



City of Chicago



O2018-8026

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-F at 3200-3212 S Shields Ave, 335-345 W 32nd St and 3201-3213 S Stewart Ave - App No. 19837T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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

West 32nd Street;

South Shields Avenue;

A line 138.33 feet south of and parallel to West 32nd Street;

South Stewart Avenue;

to those of a RM5 Residential Multi-Unit District, which is hereby established in the area described.

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

FINAL FOR PUBLICATION

Common Address(es): 3200-3212 S. Shields Ave.; 335-345 W. 32nd St.;
3201-3213 S. Stewart Ave.

NARRATIVE AND PLANS

**Re: 3200-3212 South Shields Avenue; 335-345 West 32nd Street;
3201-3213 South Stewart Avenue**

The Applicant seeks a change in zoning from M1-2 Limited Manufacturing / Business Park District to RM5 Residential Multi-Unit District.

The applicant proposes to construct a residential townhouse development with 12 dwelling units and 24 parking spaces. No commercial space.

Lot Area: (125 feet x 138 feet, 4 inches)	17,291.25 square feet
Floor Area Ratio:	1.45 maximum
Dwelling Units:	12 dwelling units
Minimum Lot Area Per Dwelling Unit:	1420
Off-Street Parking (minimum):	24 parking spaces
North (32nd Street) Setback (entire townhouse development):	5 feet, 0 inches
East (Shields Avenue) Setback (entire townhouse development):	10 feet, 0 inches
South Setback: (entire townhouse development):	3 feet, 0 inches
West (Stewart Avenue) Setback (entire townhouse development):	10 feet, 0 inches
Building Height: (zoning height)	31 feet, 4 inches

A HANNA ARCHITECTS, INC.
 (312) 756-1980
 180 N. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 756-1981
 PROFESSIONAL REGISTRATION
 ARCHITECT COMPARTMENT
 LICENSE NUMBER ILL. 001845

DESIGNED BY: [Blank]
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 DATE: [Blank]

ASSISTANT PROJECT MANAGER: [Blank]
 PROJECT NUMBER: [Blank]
 SHEET NUMBER: [Blank]
 BUILDING NUMBER: [Blank]

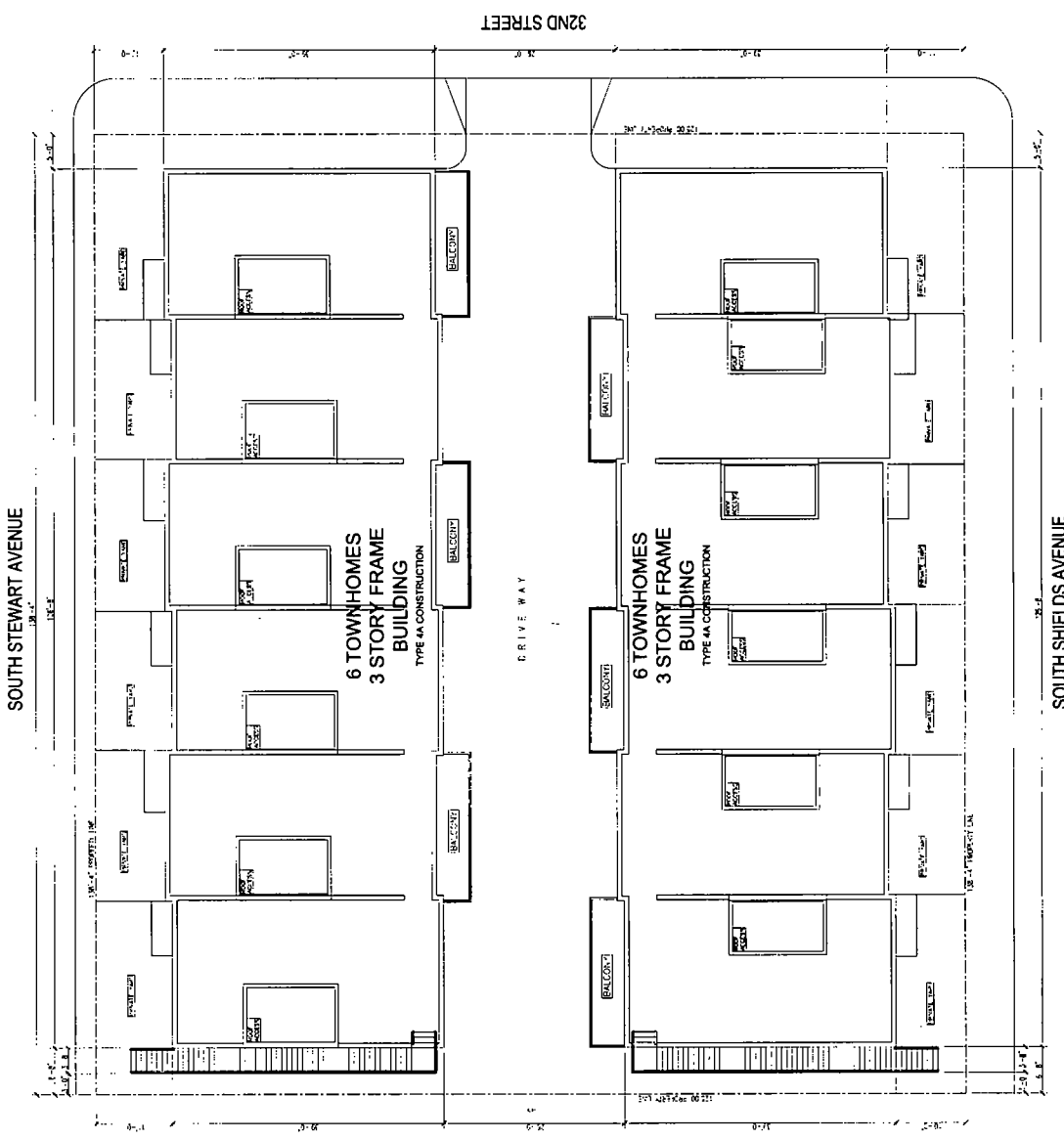


PROJECT NAME & ADDRESS
 32ND STREET &
 SHIELDS AVENUE
 CHICAGO, ILLINOIS

SHEET TITLE

FILENAME

SHEET NUMBER
 A-1



BUILDING SQUARE FOOTAGE	
1ST FLOOR	2,678.50 SQ. FT.
2ND FLOOR	4,675.50 SQ. FT.
3RD FLOOR	4,944.20 SQ. FT.
TOTAL	12,298.20 SQ. FT.

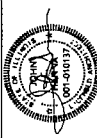
FINAL FOR PUBLICATION

SOUTH SHIELDS AVENUE
 SITE ROOF PLAN

A HANNA ARCHITECTS, INC.
 1121 740 1800
 1810 W. WASHINGTON
 CHICAGO, ILLINOIS 60612
 FAX (312) 763-1801
 PROFESSIONAL ARCHITECT FIRM
 LICENSE NUMBER 14-001454

NOTES: 1. This plan is to be used in conjunction with the other drawings in this set. 2. All dimensions are in feet and inches. 3. All work is to be in accordance with the City of Chicago Building Code. 4. All work is to be in accordance with the City of Chicago Fire Code. 5. All work is to be in accordance with the City of Chicago Electrical Code. 6. All work is to be in accordance with the City of Chicago Mechanical Code. 7. All work is to be in accordance with the City of Chicago Plumbing Code. 8. All work is to be in accordance with the City of Chicago Fire Alarm Code. 9. All work is to be in accordance with the City of Chicago Fire Sprinkler Code. 10. All work is to be in accordance with the City of Chicago Fire Extinguisher Code. 11. All work is to be in accordance with the City of Chicago Fire Alarm and Signaling Code. 12. All work is to be in accordance with the City of Chicago Fire Alarm and Signaling Code.

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF ILLINOIS
 LICENSE NUMBER 14-001454

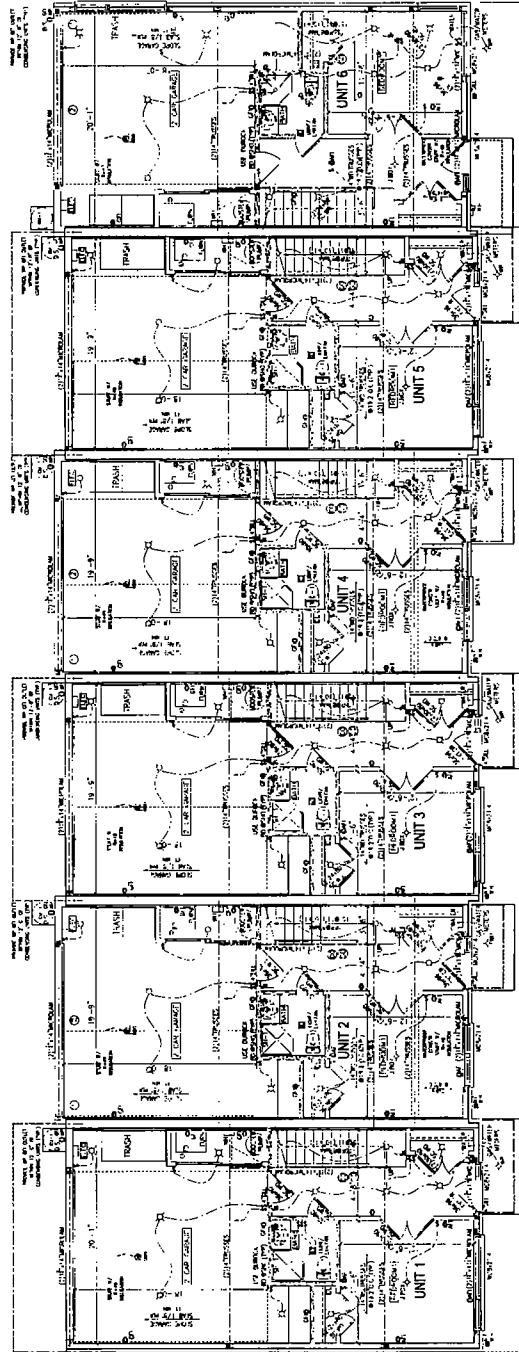
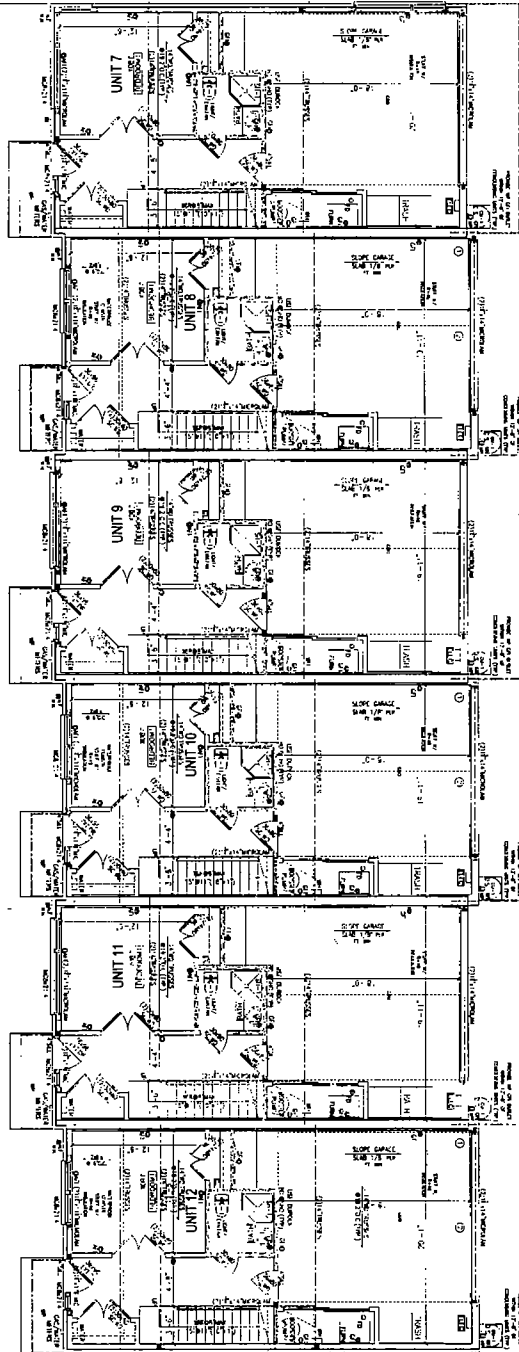


PROJECT NAME & ADDRESS
 32nd STREET &
 SHIELDS AVENUE
 12 TOWNHOMES
 CHICAGO, ILLINOIS

SHEET TITLE

DATE

SHEET NUMBER
 A-2



FIRST FLOOR PLAN

FINAL FOR PUBLICATION

HANNA ARCHITECTS, INC. 2019

ALHANA
 (1) (2) 750-1800
 180 W. WASHINGTON
 CHICAGO, ILLINOIS 60601
 FAX (312) 750-1801
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORP. OF ILL. IN
 LICENSE NUMBER 154-00184

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DESIGNED FOR REVIEW BY:
 REGISTERED PROFESSIONAL ARCHITECT, ILL.
 SEE 10-10-10-10
 REVIEWED BY CONTRACTOR:
 SEE 10-10-10-10

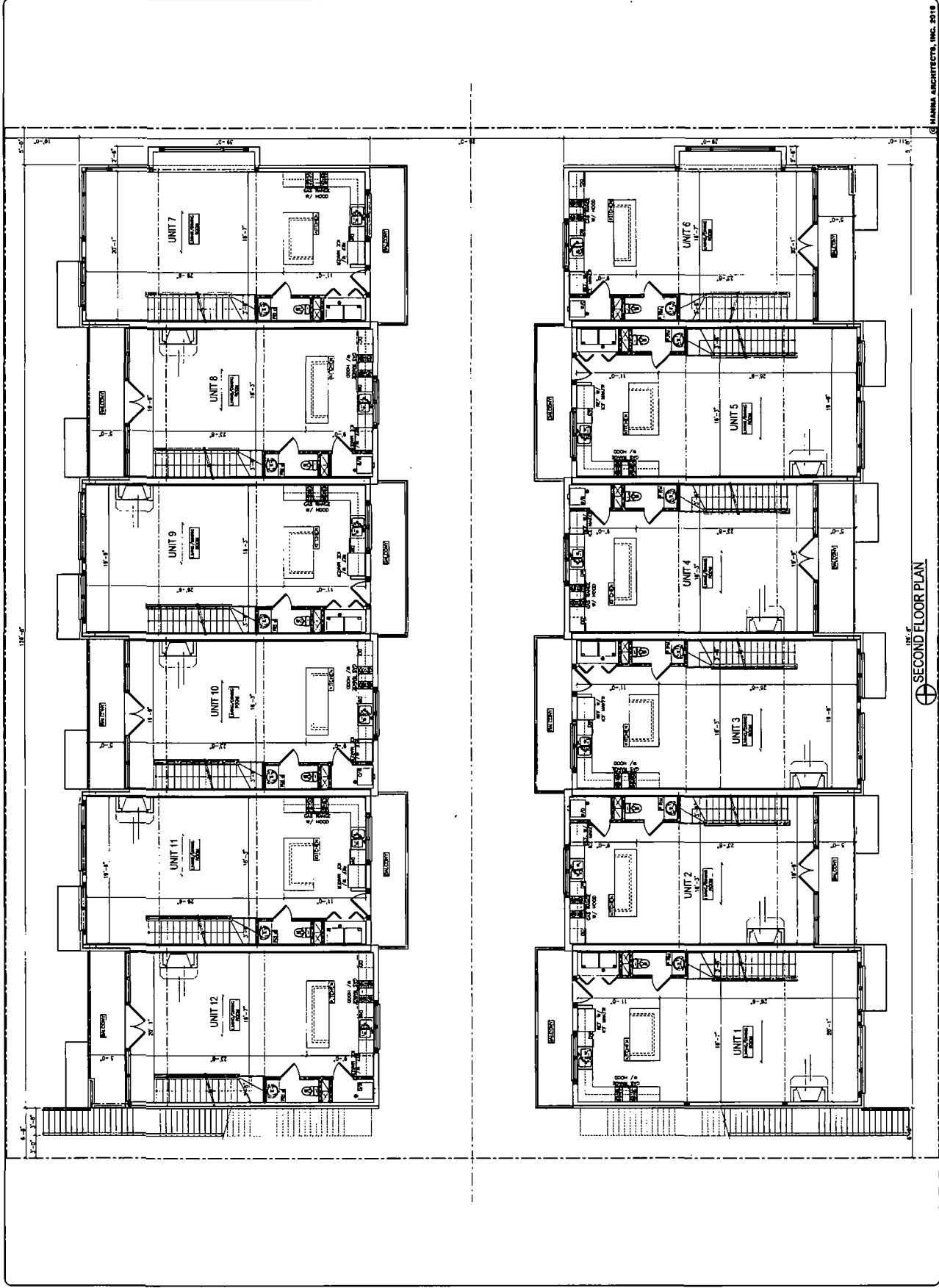


PROJECT NAME & ADDRESS
 2044 STREET &
 SHIELDS AVENUE
 12 TOWNHOMES
 CHICAGO, ILLINOIS

SHEET TITLE

FIGURE

SHEET NUMBER
 A-3



SECOND FLOOR PLAN

ALHANA ARCHITECTS, INC. 2013

FINAL FOR PUBLICATION

J. HANNA ARCHITECTS
 (773) 756-1871
 1819 WASHINGTON
 CHICAGO, ILLINOIS 60614
 FAX: (773) 756-1871
 PROFESSIONAL PERSON FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 044-0006

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DATE: 11/11/2015
 PROJECT: 1515 W. WASHINGTON
 SHEET: 303
 SCALE: AS SHOWN

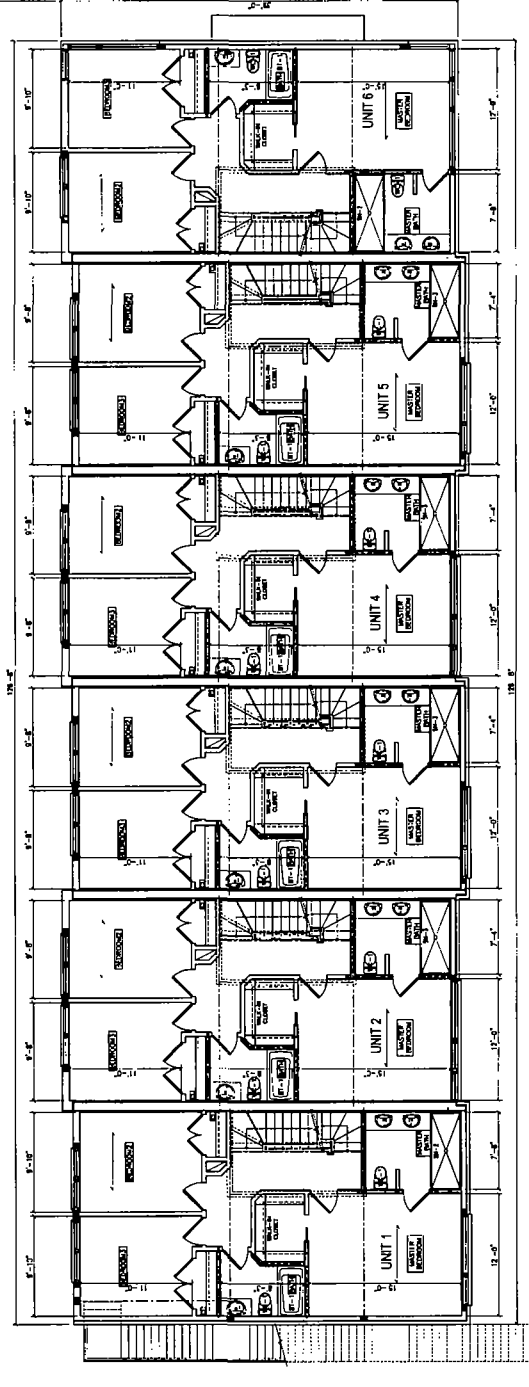
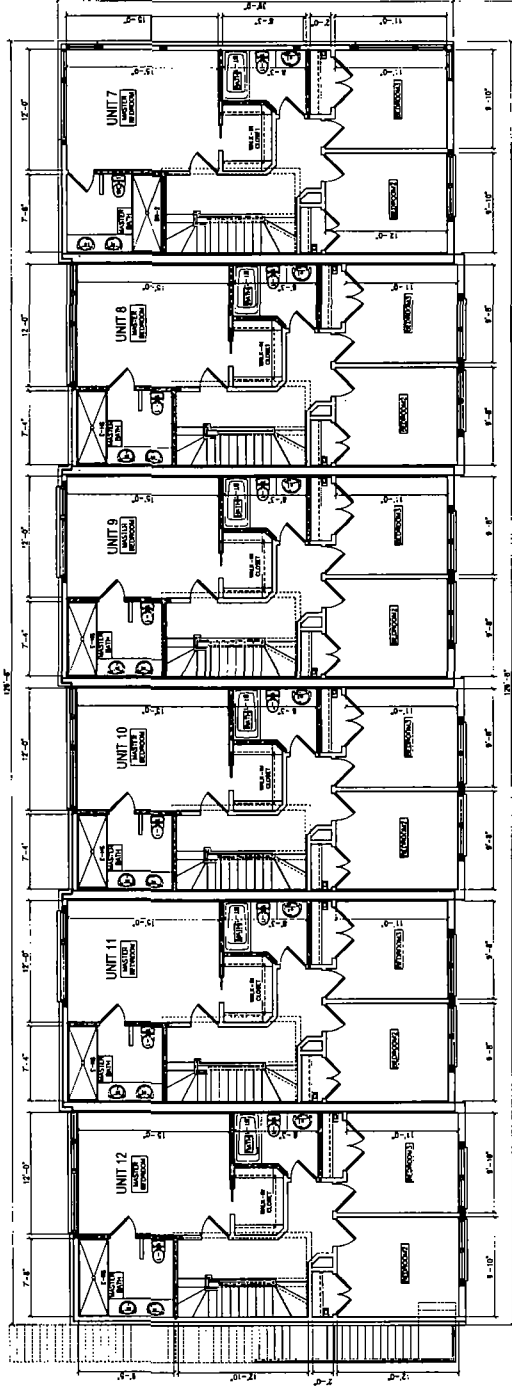


PROJECT NAME & ADDRESS
 32nd STREET &
 12 TOWNHOMES
 CHICAGO, ILLINOIS

SHEET TITLE

FILENAME

SHEET NUMBER
 A-4



THIRD FLOOR PLAN

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A HANNA ARCHITECTS, INC.
 0121759-0000
 100 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 794-1001
 PROFESSIONAL CORPORATION
 ARCHITECT LICENSE NUMBER 041-001013

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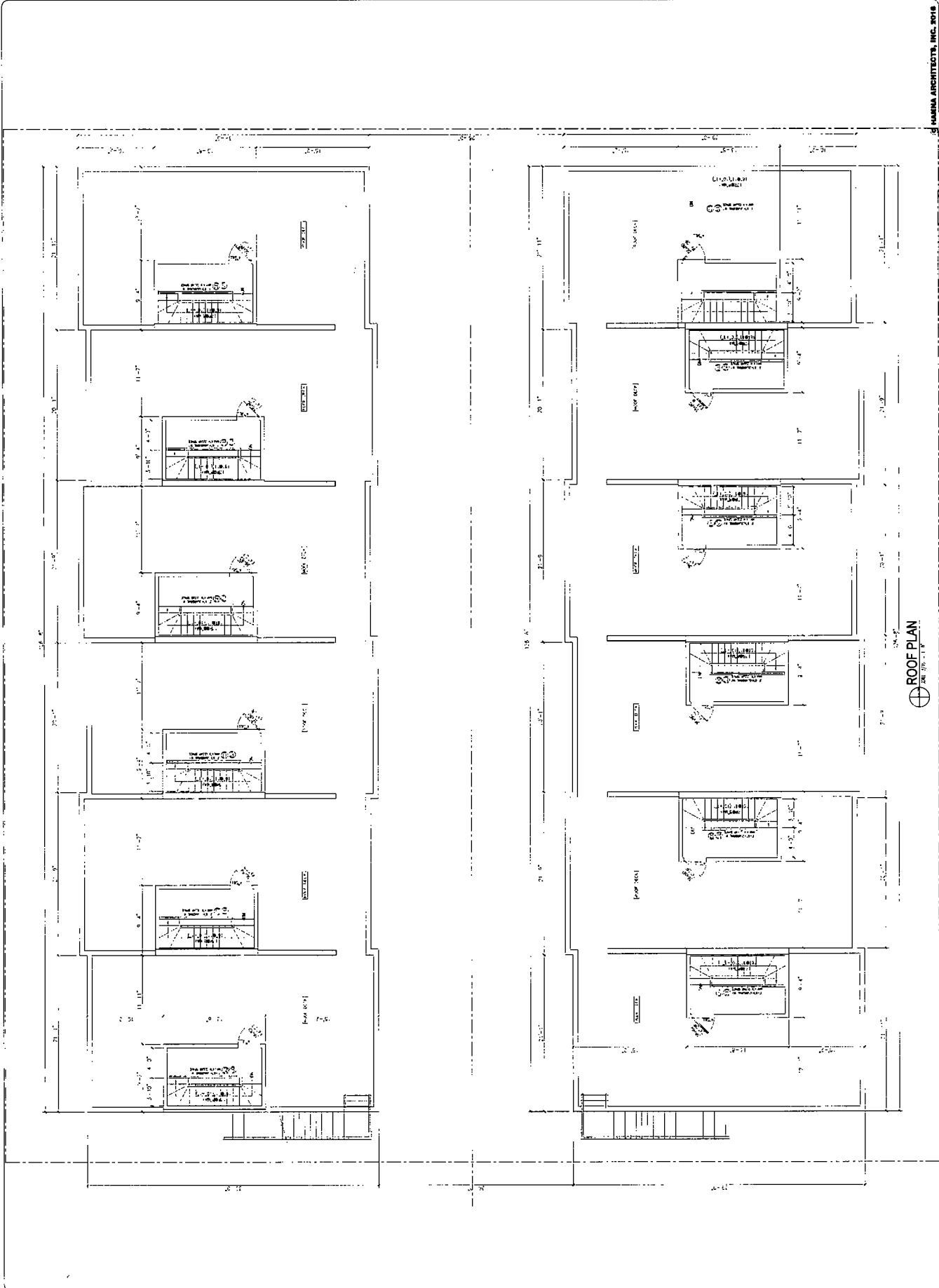
LAST DATE PRINTED: 04/11/17
 INSTALLED FOR PERMIT: 04/11/17
 EAST TO PERMIT: 04/11/17
 EAST TO PERMIT: 04/11/17



PROJECT NAME & ADDRESS:
 32nd STREET & STATE STAIRS
 32nd STREET STAIRS
 CHICAGO, ILLINOIS

SHEET TITLE:
 SHEET NUMBER:
 PROJECT NUMBER:

SHEET NUMBER:
 PROJECT NUMBER:
 A-5



ROOF PLAN
 SHEET 05-118

FINAL FOR PUBLICATION

ALANNA ARCHITECTS
 140 W. MADISON ST.
 CHICAGO, ILLINOIS 60602
 TEL: (312) 786-1800
 FAX: (312) 786-1801
 PROFESSIONAL ARCHITECTS
 ARCHITECTS IN CHARGE: ALANNA
 LICENSE NUMBER: 043-000000

DATE: 10/15/12
 PROJECT: 12 TOWNHOMES
 SHEET: A-6
 SCALE: 1/8" = 1'-0"

PROJECT NAME & ADDRESS
 32-4 STREET &
 SCHILLER AVENUE
 12 TOWNHOMES
 CHICAGO, ILLINOIS

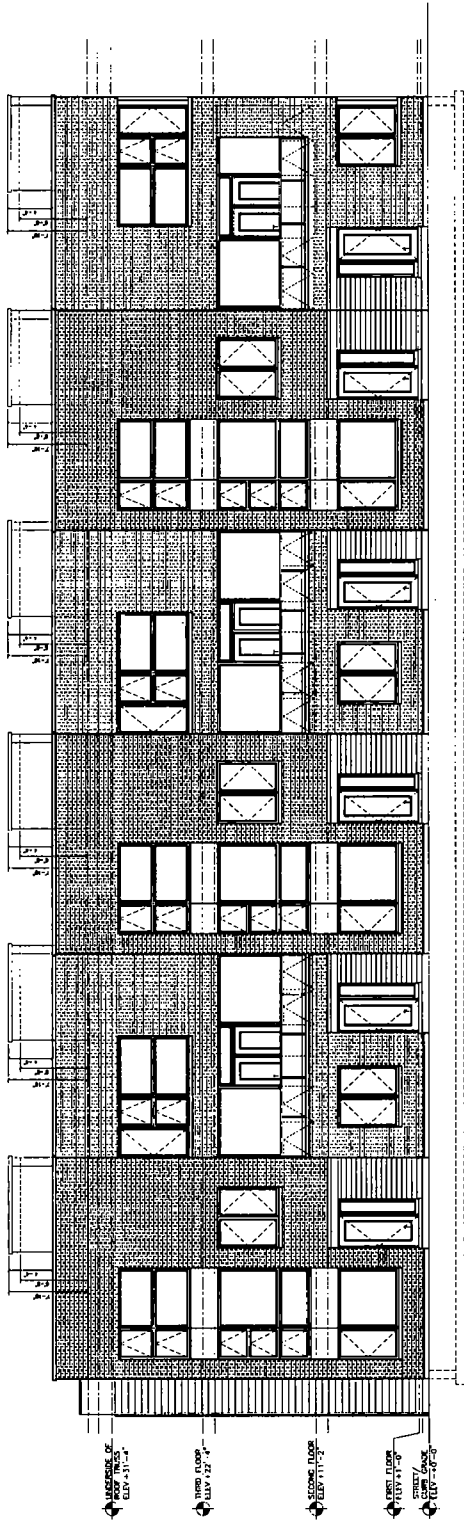


PROJECT NAME & ADDRESS
 32-4 STREET &
 SCHILLER AVENUE
 12 TOWNHOMES
 CHICAGO, ILLINOIS

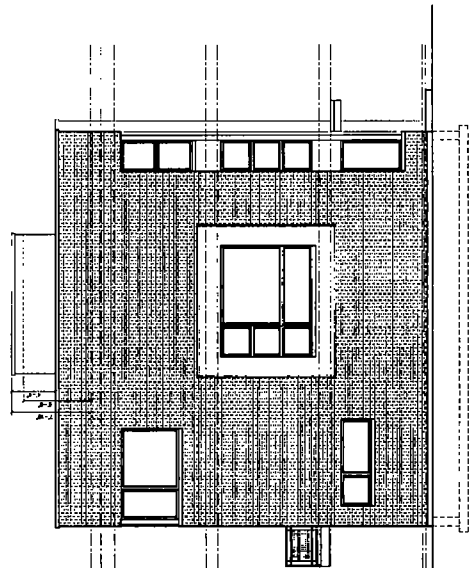
SHEET TITLE
ELEVATIONS

REVISIONS

SHEET NUMBER
A-6



EAST ELEVATION
 DEC. 04.12



NORTH ELEVATION
 DEC. 04.12

HANNA
 ARCHITECTS
 180 W WASHINGTON
 CHICAGO, ILLINOIS 60601
 TEL: 312.790.1800
 FAX: 312.790.1801
 WWW.HANNAARCHITECTS.COM
 LICENSE NUMBER: 041-071843

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REGISTERED ARCHITECT
 ILLINOIS PROFESSIONAL ARCHITECTS BOARD
 LICENSE NUMBER: 041-071843

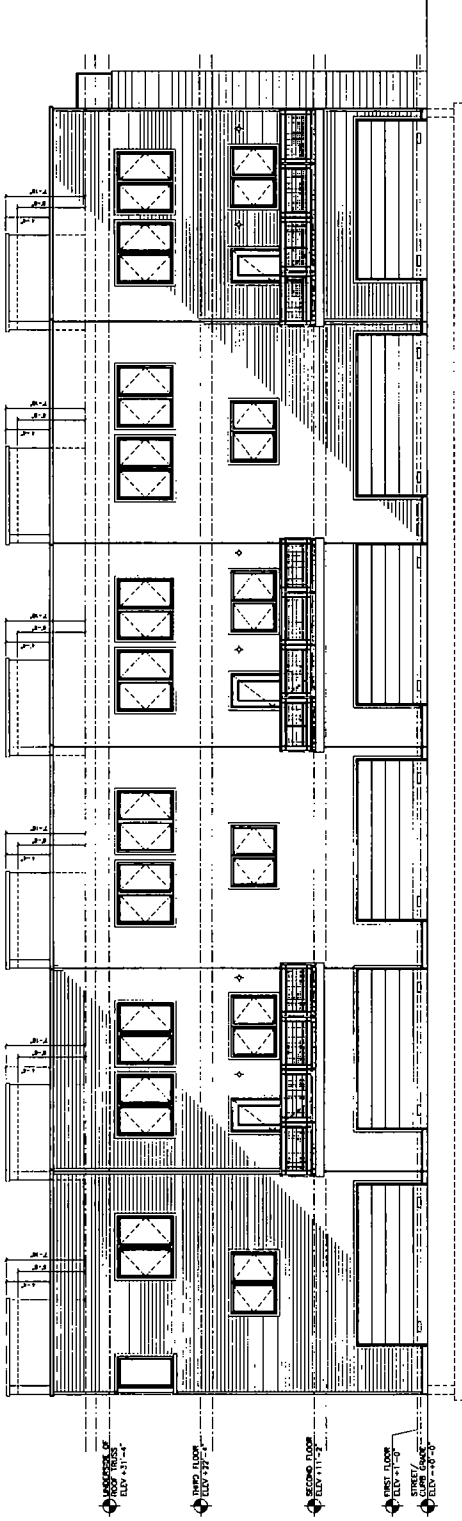


PROJECT NAME & ADDRESS
 32nd STREET &
 SHIELDS AVENUE
 CHICAGO, ILLINOIS

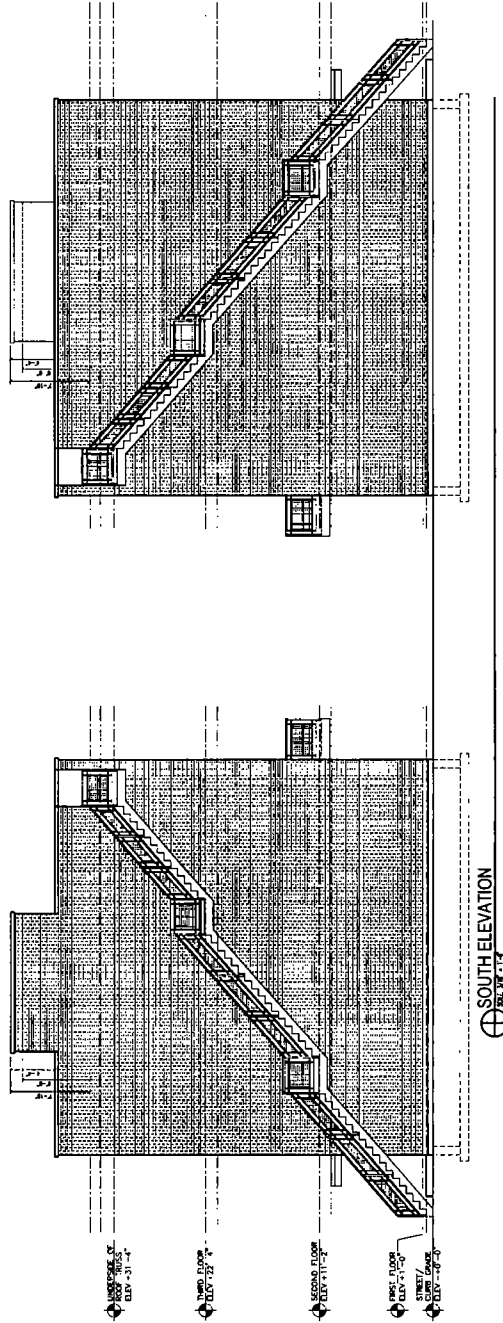
PROJECT TITLE
 ELEVATIONS

DATE

SHEET NUMBER
 A-7



WEST ELEVATION
 SECTION 11-F



SOUTH ELEVATION
 SECTION 11-F

A HANNA
 (312) 794-1000
 100 W. WASHINGTON
 SUITE 1000
 CHICAGO, ILLINOIS 60601
 ARCHITECTS
 1800 N. LAUREL ST. SUITE 1000
 CHICAGO, ILLINOIS 60614

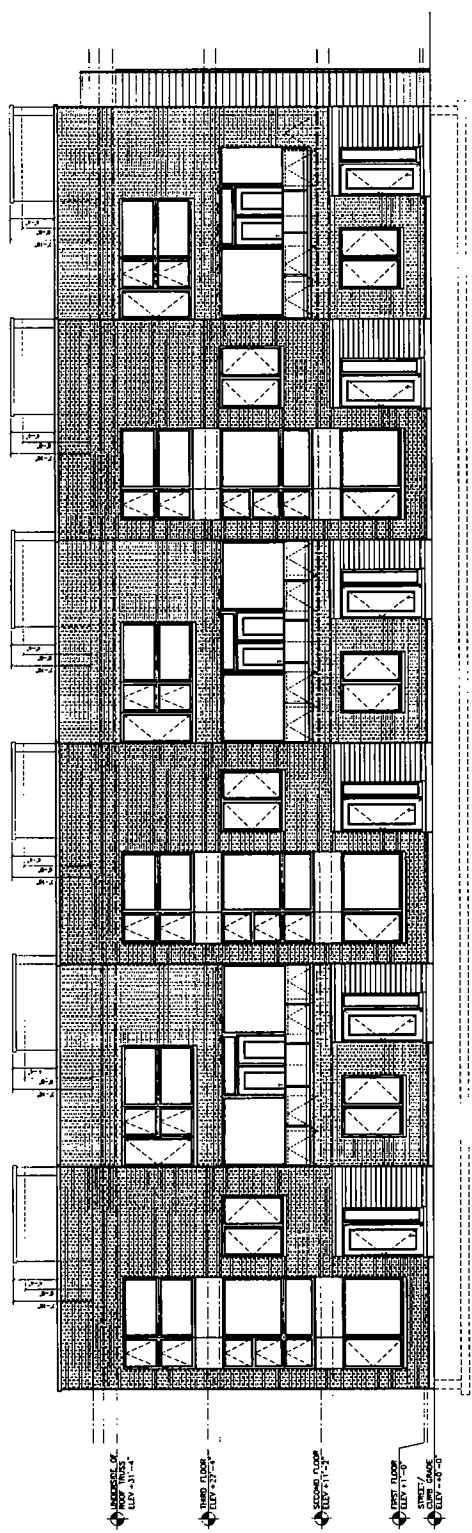
PROJECT NAME & ADDRESS
 3034 COTTAGE & SUIPER AVENUE
 12 TOWNHOMES
 CHICAGO, ILLINOIS

PROJECT TITLE
 ELEVATIONS

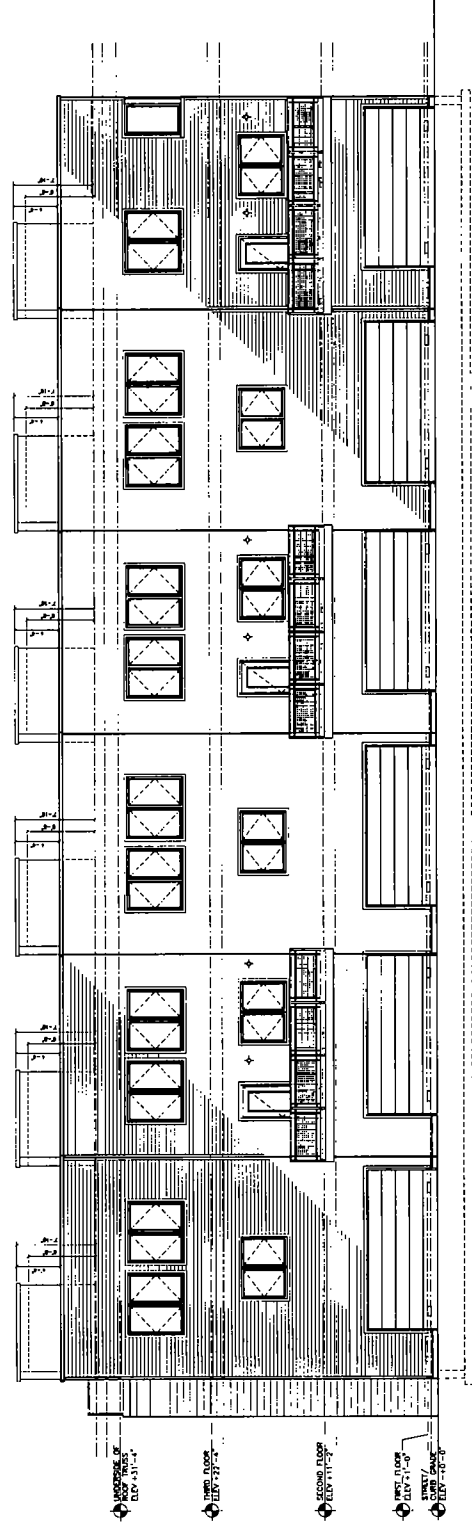
FILE NAME

SHEET NUMBER
 A-8

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WEST ELEVATION
 (North Arrow)



EAST ELEVATION
 (North Arrow)

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