



City of Chicago



SO2021-3115

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 7/21/2021 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 10-E at 3920-3932 S Calumet Ave - App No. 20790T1 |
| 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, the Chicago Zoning Ordinance, is hereby amended by changing the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 10-E in the area bounded by

A line 190.76 feet south of and parallel to East Pershing Road; South Calumet Avenue; A line 364.26 feet south of and parallel to East Pershing Road; and the alley next west of and parallel to South Calumet Avenue.

to those of a RM5 Residential 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: 3920-3932 South Calumet Avenue

SUBSTITUTE PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

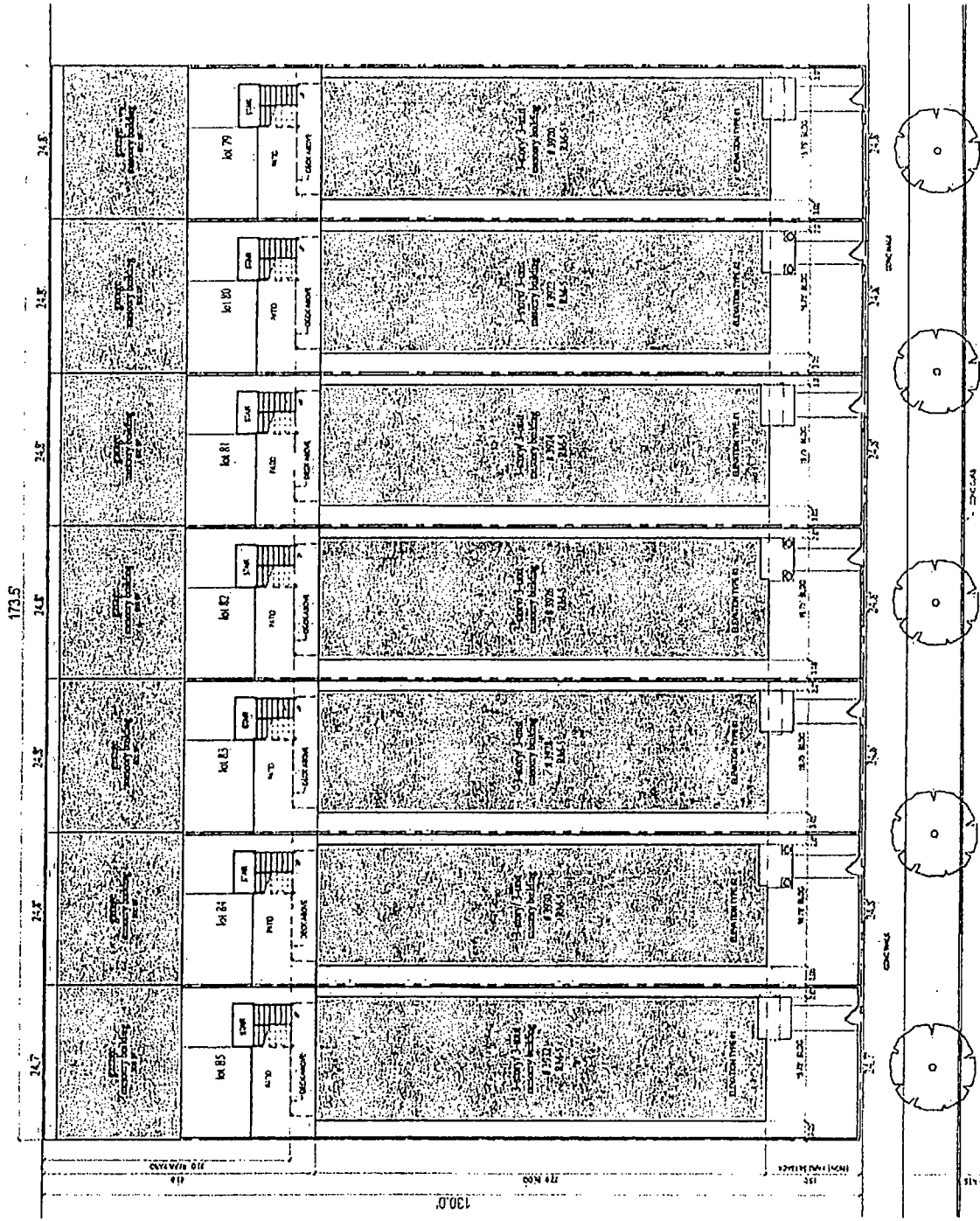
3920-3932 S Calumet Avenue

M1-3 Limited Manufacturing/Business Park District to a RM5 Residential Multi-Unit District.

The purpose of the rezoning is to comply with the use table and standards of the RM5 and meet the bulk and density requirements to sub divide one zoning lot and develop into 7 individual zoning lots to construct 7 3-story 3 dwelling unit masonry residential buildings with three-car parking garages. The height of the buildings will be 32 feet. No commercial will be provided.

| | PROPOSED |
|--------------------------------|------------------------|
| Lot Area | 22,555 SF (total area) |
| Lot Area (per lot) | 24.8 x 130 = 3,224 |
| Density – MLA (per lot) | 1074.66 |
| Off Street Parking (per lot) | 3 |
| Rear Setback (per lot) | 39 feet |
| Side (North) Setback (per lot) | 2 feet |
| Side (South) Setback (per lot) | 3.05 feet |
| Front Setback | 15 feet |
| FAR | 1.33 |
| Building Height | 32 feet |

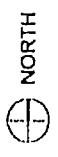
19 FT PUBLIC ALLEY



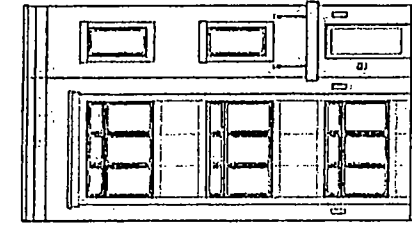
Overall Site Plan

3920-32 S. Calumet Avenue
Chicago, Illinois 60653

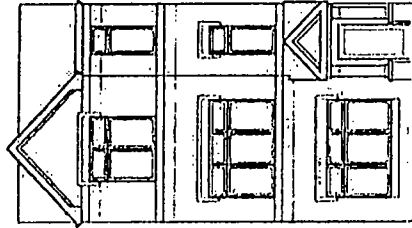
S. CALUMET AVENUE



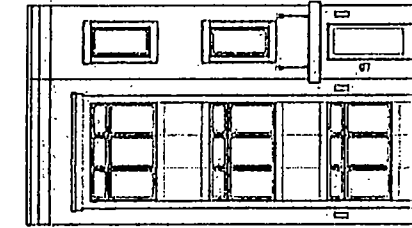
SCALE
1/8" = 1'-0"



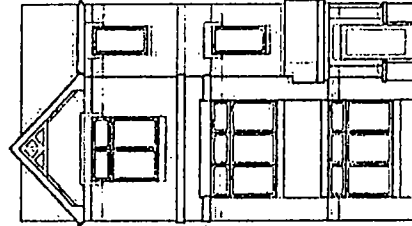
352 S. Calumet Ave
ELEVATION TYPE #1



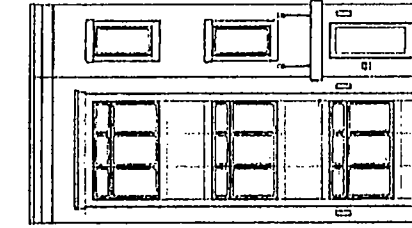
360 S. Calumet Ave
ELEVATION TYPE #2



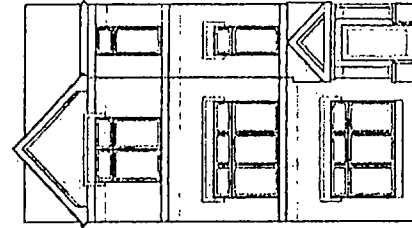
368 S. Calumet Ave
ELEVATION TYPE #1



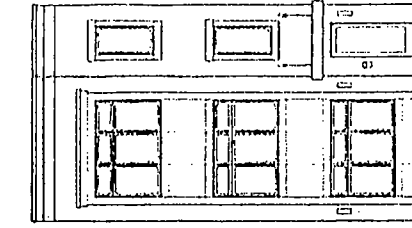
375 S. Calumet Ave
ELEVATION TYPE #3



3824 S. Calumet Ave
ELEVATION TYPE #1

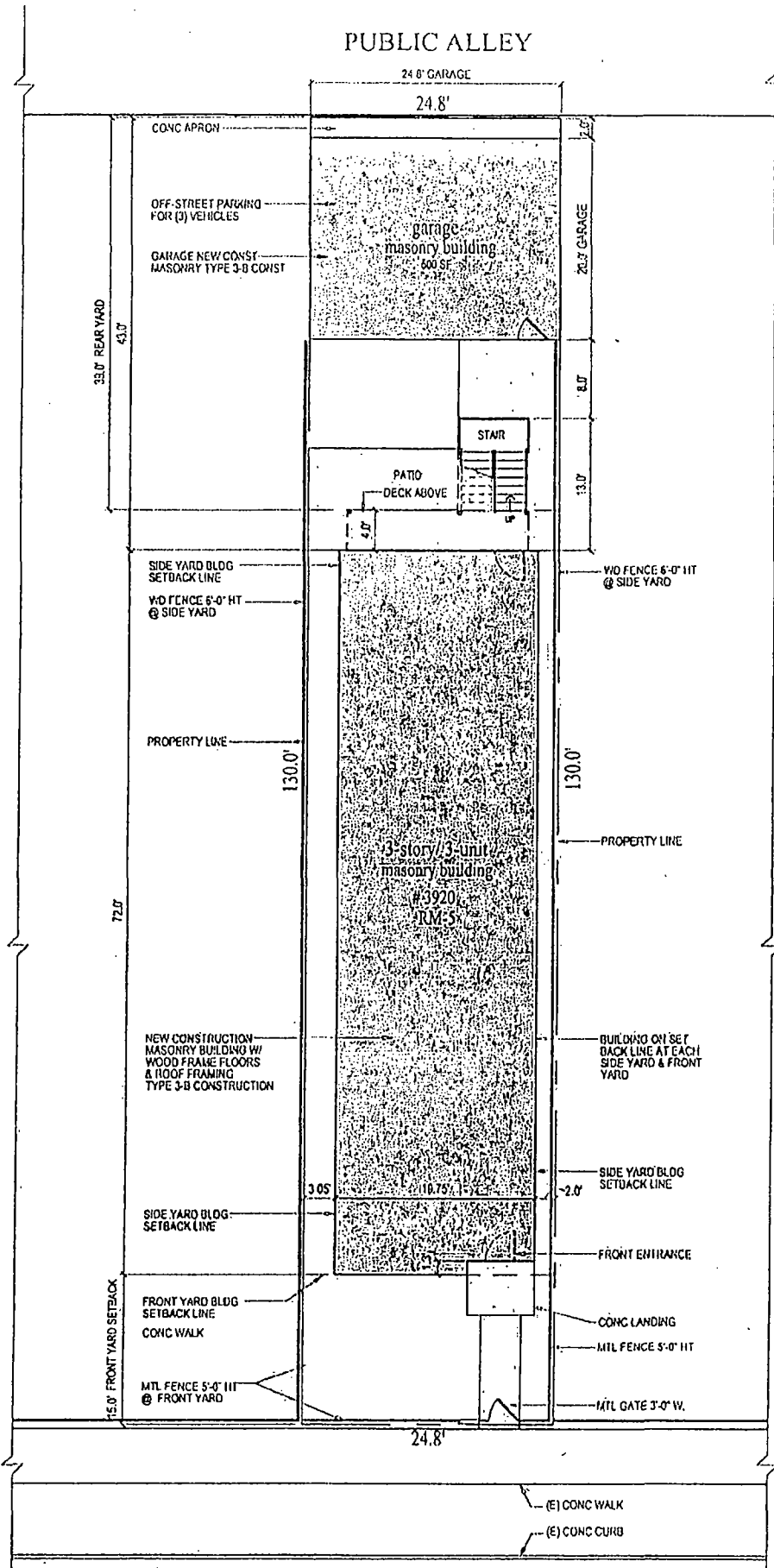


3922 S. Calumet Ave
ELEVATION TYPE #2



3928 S. Calumet Ave
ELEVATION TYPE #1

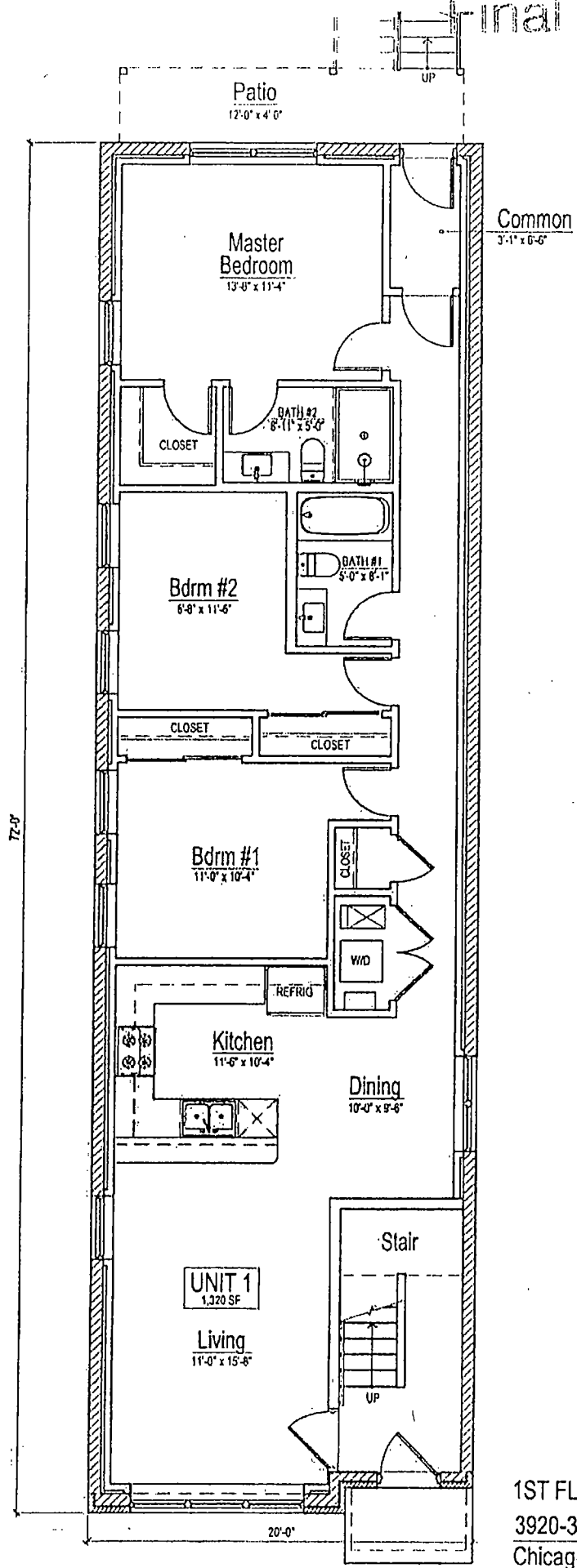
proposed front elevations
Multi-Unit Residential - New Construction
3920-32 S. Calumet Avenue
Chicago, Illinois 60653



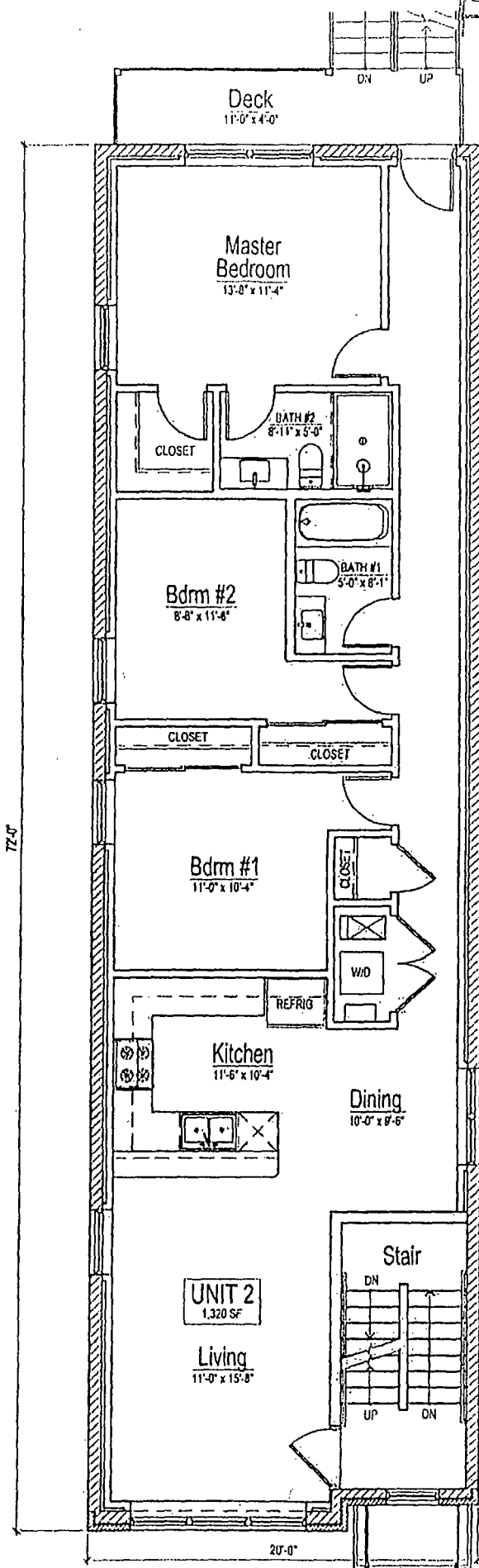
SITE PLAN- TYPICAL
3920-32 S. Calumet Avenue

S. CALUMET AVENUE

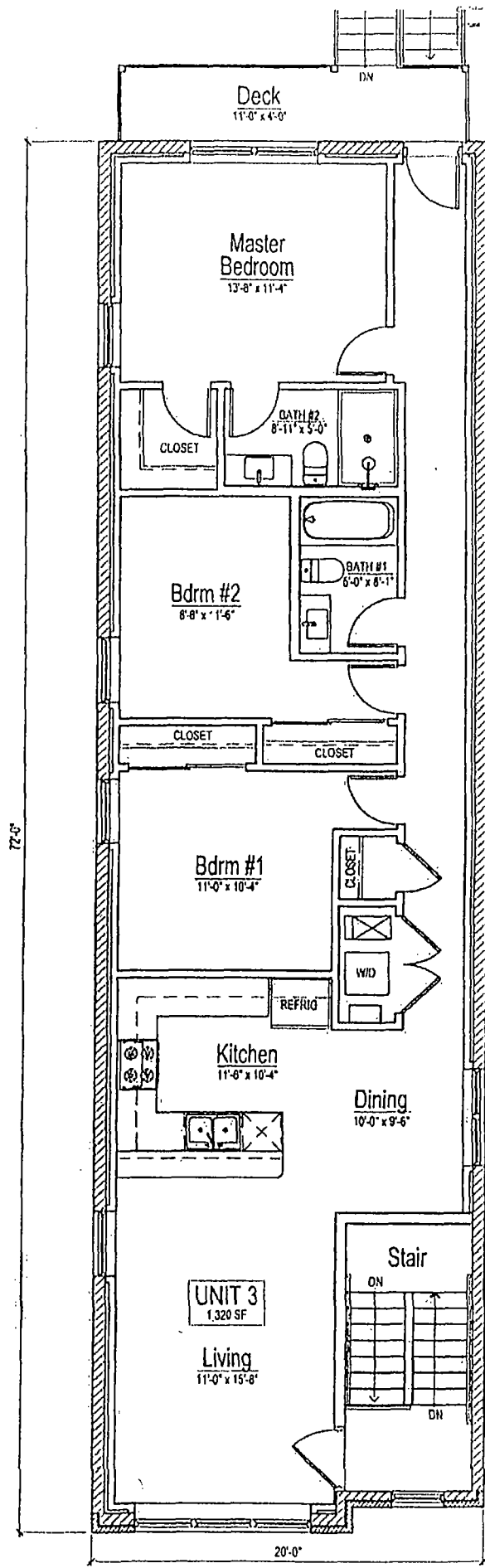




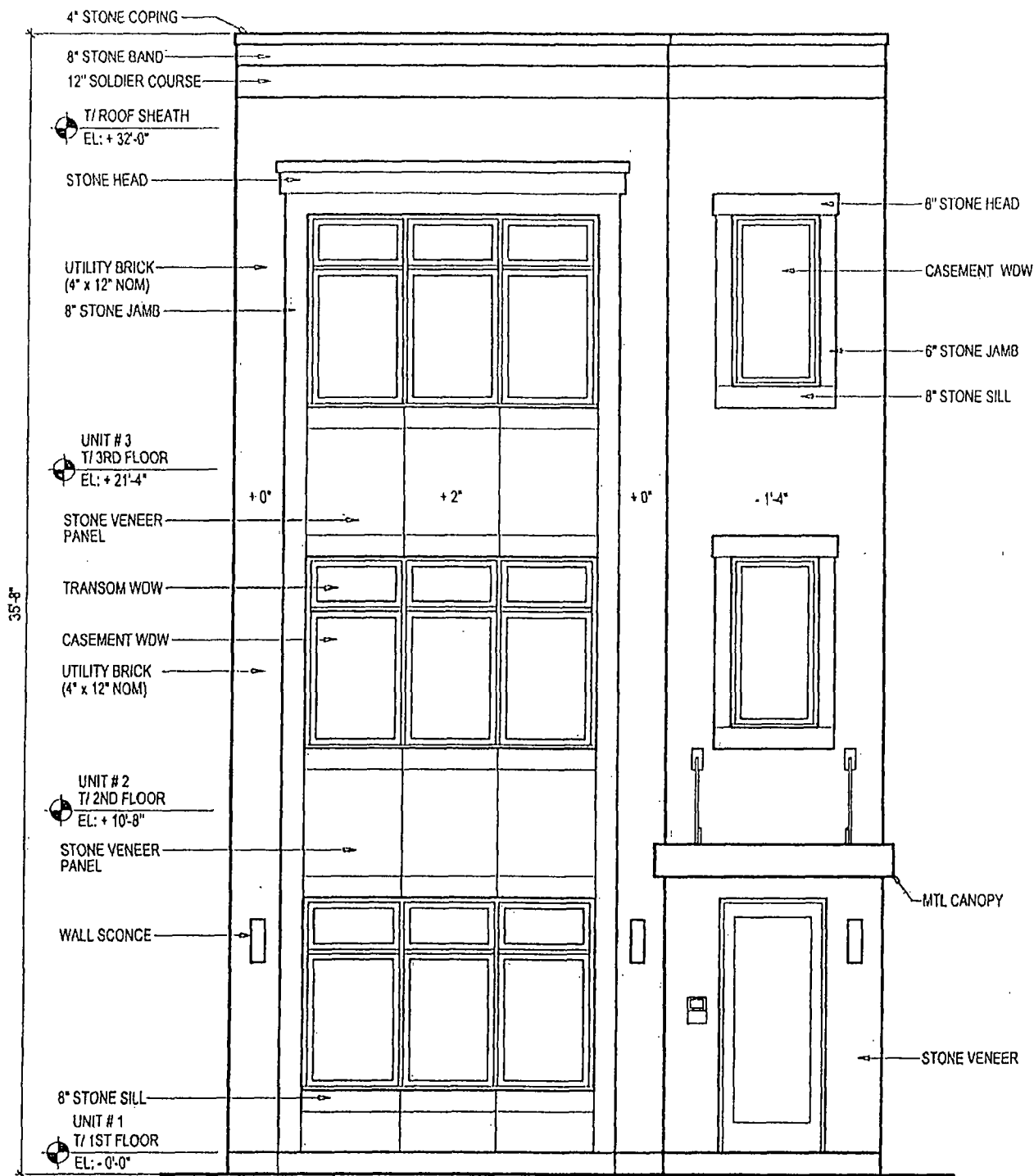
1ST FLOOR PLAN
3920-32 S. Calumet Ave
Chicago, Illinois



2ND FLOOR PLAN
3920-32 S. Calumet Ave
Chicago, Illinois



3RD FLOOR PLAN
3920-32 S. Calumet Ave
Chicago, Illinois

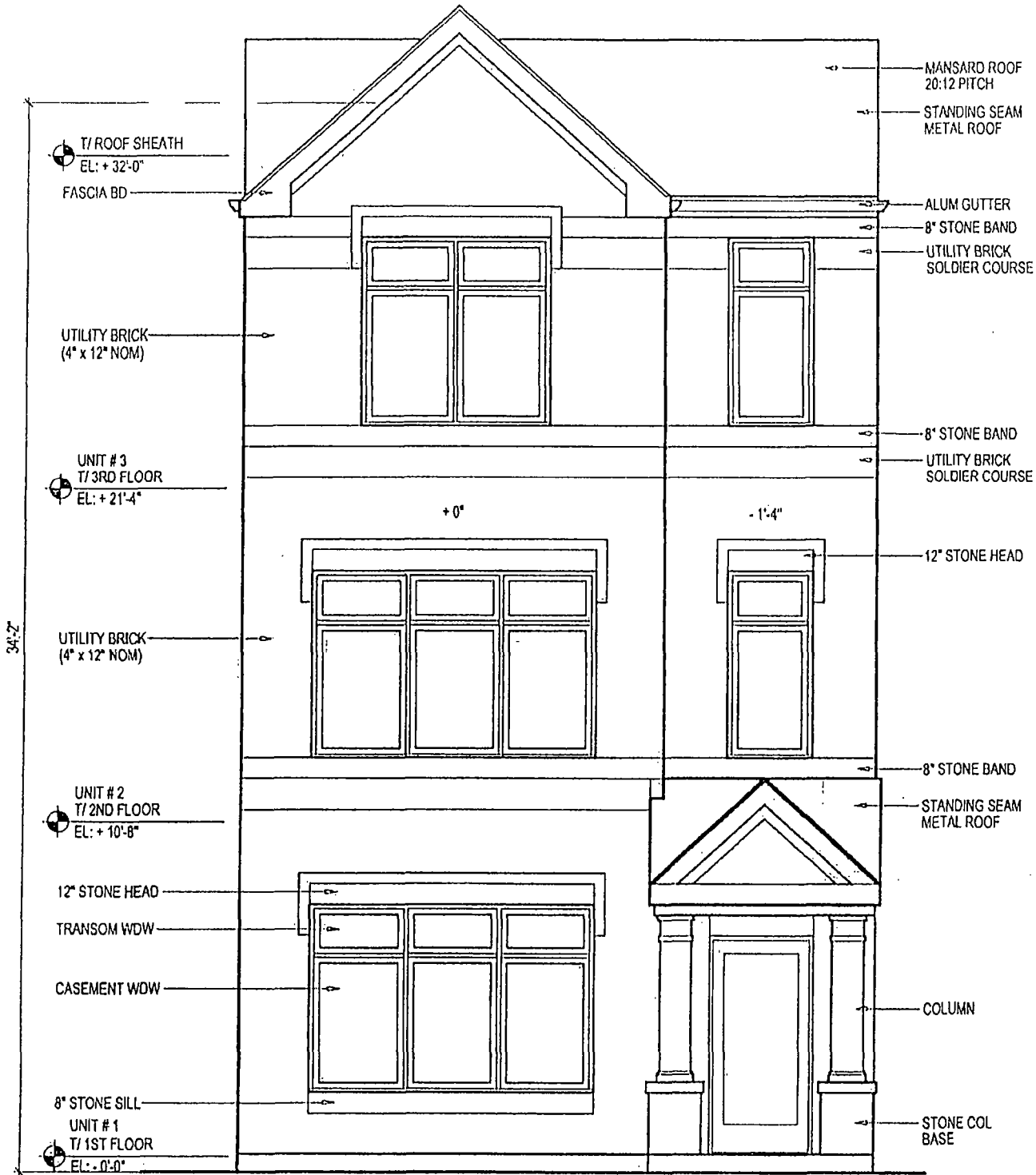


TYPE #1

FRONT ELEVATION

3920-32 S. Calumet Ave
Chicago, Illinois

AT 4 LOTS

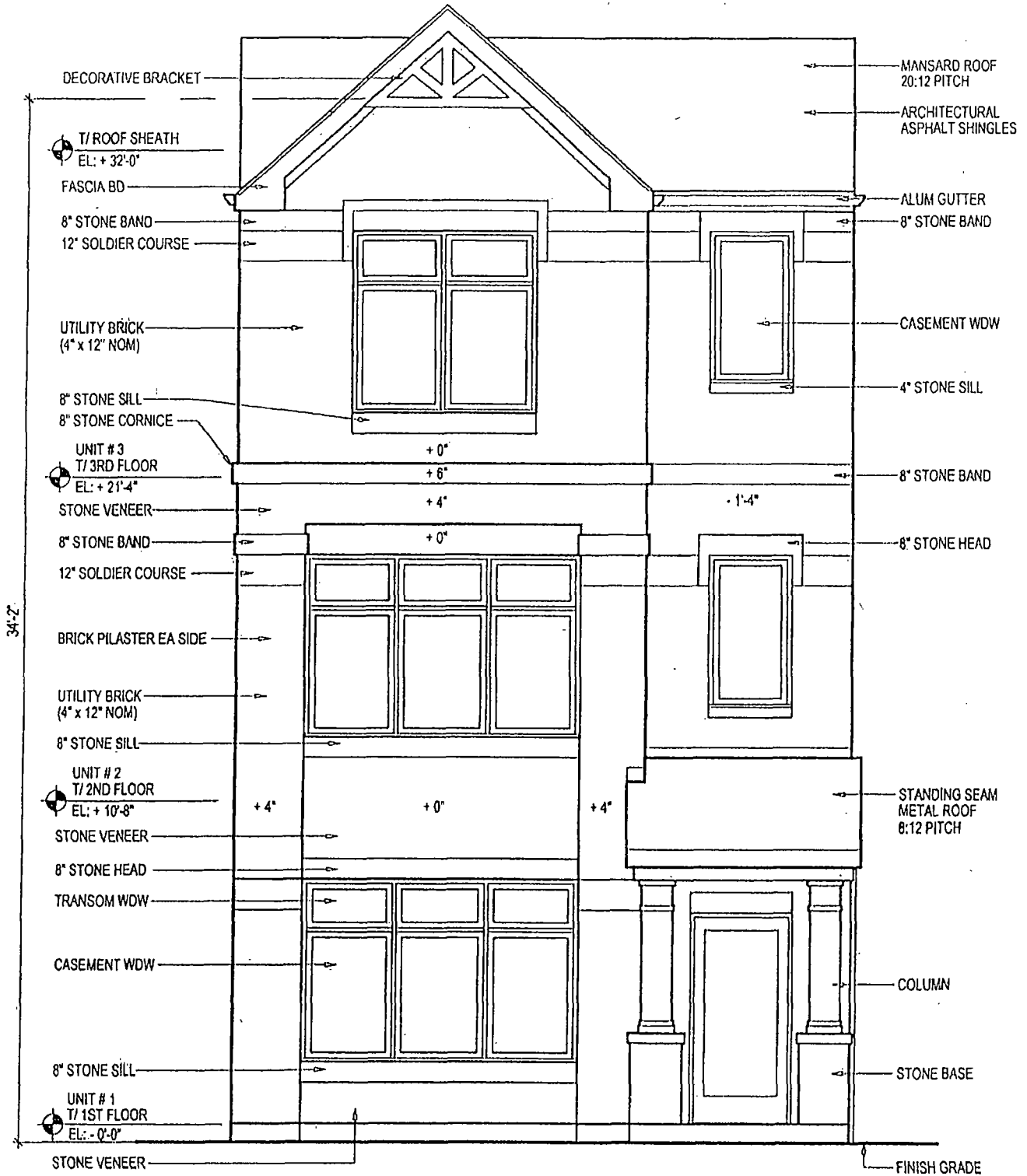


TYPE #2

FRONT ELEVATION

3920-32 S. Calumet Ave
Chicago, Illinois

AT 2 LOTS



TYPE #3

FRONT ELEVATION

3920-32 S. Calumet Ave
Chicago, Illinois

AT 1 LOT