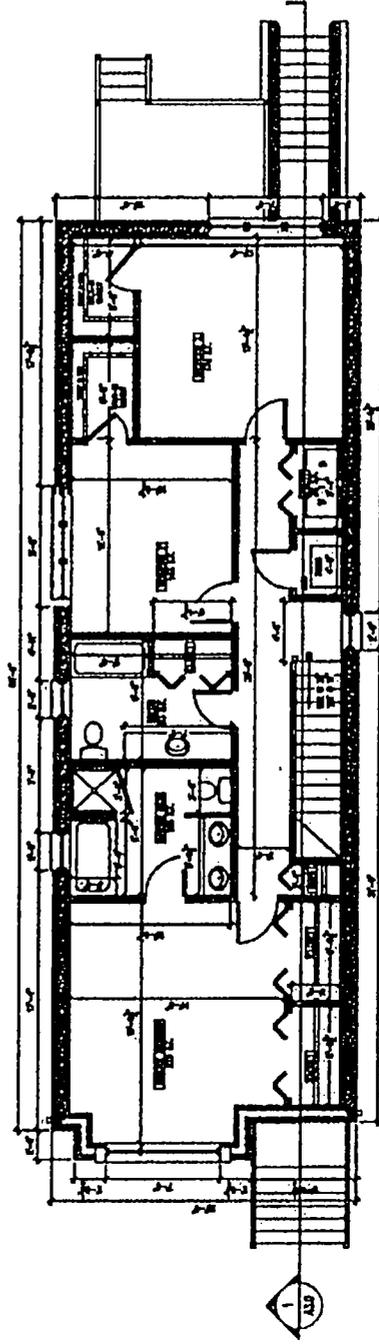
No.	Quantity	Notes	Date

For Plot Area Only

8 NEW TOWNSHIPS AND 10  
 NEW SINGLE FAMILY RESIDENCES  
 2321-2331 E. SHILOH AVE.  
 3301-3311 E. SHILOH AVE.

DATE: 7/12/2021  
 TIME: 1/4"=1'-0"  
 SHEET: A1.1

# SINGLE FAMILY RESIDENCE PLANS



1  
A1.2 N 1/4"=1'-0"



**BERTCO**  
CONSTRUCTION CO., INC.

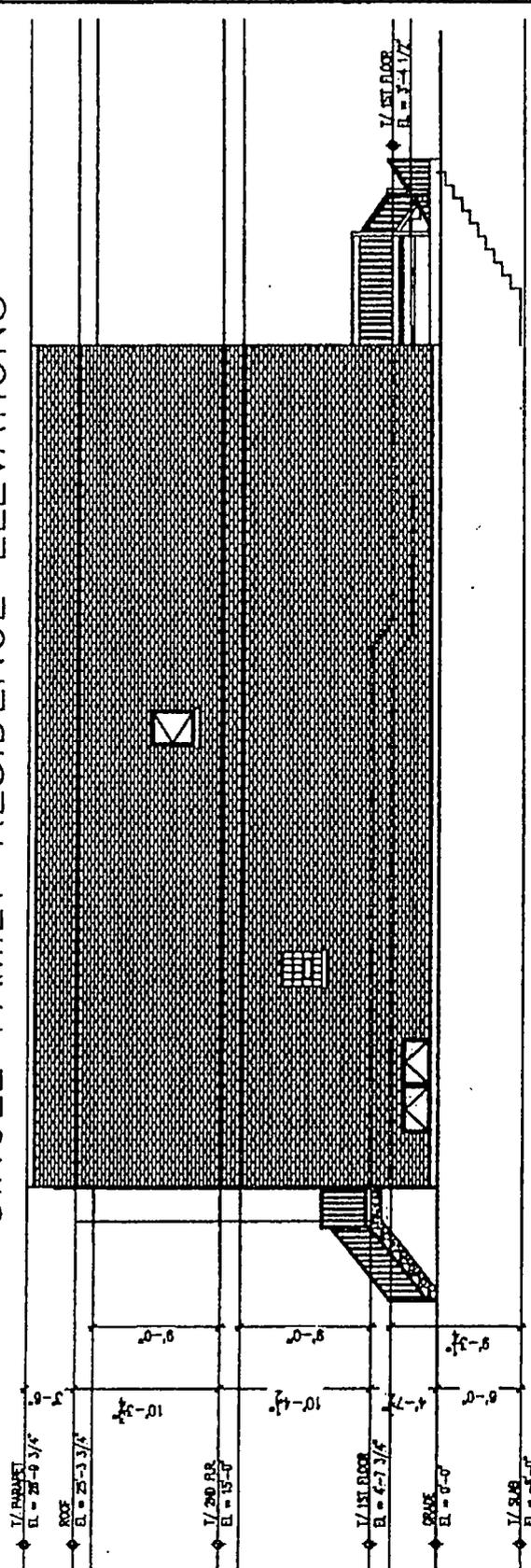
8 NEW TOWNHOUSES AND 10  
NEW SINGLE FAMILY RESIDENCES  
318-325 W. 25th St.  
2001-2003 E. 94th Ave.

Sheet No. **A1.1**  
Date: 7/12/2001  
Scale: 1/4"=1'-0"

No.	Revisions/Changes	Date

UNIVERSITY OF MINNESOTA

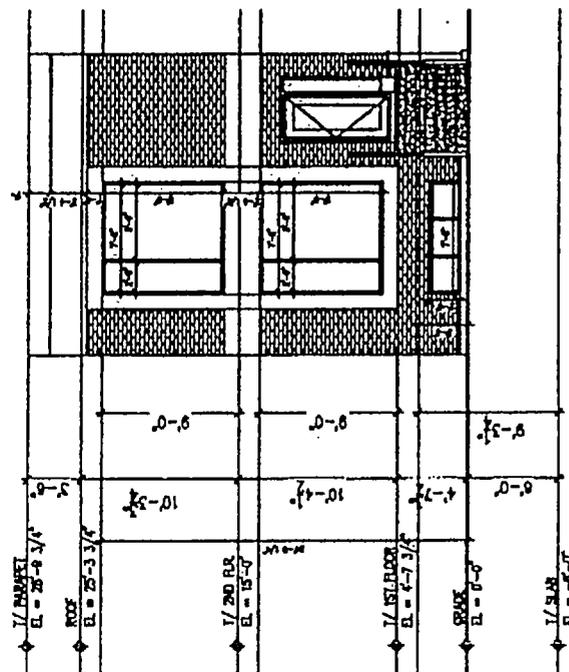
SINGLE FAMILY RESIDENCE ELEVATIONS



1 TYPICAL SOUTH ELEVATION  
A2.0 1/4"=1'-0"

LIGHT + VENT SCHEDULE

NO.	TYPE	FINISH	GLASS	OPERATION	VENT
1	1/2\"/>				



2 TYPICAL WEST ELEVATION  
A2.0 1/4"=1'-0"

**BERTCO**  
CONSTRUCTION CO., INC.

No.	Preparer/Date	Job

PER THIS PLAN SHEET

8 NEW TEMPLATES AND 10  
NEW BRICK FAMILY ROOM DOORS  
314-325 N. 23RD ST.  
3301-3331 E. SHIELDS AVE.

DATE 7/19/2021  
SCALE 1/4"=1'-0"  
A1.1

