



# City of Chicago



O2017-135

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/25/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-G at 3340-3356 S Justine St - App No. 19085T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#1908571  
INTRO DATE  
01-25-17

**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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 8 - G in the area bounded by:**

**A line 184 feet North of and parallel to West 34<sup>th</sup> Street; South Justine Street; West 34<sup>th</sup> Street; the public alley next West of and parallel to South Justine Street.**

**To those of an RM5, Residential Multi-Unit District**

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

**Common address of property: 3340-56 South Justine Street, Chicago, IL**

**NARRATIVE FOR TYPE 1 REZONING FOR  
3340-56 SOUTH JUSTINE ST., CHICAGO, ILLINOIS**

The subject property is currently vacant. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the zoning ordinance in order to building a new townhouse development.

Project Description:	Zoning Change from an RS3 to an RM5
Use:	To build 16 new townhomes
Floor Area Ratio:	$33,210 / 22,759 = 1.46$
Lot Area:	22,759 square feet
Building Floor Area:	33,210 square feet
Density:	1,422 square feet of lot area per DU
Off- Street parking:	Parking spaces: 32 Loading Zone: 0
Set Backs:	Front: 10'-0" Rear Wall Facing a Side Property Line: 4'-0" Rear Walls Facing a Public Street: 10'-2" Rear Wall facing public alley: 4'-0" Separation Between Front and Rear Walls: 32'-8" Private Yard: 208 sqft for smallest private yard
Building height:	34 feet 6 inches

**FINAL FOR PUBLICATION**



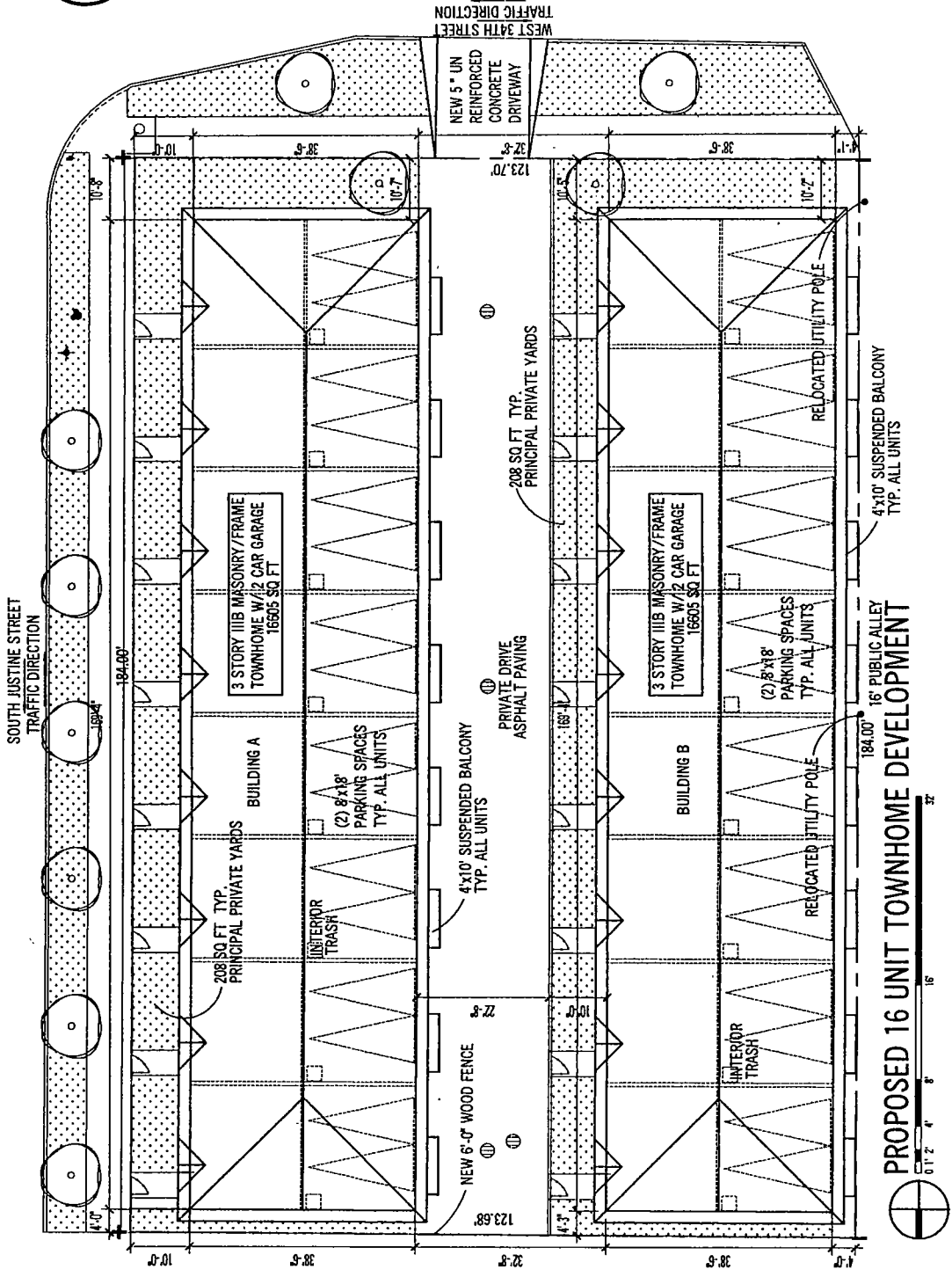
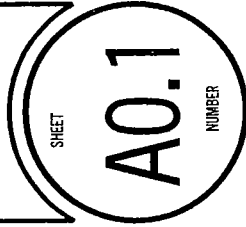
2517 S. ARCHER AVE  
CHICAGO, IL 60608  
P. 312.844.2225  
F. 312.844.2233

CONTRACT NO. 2018-001-001-001-001  
FOR THE ARCHITECTURAL AND ENGINEERING SERVICES TO BE PROVIDED FOR THE RECONSTRUCTION OF EXISTING AND NEW TOWNHOMES AND GARAGES TO BE CONSTRUCTED AT THE PROJECT SITE LOCATED AT THE CORNER OF SOUTH JUSTINE STREET AND WEST 34TH STREET IN CHICAGO, ILLINOIS.

SUBMITTAL DATES  
ZONING CHANGE 1/12/17

PROJECT NAME  
PROPOSED 16 UNIT TOWNHOME DEVELOPMENT  
240-255 SOUTH JUSTINE  
CHICAGO, ILLINOIS

SHEET NAME  
SITE PLAN



PROPOSED 16 UNIT TOWNHOME DEVELOPMENT



FINAL FOR PUBLICATION



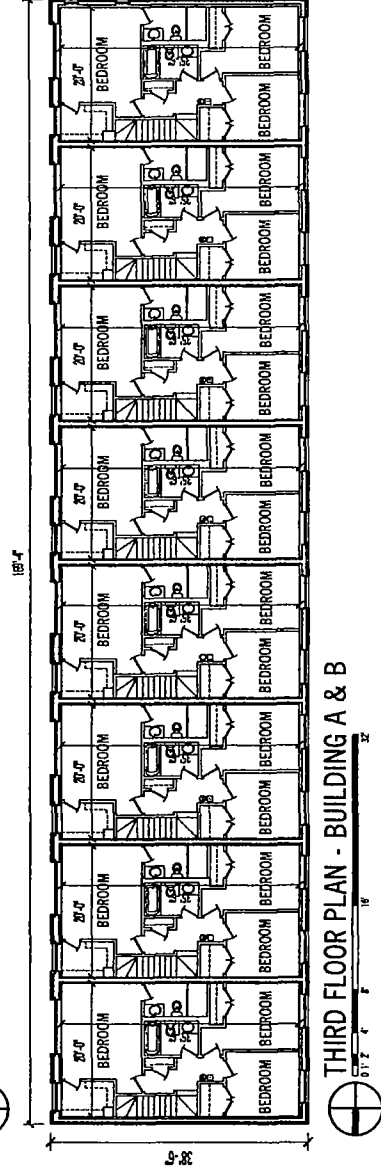
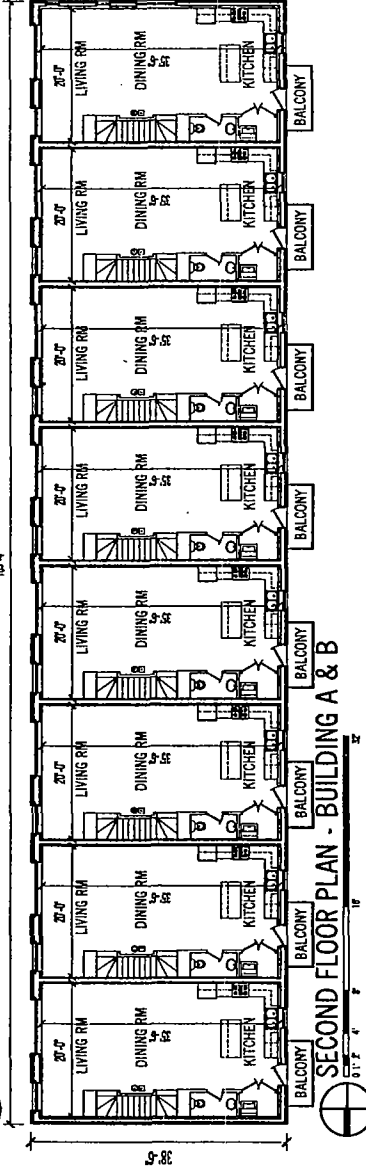
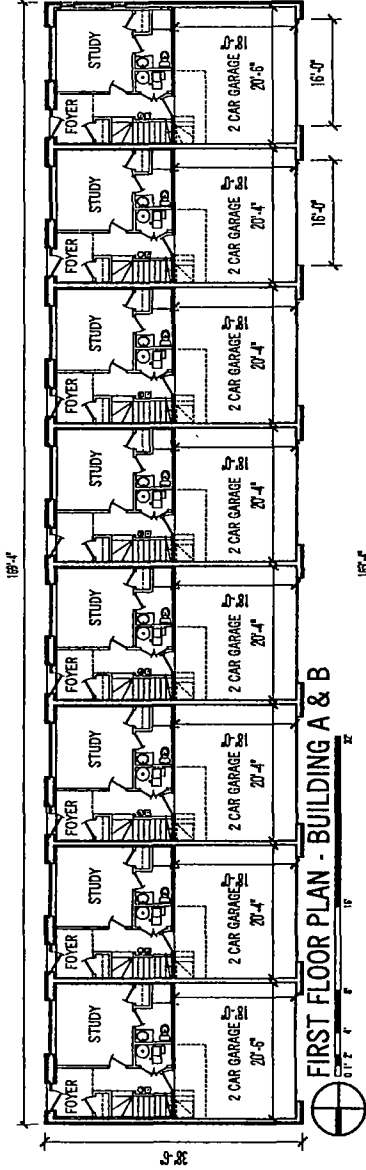
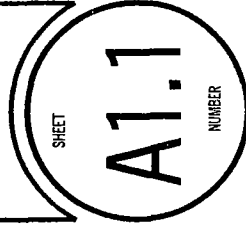
2317 S. ARCHER AVE  
CHICAGO, IL 60608  
P. 312.842.2255  
F. 312.842.2253

CONTRACT NO. 161889  
DATE OF CONTRACT: 1/17/17  
DATE OF PERMIT: 1/17/17  
DATE OF COMMENCEMENT: 1/17/17  
DATE OF COMPLETION: 1/17/17

SUBMITTAL DATES  
ZONING CHANGE 1/17/17

PROJECT NAME  
PROPOSED 16 UNIT TOWNHOUSE DEVELOPMENT  
349-355 SOUTH JUSTINE  
CHICAGO, ILLINOIS

SHEET NAME  
OVERALL FLOOR PLANS



FINAL FOR PUBLICATION



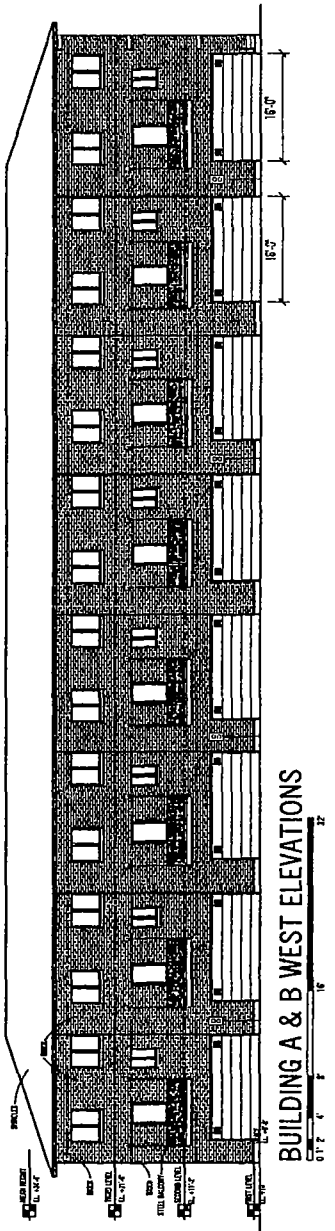
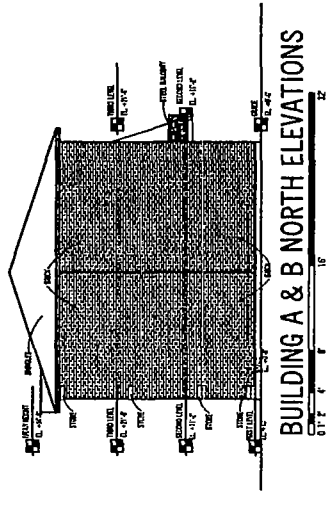
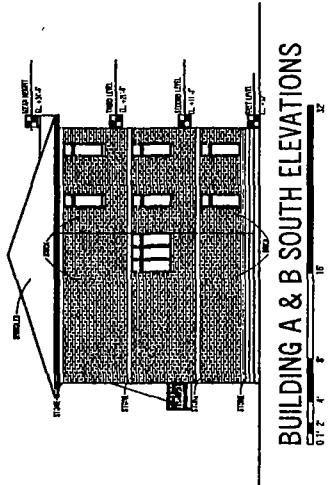
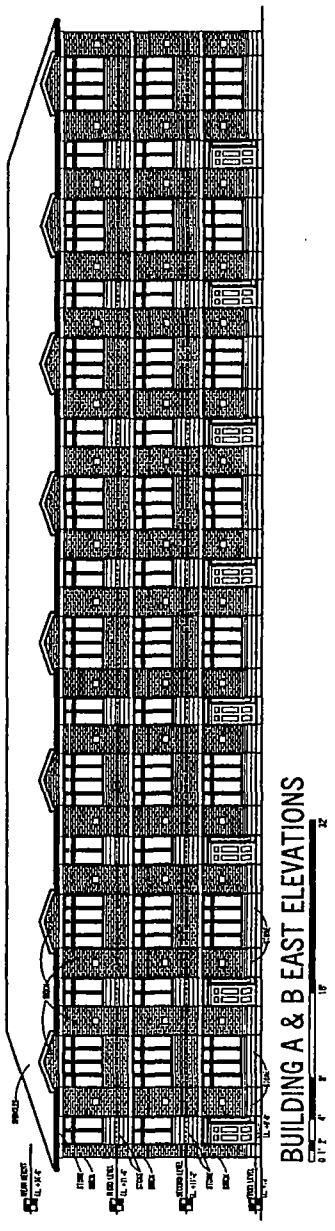
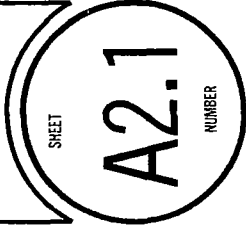
2517 S. ARGENTER AVE  
CHICAGO, IL 60608  
P. 312.842.2225  
F. 312.842.2253

CONTRACTOR: 360 Design Build LLC  
ARCHITECT: 360 Design Build LLC  
PROPOSED TO BE CONSTRUCTION OF 16 UNITS IN 1600 SOUTH LEXINGTON  
CHICAGO, ILLINOIS

SUBMITTAL DATES  
ZONING CHANGE 1/12/11

PROJECT NAME  
PROPOSED 16 UNIT TOWNHOME DEVELOPMENT  
334-355 SOUTH LEXINGTON  
CHICAGO, ILLINOIS

SHEET NAME  
OVERALL ELEVATIONS



**FINAL FOR PUBLICATION**