



# City of Chicago



SO2016-6358

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-I-at 3525-3545 S Maplewood Ave - App No. 18961T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18961 TI

INTRO DATE:

9-14-16

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 RM5 Residential Multi-Unit District and the M1-2 Limited Manufacturing/Business Park District symbols as shown on Map No. 8-I in the area bounded by:**

**A line 369.92 feet North of and parallel to West 36<sup>th</sup> Street; a line 229 feet East of and parallel to South Maplewood Avenue; a line 253.53 feet North of and parallel to West 36<sup>th</sup> Street; a line 132 feet East of and parallel to South Maplewood Avenue; a line 146.30 feet North of and parallel to West 36<sup>th</sup> Street; South Maplewood Avenue.**

**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: 3525-3545 South Maplewood Avenue, Chicago IL.**

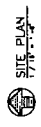
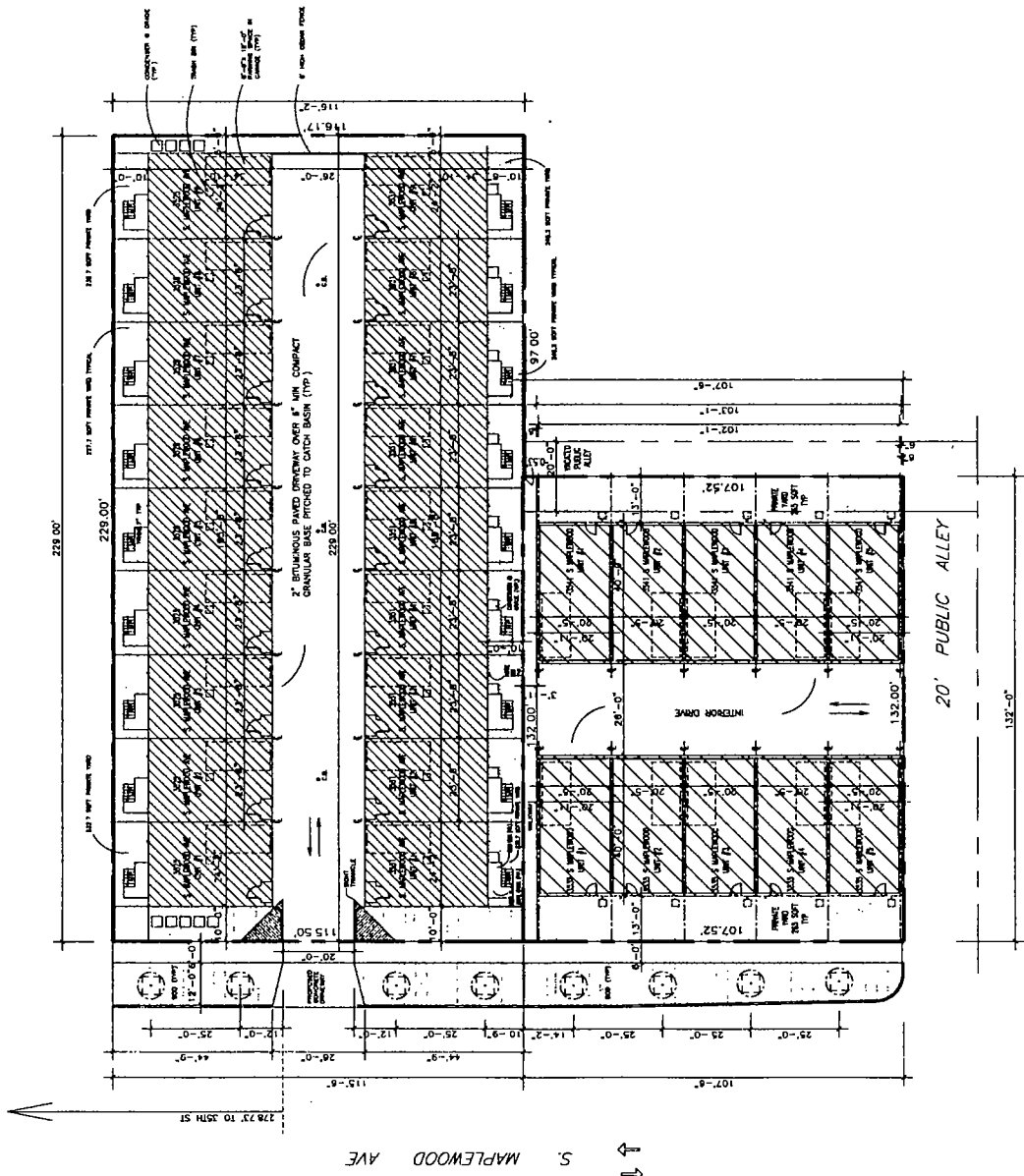
**Application Number: 18961 T1**

**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR  
3525-45 SOUTH MAPLEWOOD AVENUE, CHICAGO, ILLINOIS**

The above mentioned property had been subject matter of a prior rezoning in 2006. That prior application included the same address and the survey showed the same property as presented in this current Application. The Applicant presently needs a zoning change to correct certain typographical errors in the zoning change ordinance that was included in that prior rezoning and correct the number of parking spaces.

Zoning Change:	From an M1-2 and an RM5 to an RM5
Use remains the same:	28 Townhomes
Floor Area Ratio:	1.247
Lot Area remains the same:	40,807.66 SF
Building Floor Area:	50,869.56 SF
Density remains the same:	1,457.41 square feet of lot area per DU
Off- Street parking:	Parking spaces: 28
Set Backs remain the same:	Front: 10 feet Side: 10 feet North / 0 feet South Rear: 3 feet – 4 inches Private Yard: 238 square feet
Building height:	36.5 feet

FINAL FOR PUBLICATION



SITE PLAN  
1/18/2020

FINAL FOR PUBLICATION



KINMAN  
AUYEUNG  
ARCHITECT

2800 S. MAPLE AVE  
CHICAGO, ILLINOIS 60608  
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KINMANAUYEUNGARCHITECT.COM

NO.	DESCRIPTION	DATE

DATE	APPROVED BY
DATE	APPROVED BY
DATE	APPROVED BY

A1

TOWNHOME DEVELOPMENT  
(PHASE III & PHASE IV)  
3514 & S. MAPLEWOOD AVE  
CHICAGO, ILLINOIS  
ARCHITECTURAL DRAWING

