



City of Chicago



SO2021-1598

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/21/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 8-F at 3212-3228 S Shields Ave and 3213-3229 S Stewart Ave - App No. 20682T1

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 and all of the RM4.5 Residential Multi-Unit District symbols and indications as shown on Map No. 8-F in the area described as follows:

A line 138.33 feet south of and parallel to West 32nd Street;
South Shields Avenue;
a line 300 feet south of and parallel to West 32nd Street; and
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.

Common Address(es): 3212-3228 S. Shields Ave.; 3213-3229 S. Stewart Ave.

SUBSTITUTE NARRATIVE AND PLANS

Re: 3212-3228 S. Shields Ave.; 3213-3229 S. Stewart Ave.

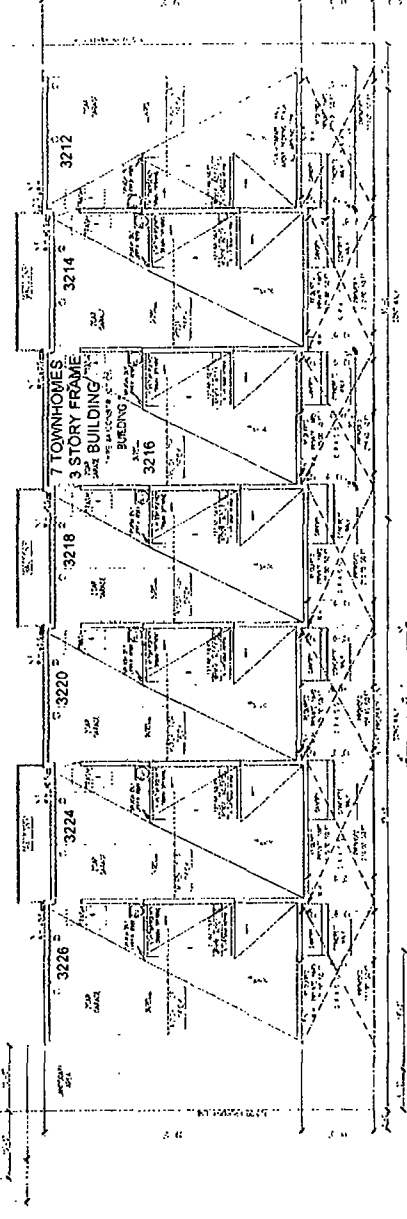
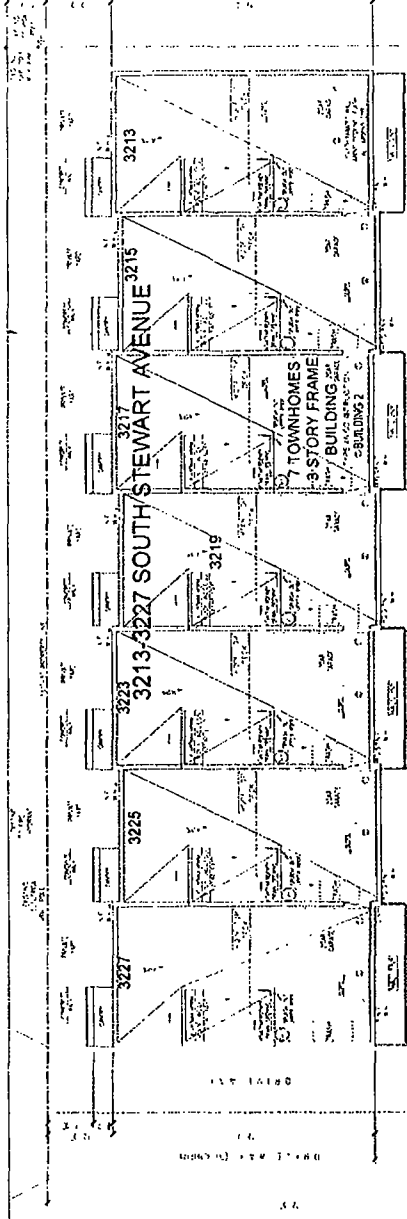
The Applicant seeks a change in zoning from M1-2 Limited Manufacturing / Business Park District and RM4.5 Multi-Unit District to RM5 Residential Multi-Unit District.

The applicant proposes to construct a residential townhouse development with 14 dwelling units and 28 parking spaces. No commercial space.

Lot Area: (per survey dimensions 125.00' x 161.67')	20,208 square feet
Floor Area Ratio (maximum): (per two building combined floor area of 28,956.8 sf)	1.43 maximum
Dwelling Units:	14 dwelling units
Minimum Lot Area Per Dwelling Unit:	1,443.42 square feet
Off-Street Parking (minimum):	28 parking spaces
North Setback (entire townhouse development):	3 feet, 9 inches
East (Shields Avenue) Setback (entire townhouse development): <i>(excluding canopies & other permitted encroachments)</i>	10 feet, 0 inches
South Setback (entire townhouse development):	10 feet, 0 inches
West (Stewart Avenue) Setback (entire townhouse development): <i>(excluding canopies & other permitted encroachments)</i>	10 feet, 0 inches
Building Height	42 feet, 8 inches

FINAL FOR PUBLICATION

2024.04.15
SOUTH STEWART AVENUE
1:10' RATIO OF FRONT ELEVATION
RENDERED USING REVIT



DATE: 04/15/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NUMBER: A-3

SITE/ROOF PLAN

SOUTH SHIELDS AVENUE

SOUTH STEWART AVENUE

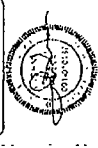
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HANNA
 ARCHITECTS, INC.
 111 N. LAUREL ST. SUITE 200
 CHICAGO, IL 60610
 TEL: 312.467.1111
 WWW.HANNAARCHITECTS.COM

PROJECT: 2024.04.15
 SHEET: A-3
 DATE: 04/15/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROPOSED UNIT TOWNHOUSE
 3212-26 SOUTH SHIELDS AVENUE /
 3213-27 SOUTH STEWART AVENUE
 CHICAGO, ILLINOIS

SCALE: AS SHOWN



3212-26 SOUTH SHIELDS AVENUE /
 3213-27 SOUTH STEWART AVENUE
 CHICAGO, ILLINOIS

SITE PLAN AND NOTES

SHEET NUMBER: A-3

FINAL FOR PUBLICATION

HANNA
 1111 N. WASHINGTON
 CHICAGO, ILLINOIS 60610
 TEL: 312.467.1111
 FAX: 312.467.1112

DATE: 10/15/01
 DRAWN BY: J. HANNA
 CHECKED BY: J. HANNA
 PROJECT NO.: 01-001

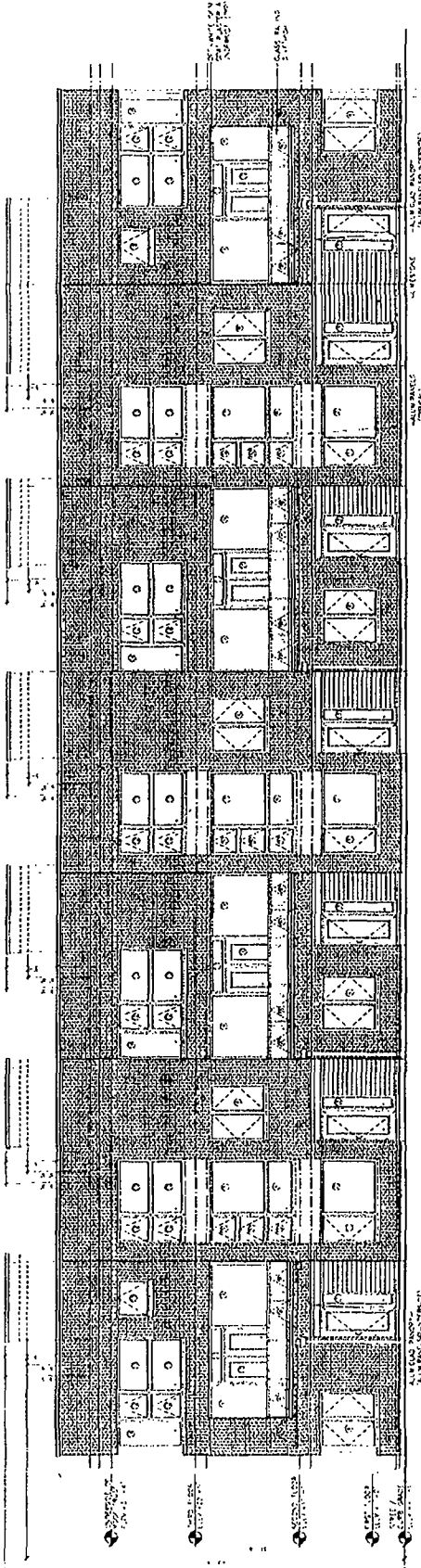
PROJECT NO.: 01-001
 SHEET NO.: A-8
 TITLE: ELEVATIONS

3212-26 SOUTH
 SHIELDS AVENUE/
 7213-27 SOUTH
 STEWART AVENUE
 UNIVERSITY CITY
 CHICAGO, ILLINOIS

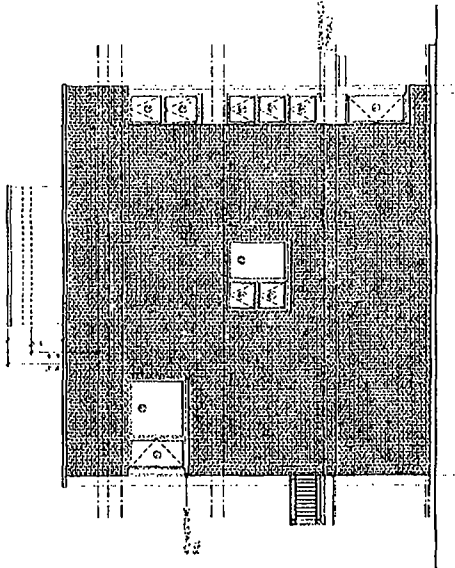
PROJECT NO.: 01-001
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PROJECT NO.: 01-001
 SHEET NO.: A-8
 TITLE: ELEVATIONS



EAST ELEVATION
 BUILDING 1



NORTH ELEVATION
 BUILDING 1

R. HANNA ARCHITECTS, INC. 2000

FINAL FOR PUBLICATION

ALHANA
 1111 N. LAUREL
 CHICAGO, ILLINOIS 60610
 PROFESSIONAL DESIGNER
 ARCHITECTURE

DATE: 10/15/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Name]

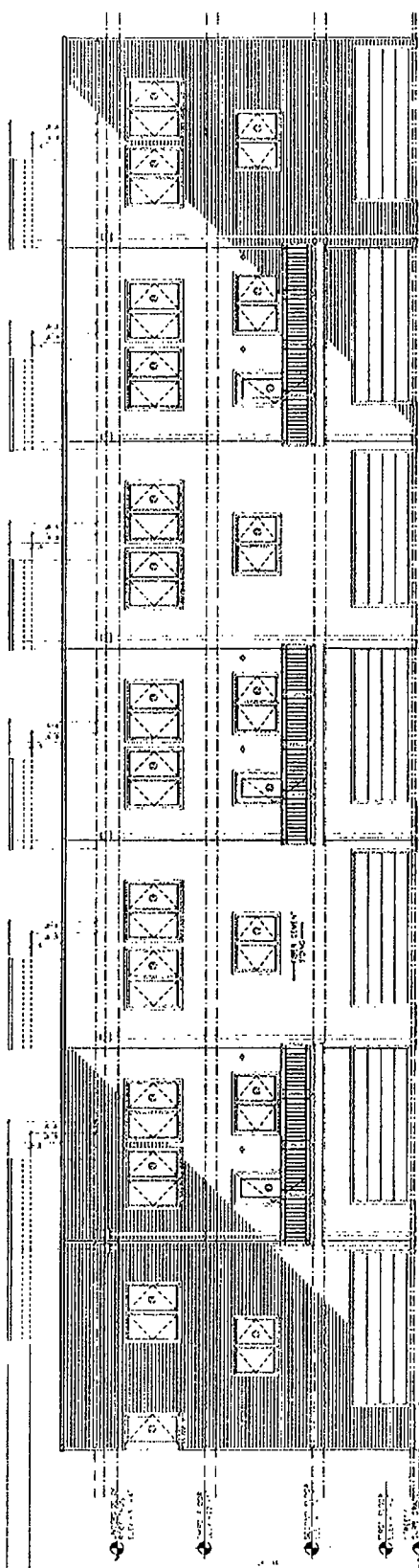
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the firm of ALHANA ARCHITECTS, INC. at Chicago, Illinois, this 15th day of October, 2014.



151216 SOUTH
 STEWART AVENUE
 PROPOSED 14
 UNIT TOWNHOUSE
 CHICAGO, ILLINOIS

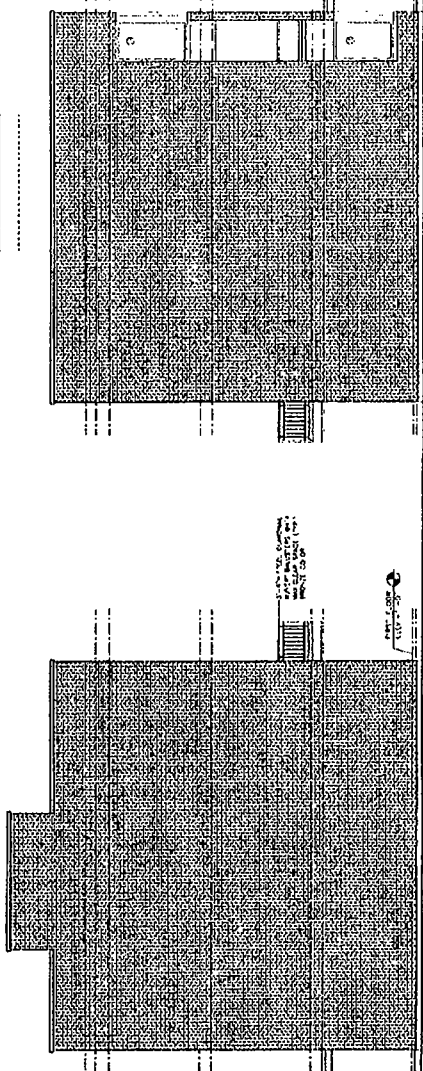
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-9



WEST ELEVATION
 BUILDING 1

WINDOW SCHEDULE	NO.	TYPE	FINISH	GLASS	OPERATION	MARKING
1	1	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	1
2	2	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	2
3	3	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	3
4	4	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	4
5	5	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	5
6	6	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	6
7	7	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	7
8	8	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	8
9	9	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	9
10	10	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	10
11	11	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	11
12	12	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	12
13	13	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	13
14	14	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	14
15	15	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	15
16	16	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	16
17	17	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	17
18	18	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	18
19	19	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	19
20	20	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	20
21	21	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	21
22	22	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	22
23	23	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	23
24	24	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	24
25	25	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	25
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45	45	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	45
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69	69	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	69
70	70	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	70
71	71	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	71
72	72	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	72
73	73	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	73
74	74	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	74
75	75	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	75
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83	83	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	83
84	84	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	84
85	85	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	85
86	86	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	86
87	87	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	87
88	88	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	88
89	89	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	89
90	90	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	90
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94	94	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	94
95	95	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	95
96	96	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	96
97	97	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	97
98	98	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	98
99	99	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	99
100	100	6'-0" x 4'-0"	ALUMINUM	CLERESTORY	FIXED	100



SOUTH ELEVATION
 BUILDING 2

FINAL FOR PUBLICATION

ALANNA
ARCHITECTS

3212-26 SOUTH SHIELDS AVENUE / CHICAGO, ILLINOIS 60608
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PROJECT NAME: 3212-26 SOUTH SHIELDS AVENUE / 3213-27 SOUTH STEWART AVENUE / PROPOSED 14 UNIT TOWNHOUSE CHICAGO, ILLINOIS

DATE: 01/15/2020

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: A-10

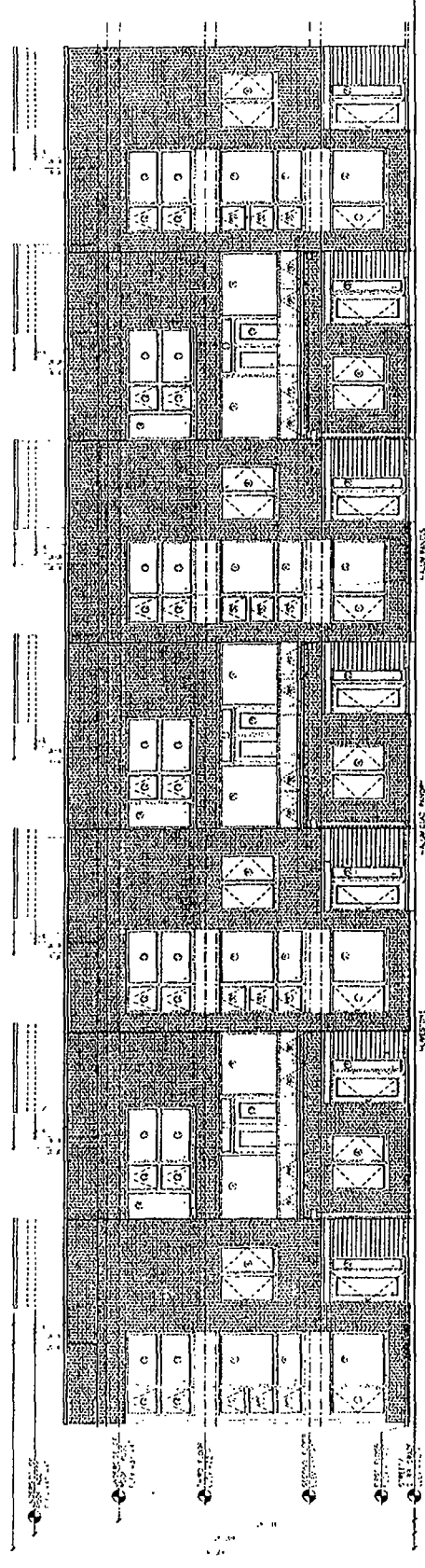
CHICAGO ARCHITECTS ASSOCIATION

MEMBER SINCE 2018

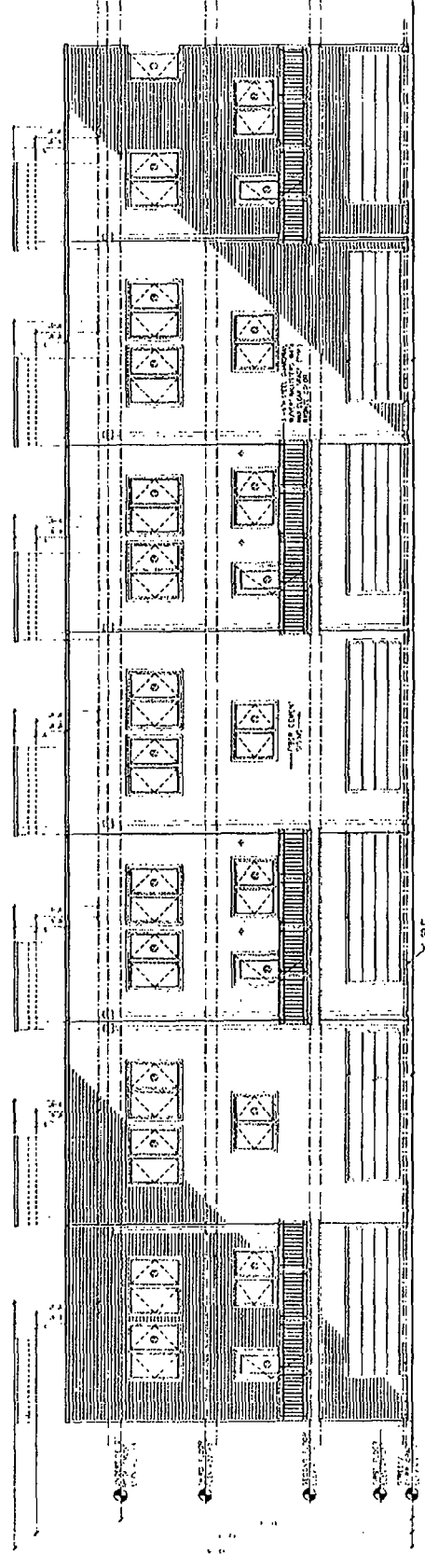
3212-26 SOUTH SHIELDS AVENUE / 3213-27 SOUTH STEWART AVENUE / PROPOSED 14 UNIT TOWNHOUSE CHICAGO, ILLINOIS

ELEVATIONS

SHEET NUMBER A-10



WEST ELEVATION OF BUILDING 2



EAST ELEVATION OF BUILDING 2