



# City of Chicago



SO2020-4494

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/9/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-E at 3431 S Indiana Ave - App No. 20469T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Ordinance for Publication

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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 8-E in an area bound by

A line 301.8 feet north of and parallel to East 35<sup>th</sup> Street; the public alley next east of and parallel to South Indiana Avenue; a line 276.8 feet north of and parallel to East 35<sup>th</sup> Street; And South Indiana Avenue

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

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 3431 South Indiana Avenue

Type-1 ZONING MAP AMENDMENT: SUBSTITUTE NARRATIVE & PLANS

3431 South Indiana Avenue -- C1-2 to RS-3

The applicant wishes to rezone the property in order to construct a proposed 2-story single-family residence and basement and a proposed 2-car garage at the rear of the property.

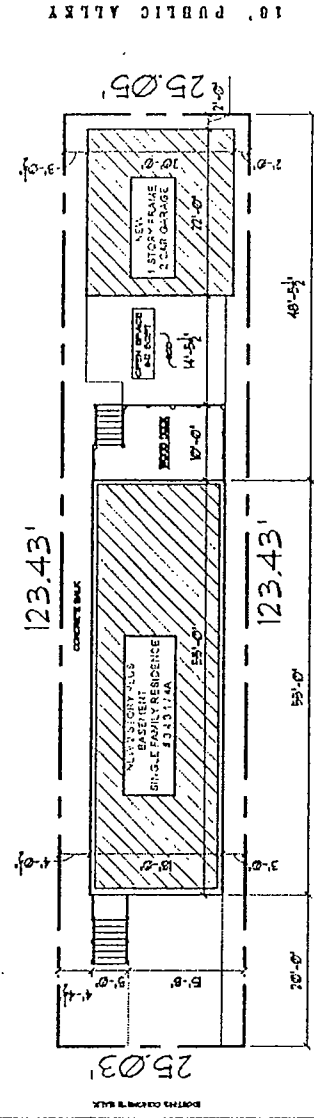
FAR	0.64
Building Area	1,980 Square Feet
Density (MLA)	3,085.75 Square Feet
Lot Area	3,085.75 Square Feet
Building Height	24 Feet 8 Inches
Front Setback	20 Feet 0 Inches
Rear Setback	48 Feet 5½ Inches
North Side Setback	4 Feet ½ Inches
South Side Setback	3 Feet 0 Inches
Parking	2 Parking Stalls

# NEW FRAME SINGLE FAMILY RESIDENCE

3431 S. INDIANA AVE.

CHICAGO, ILL. 60616

S. INDIANA AVE.



**SITE PLAN**  
1/8" = 1'-0"

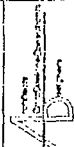
ZONING ANALYSIS	
ZONING CLASS:	CI-2 EXISTING RS-3 PROPOSED BY ZONING CHANGE
LOT AREA:	3,090 SQ. FT.
DWELLING UNITS ACTUAL:	1 DU'S
FLOOR AREA ALLOWED (0.9):	2,781 SQ. FT.
FLOOR AREA ACTUAL:	1,980 SQ. FT.
REAR YARD REQUIRED:	990 SQ. FT.
REAR YARD ACTUAL:	990 SQ. FT.
SIDE YARD REQUIRED:	34.5'
SIDE YARD ACTUAL:	48'-5 1/2'
FRONT YARD REQUIRED:	5'-0'
FRONT YARD ACTUAL:	7'-0 1/2'
HEIGHT ALLOWED:	19.33' By Average
HEIGHT ACTUAL:	20'-0"
	30'-0"
	24'-9"

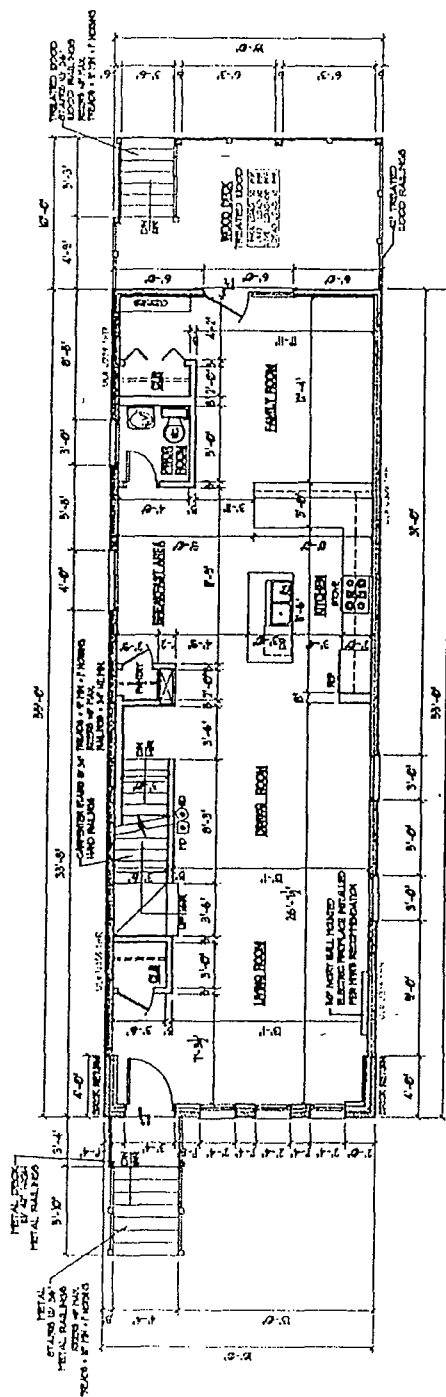
**AD**  
ARCHITECTURAL DESIGN  
PLANS, SPECIFICATIONS  
AND CONSTRUCTION DOCUMENTS  
1000 N. LA SALLE ST. CHICAGO, ILL. 60610  
TEL: 312.467.1234



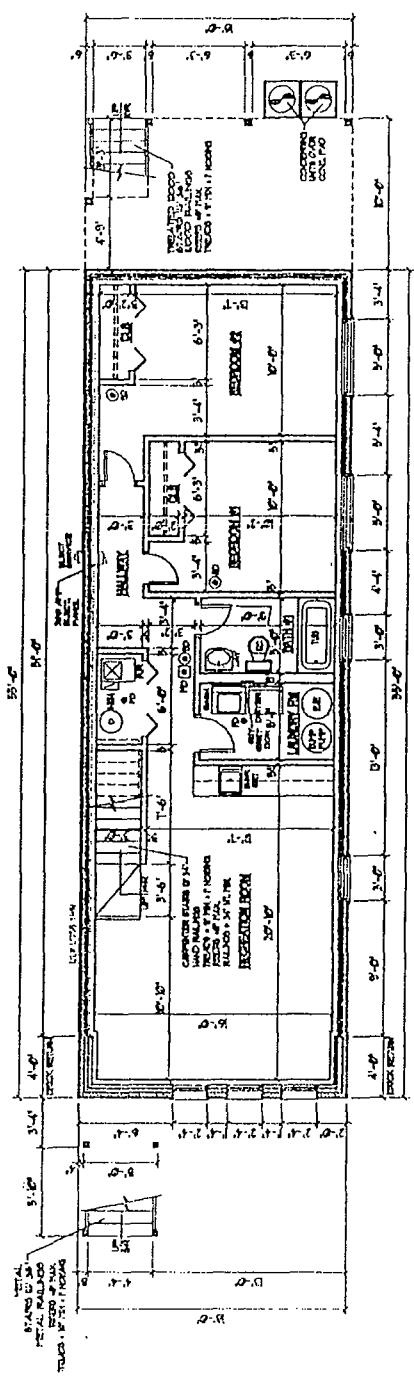
3431 S  
INDIANA  
AVENUE  
CHICAGO, ILL. 60616  
Sheet Name  
SITE PLAN &  
ZONING INFORMATION  
**CS-1**

Final for Publication

	PROJECT NO. 1000-1000 PROJECT NAME: 3431 S INDIANA AVENUE PROJECT TYPE: RESIDENTIAL
	SHEET NO. 1000-1000-01 SHEET TITLE: FLOOR PLANS
A-1	

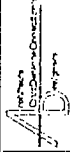


**FIRST FLOOR PROPOSED PLAN**  
 SCALE: 1/8"=1'-0"  
 990 SQ.FT.

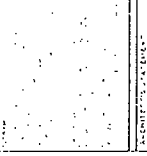


**BASEMENT PROPOSED PLAN**  
 SCALE: 1/8"=1'-0"  
 990 SQ.FT.

Final for Publication



Anderson & Associates, Inc.  
Architects  
1111 North Dearborn Street  
Chicago, Illinois 60610  
Tel. (312) 329-1234  
Fax (312) 329-1235

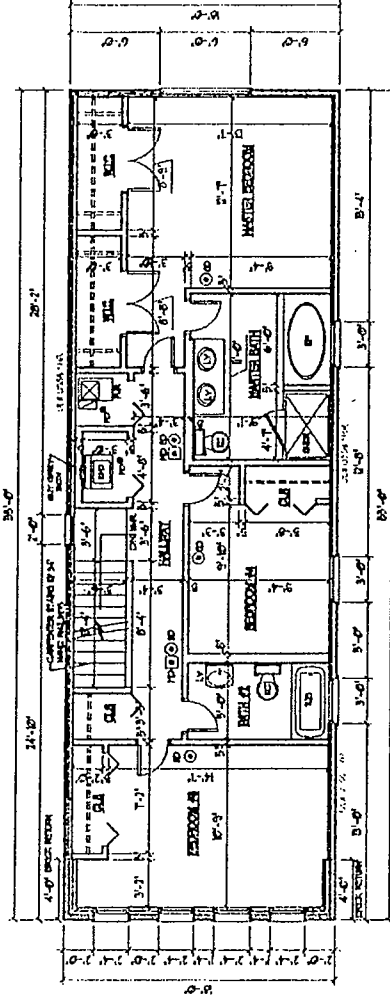


No.	Description	Quantity
1	...	...
2	...	...
3	...	...
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17	...	...
18	...	...
19	...	...
20	...	...

3431 S  
INDIANA  
AVENUE  
CHICAGO, ILLINOIS

Sheet Name  
PROPOSED  
FLOOR PLANS

A-2

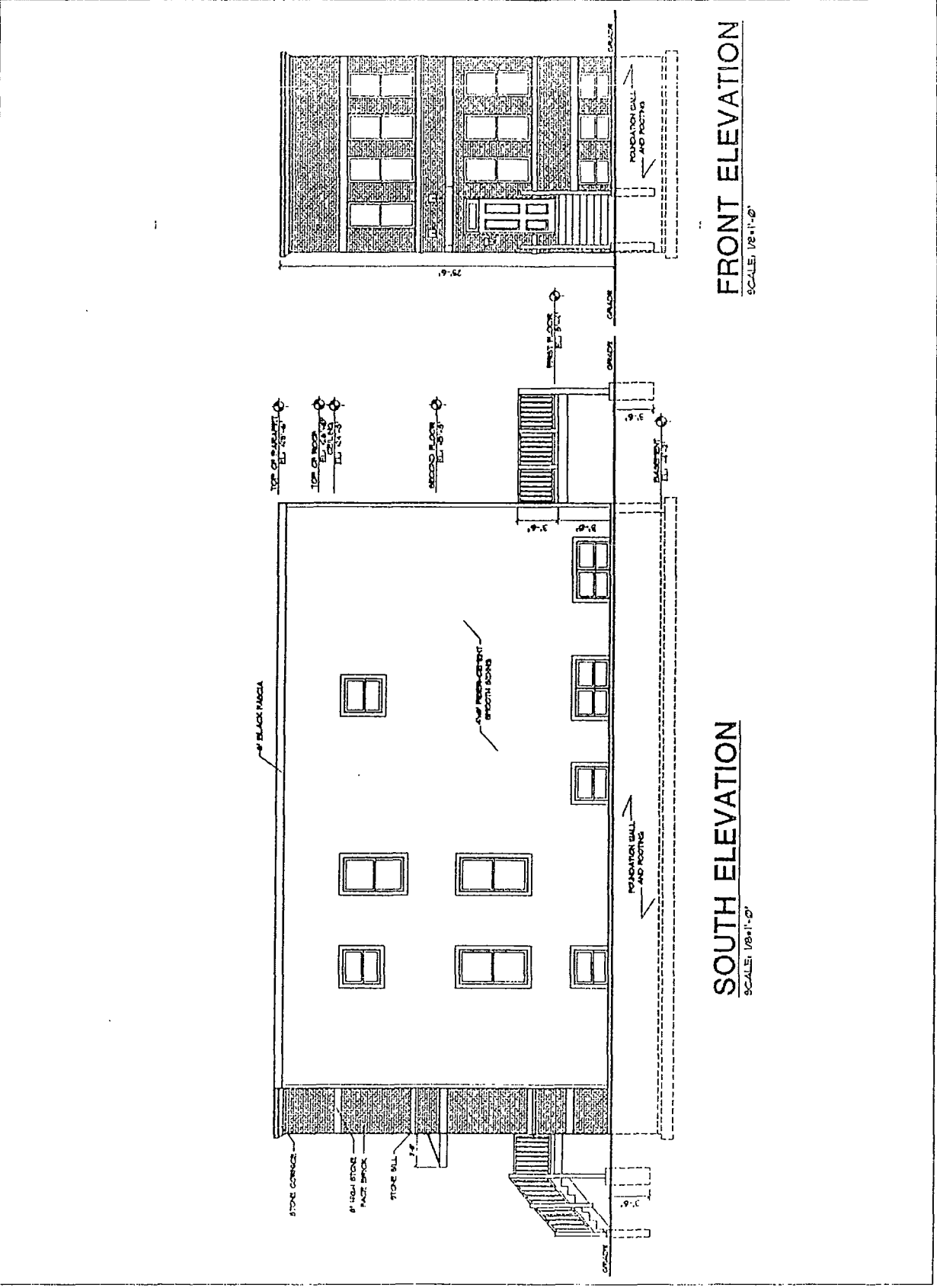


SECOND FLOOR PROPOSED PLAN  
SCALE: 1/8"=1'-0"


990 SQ.FT.

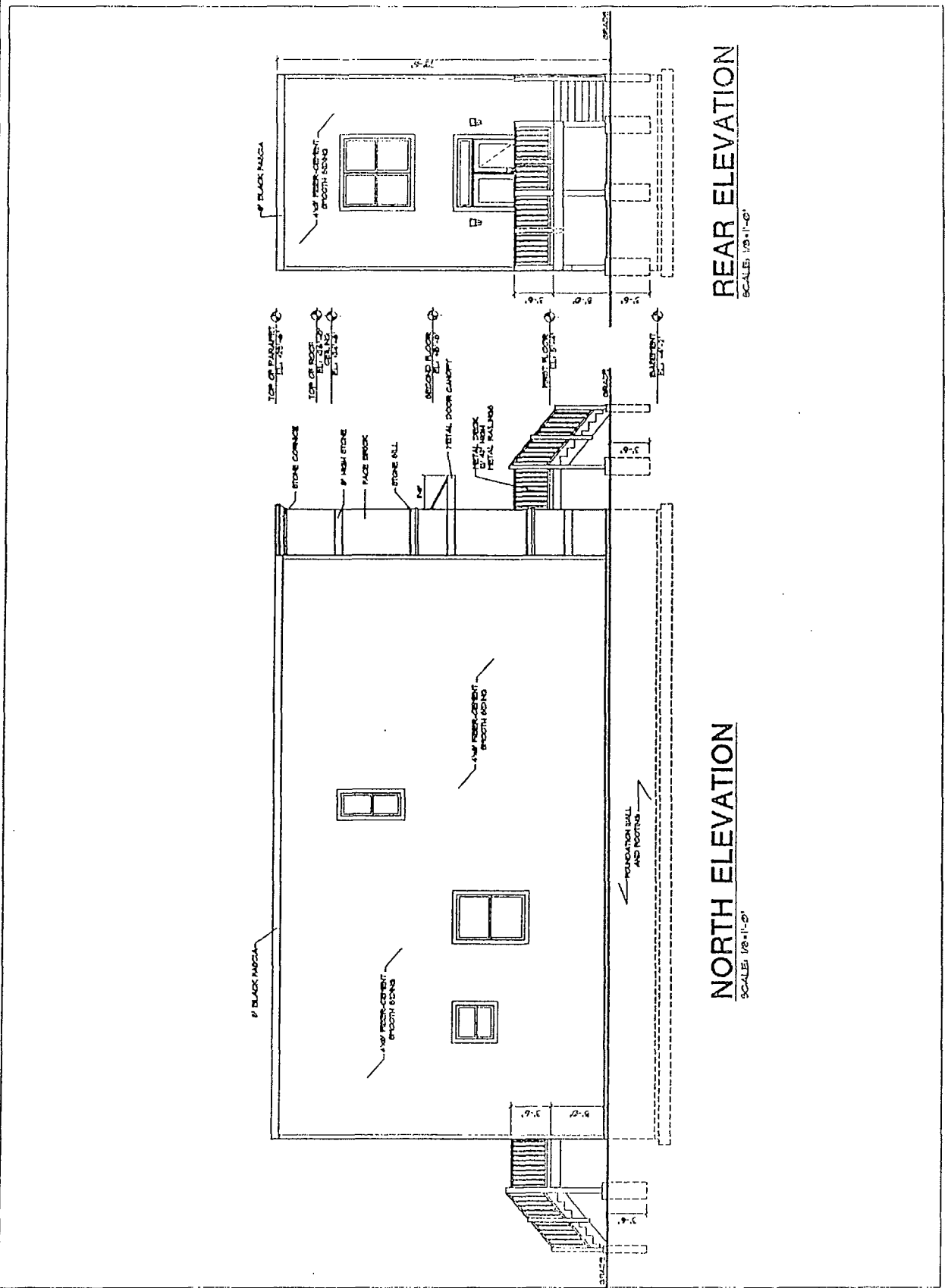
Final for Publication

	3401 S INDIANA AVENUE
	SHEET NAME: EXTERIOR ELEVATIONS
A-3	



Final for Publication

	<p>3431 S. INDIANA AVENUE CHICAGO, ILLINOIS</p>
<p>STAIRS EXTERIOR ELEVATIONS</p>	<p>A-4</p>



**REAR ELEVATION**  
SCALE: 1/8"=1'-0"

**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



ARCHITECT  
D. B. ...  
...

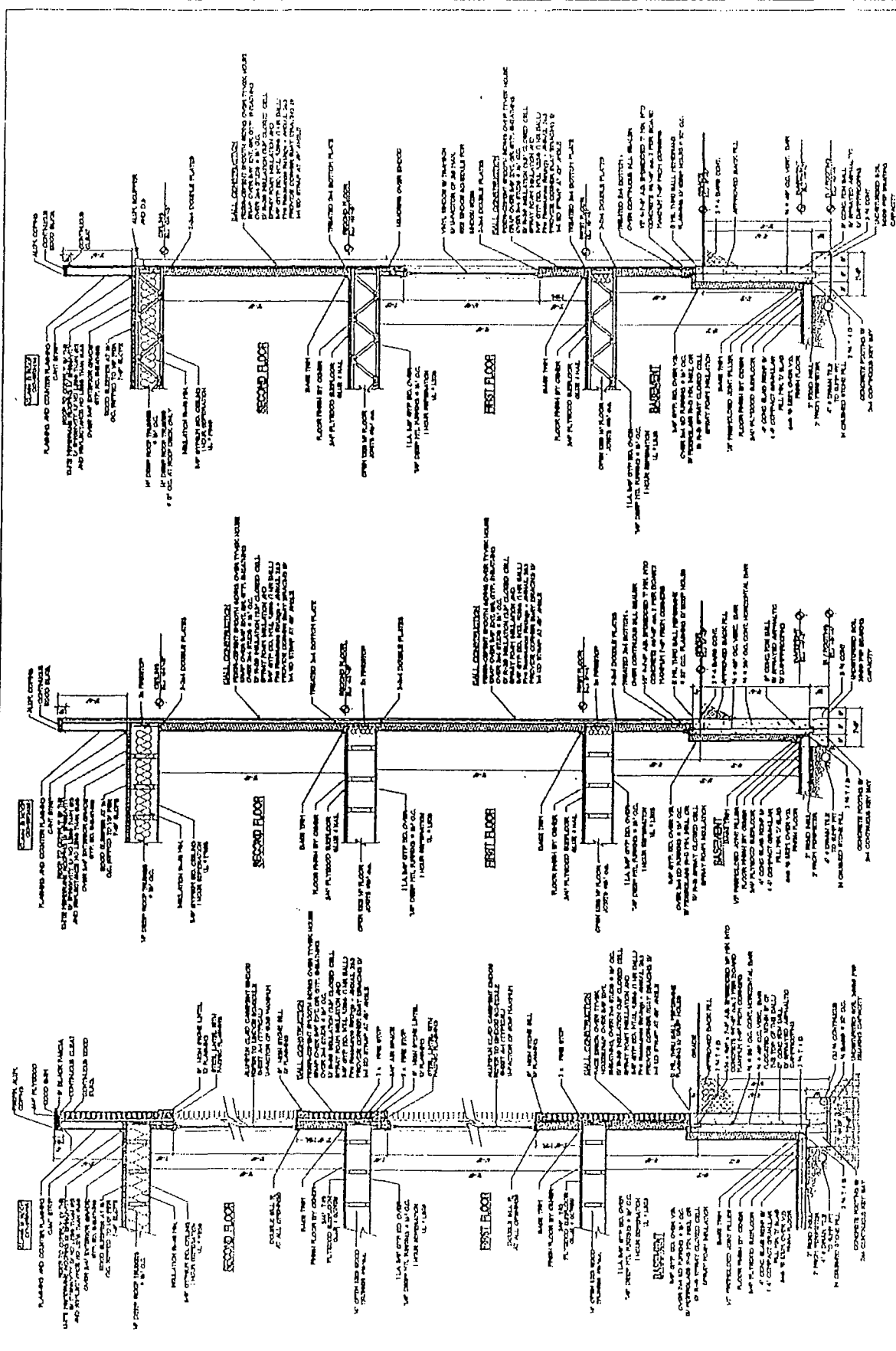
ENGINEER  
...



3431 S  
INDIANA  
AVENUE

CHICAGO, ILL. 60608

WALL SECTIONS  
A-5



**A WALL SECTION**  
SCALE: 1/4" = 1'-0"

ALL CLOSED CELL SPENT FIBER INSULATION TO COMPLY WITH THE Seismic Design - A-5000, 304

**B WALL SECTION**  
SCALE: 1/4" = 1'-0"

ALL CLOSED CELL SPENT FIBER INSULATION TO COMPLY WITH THE Seismic Design - A-5000, 304

**C WALL SECTION**  
SCALE: 1/4" = 1'-0"

ALL CLOSED CELL SPENT FIBER INSULATION TO COMPLY WITH THE Seismic Design - A-5000, 304