



City of Chicago



SO2018-2307

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-G at 3401 S Ashland Ave - App No. 19586T1
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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-G in the area bounded by:

West 34th Street;

The public alley next east of and parallel to South Ashland Avenue;

A line 24 feet south of and parallel to the south right-of-way line of West 34th Street;

South Ashland Avenue;

to those of a C1-2 Neighborhood Commercial District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

FINAL FOR PUBLICATION

Common Address(es): 3401 South Ashland Avenue

SUBSTITUTE NARRATIVE AND PLANS

Re: 3401 South Ashland Avenue

The Applicant seeks a zoning change from an RS-3 Residential Single- Unit (Detached House) District to a C1-2 Neighborhood Commercial District. The purpose of this zoning change is to allow for an interior renovation of the existing three residential units and the existing ground floor commercial space of the existing multi-use building. There are two existing off street parking spaces that will remain.

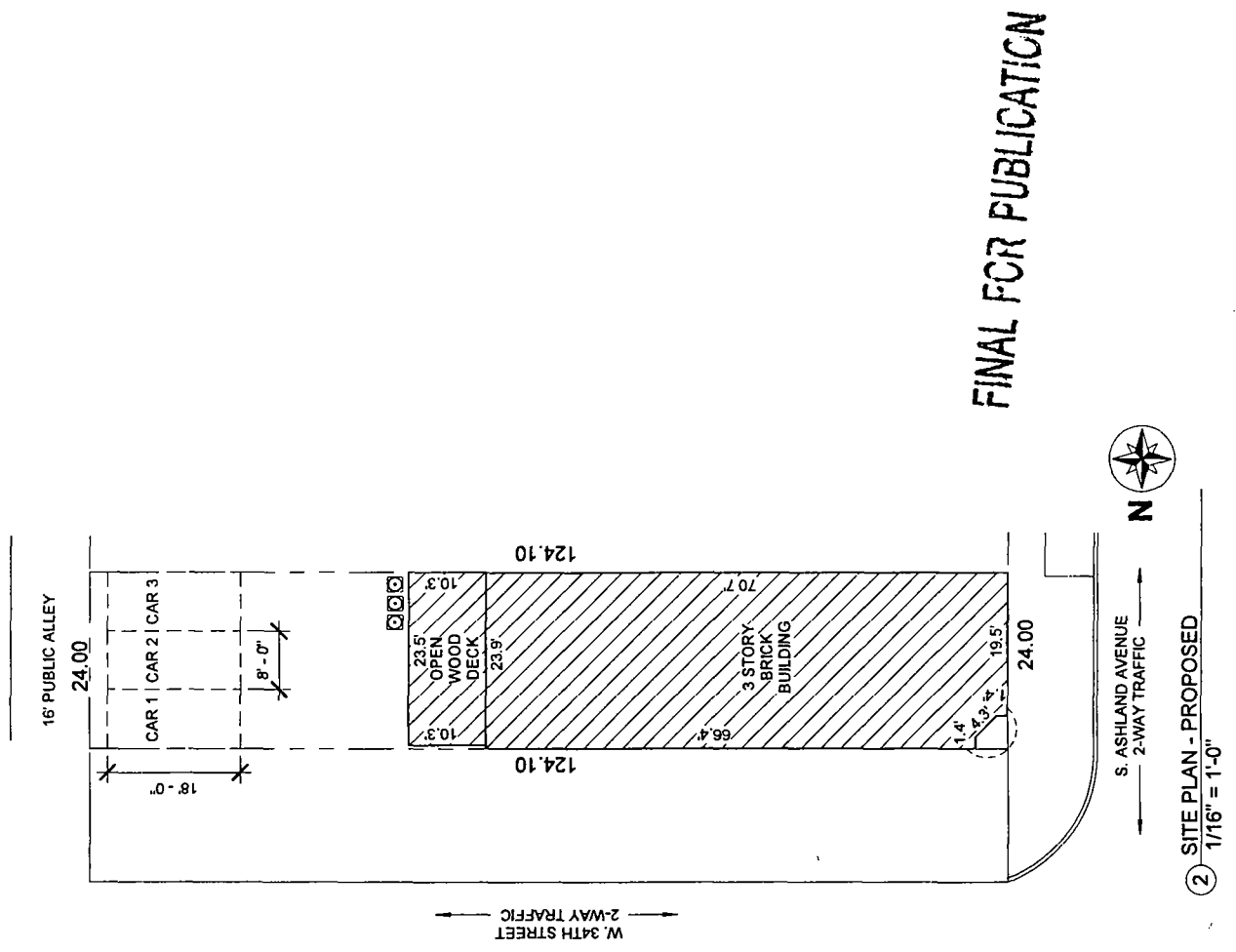
Site Area: (123.7 feet x 24 feet of record)	2,968 square feet
Maximum Floor Area Ratio:	2.2
Dwelling Unit:	3*
Off-Street Parking:	3*
Front Setback (Ashland Avenue):	0' (Existing to remain)
Side Setback (northwest):	0' (Existing to remain)
Side Setback (southeast):	0' (Existing to remain)
Rear Setback (alley):	43.10' (Existing to remain)
Building Height:	Existing to remain, no change

*Preexisting, lawful non-conforming 3 dwelling units

*Preexisting, lawful non-conforming 2 parking spaces

FINAL FOR PUBLICATION

DATE	03/01/18
PROJECT No	Project Number
SHEET REF	SHEET NAME
SHEET No	A.0



FINAL FOR PUBLICATION

② SITE PLAN - PROPOSED
1/16" = 1'-0"