



# City of Chicago



O2019-4126

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/12/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-G at 3624 S Halsted St - App No. 20052T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final 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 M1-2, Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-G in an area bound by

The public alley next west of and parallel to South Halsted Street; a line 78.0' north of and parallel to West 37<sup>th</sup> Street; South Halsted Street: and, a line 52.0' north of and parallel to West 37<sup>th</sup> Street;

to those of a RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District.

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

Common Address of Property: 3624 South Halsted Street

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## NARRATIVE & PLANS – 3624 South Halsted Street

### M1-2 to RT-3.5

The subject property is currently zoned for Manufacturing. The subject property is currently all residential which is not a permitted use in a Manufacturing District. The applicant would like to rezone the property so the zoning district properly conforms with the current use. The property is improved with a 2-story, 2 dwelling unit building with rear yard detached 2-car garage. There are no commercial spaces.

FAR	0.31
Lot Area	3,900 Square Feet
Building Area	1,238 Square Feet
Building Height	25 Feet 0 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	95 Feet 11 Inches
North side Setback	0 Feet 0 Inches
South side Setback	2 Feet 9 Inches
Parking	2 Parking Spaces

ALLEY

150.00' (R)

20.12'

22.32'

GARAGE

20.12'

22.32'

23.22'

24.12'

23.02'

2 STORY BRICK RES #3624

ON LINE

66' R/W

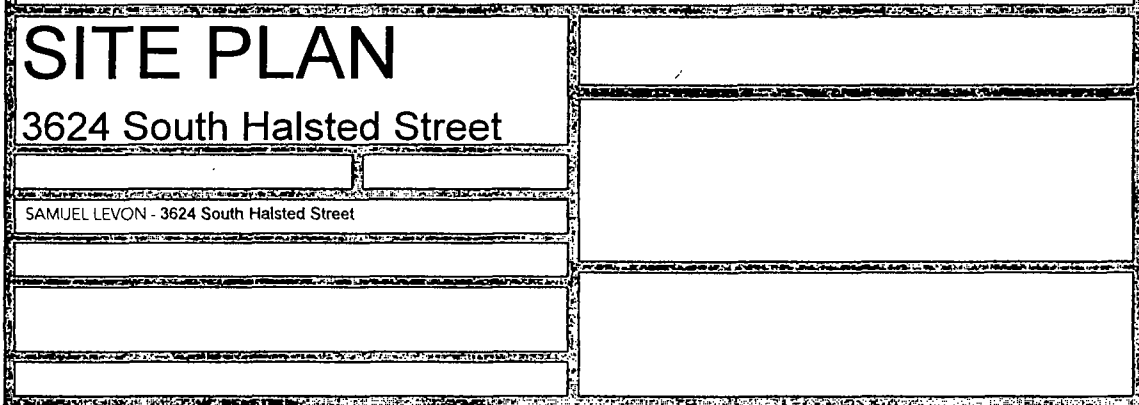
37TH STREET

51.92' (C)

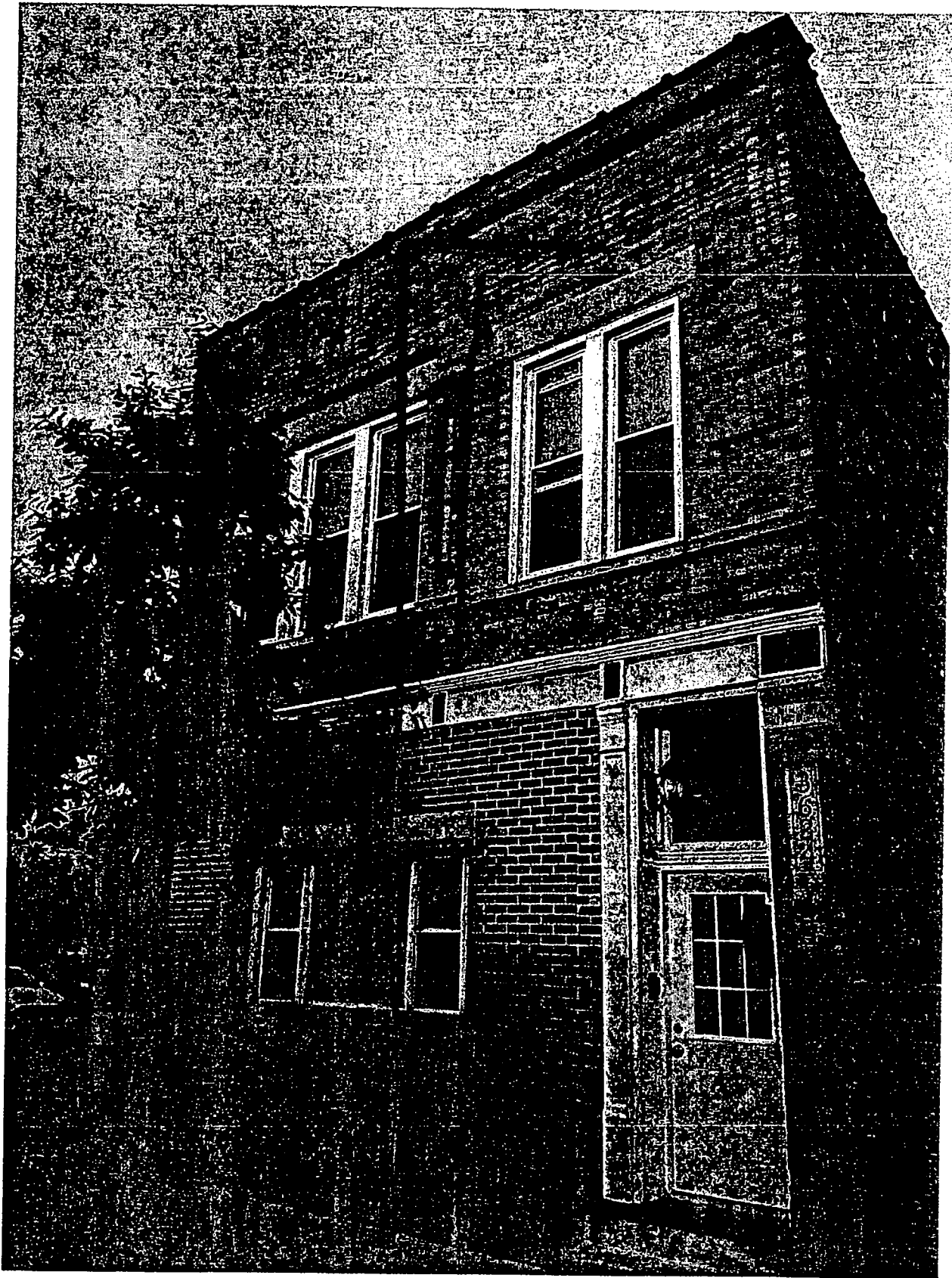
33.0'

GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.

N

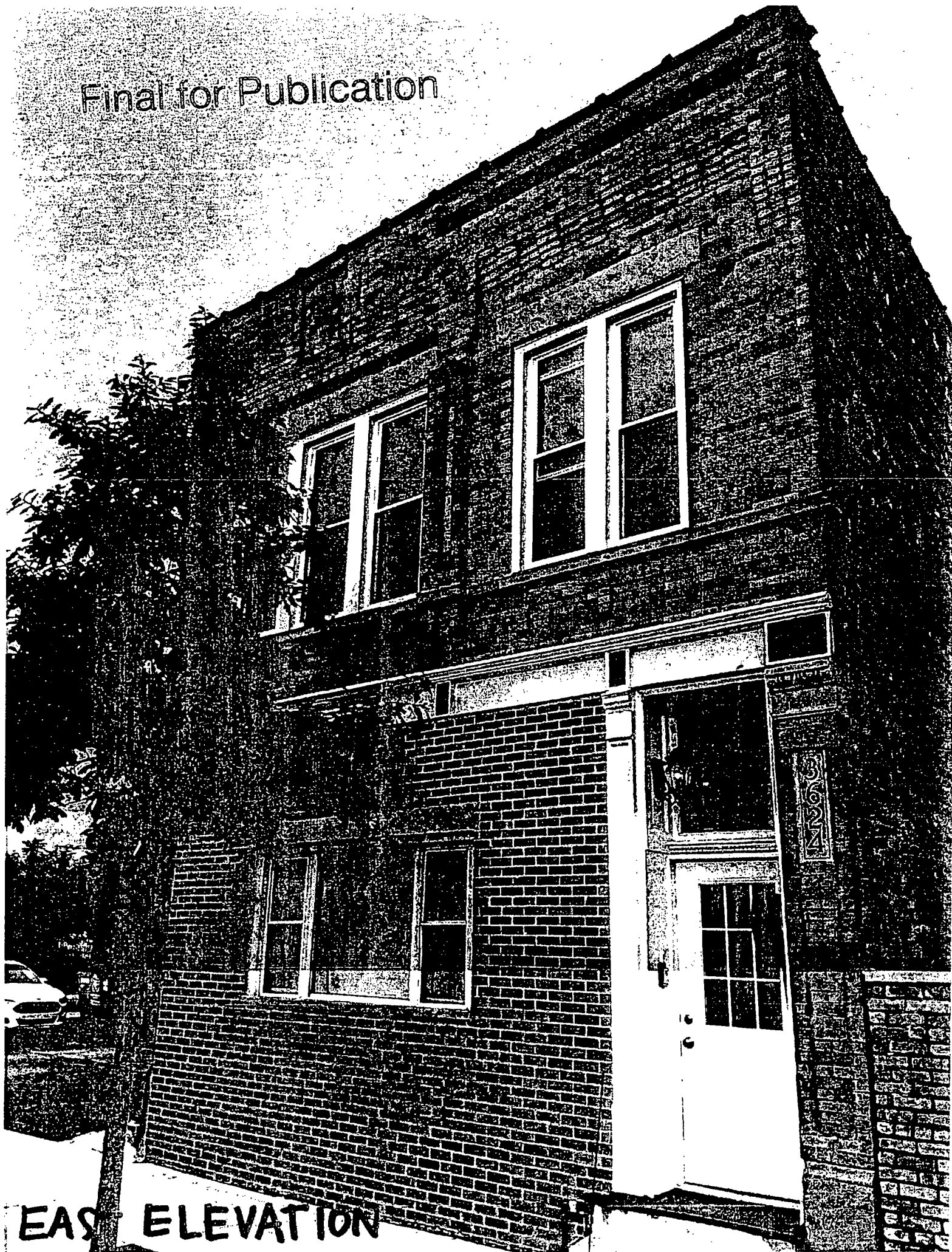


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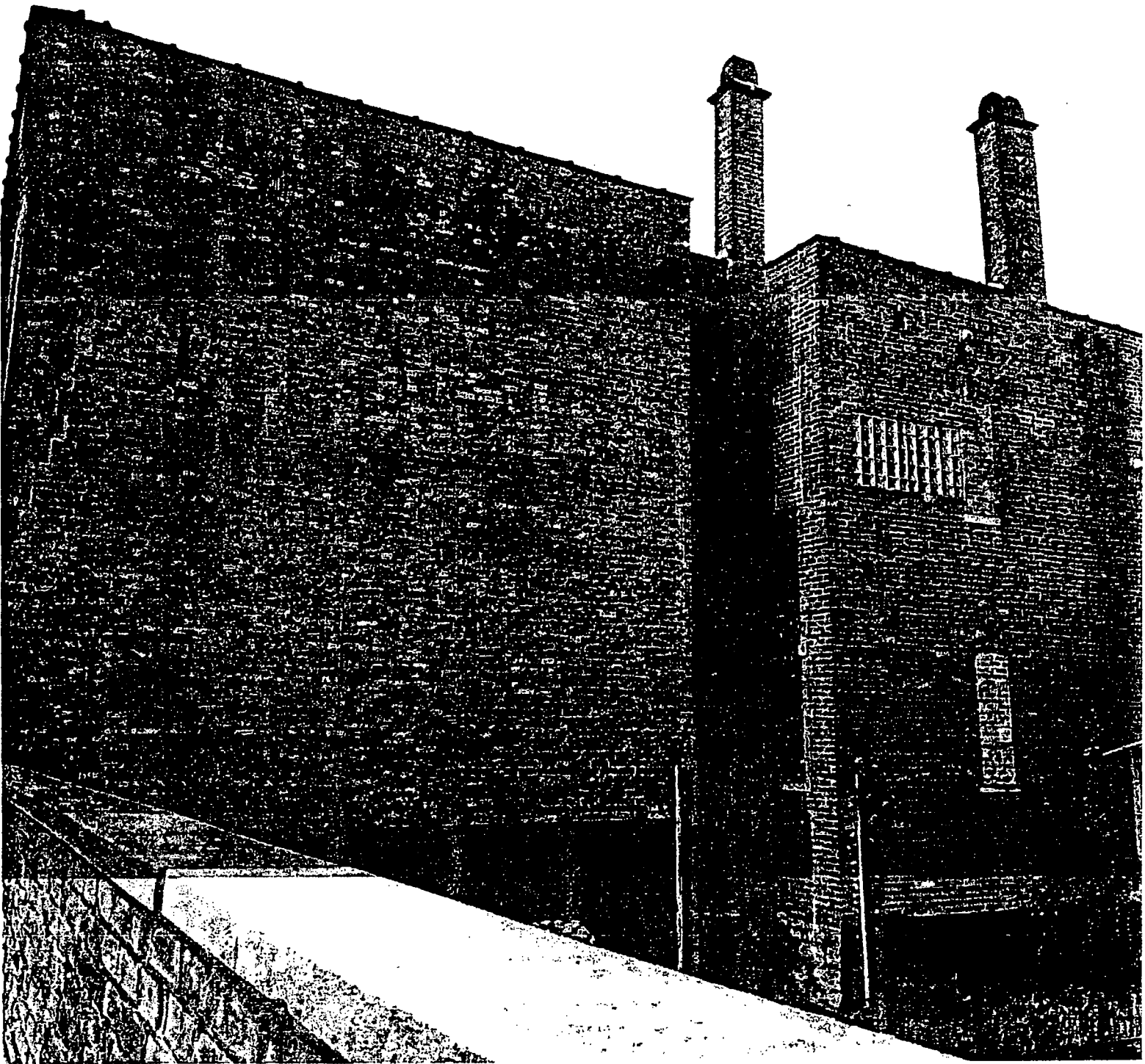
FRONT FAÇADE - BUILDING HEIGHT

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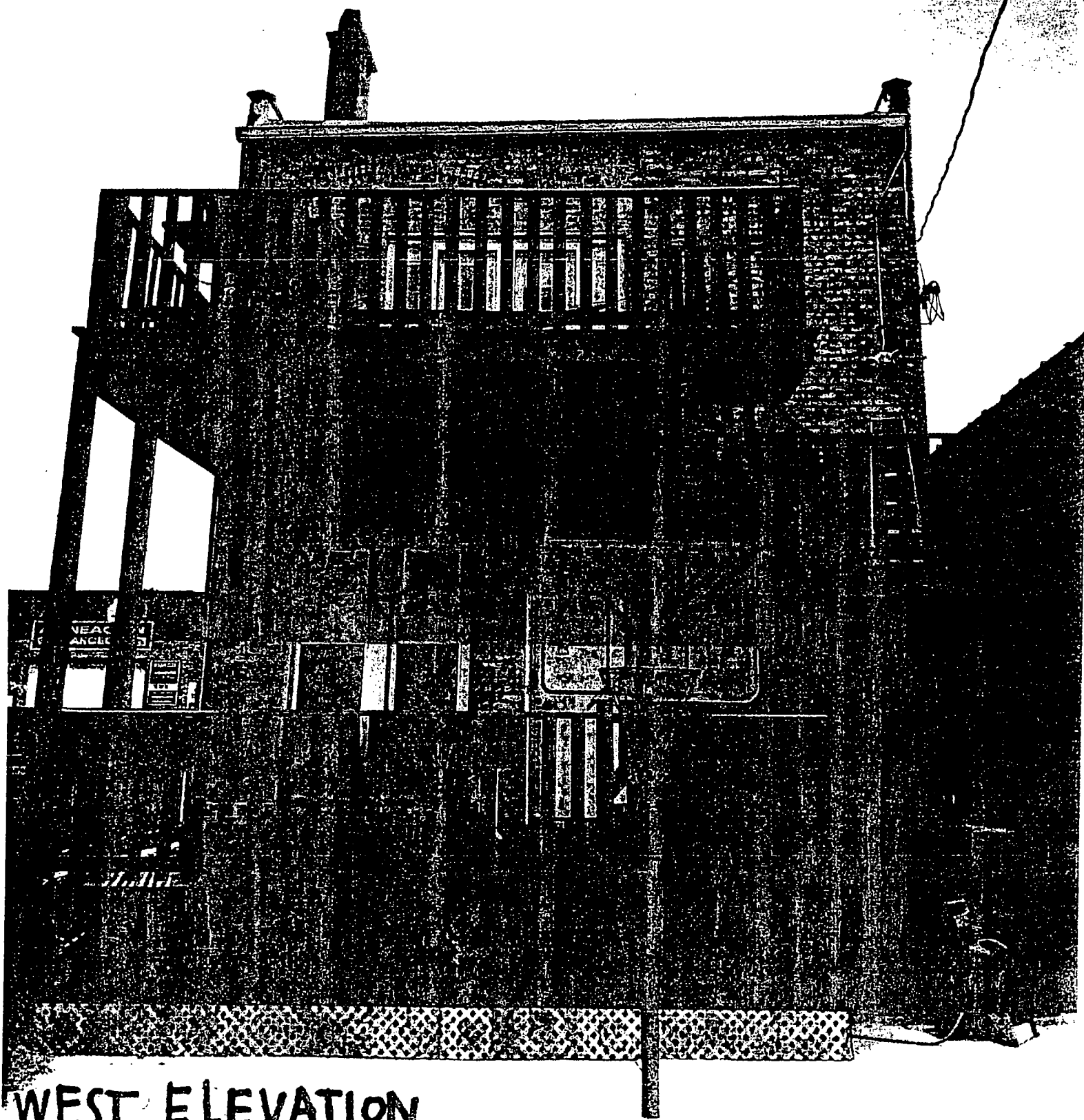
EAST ELEVATION

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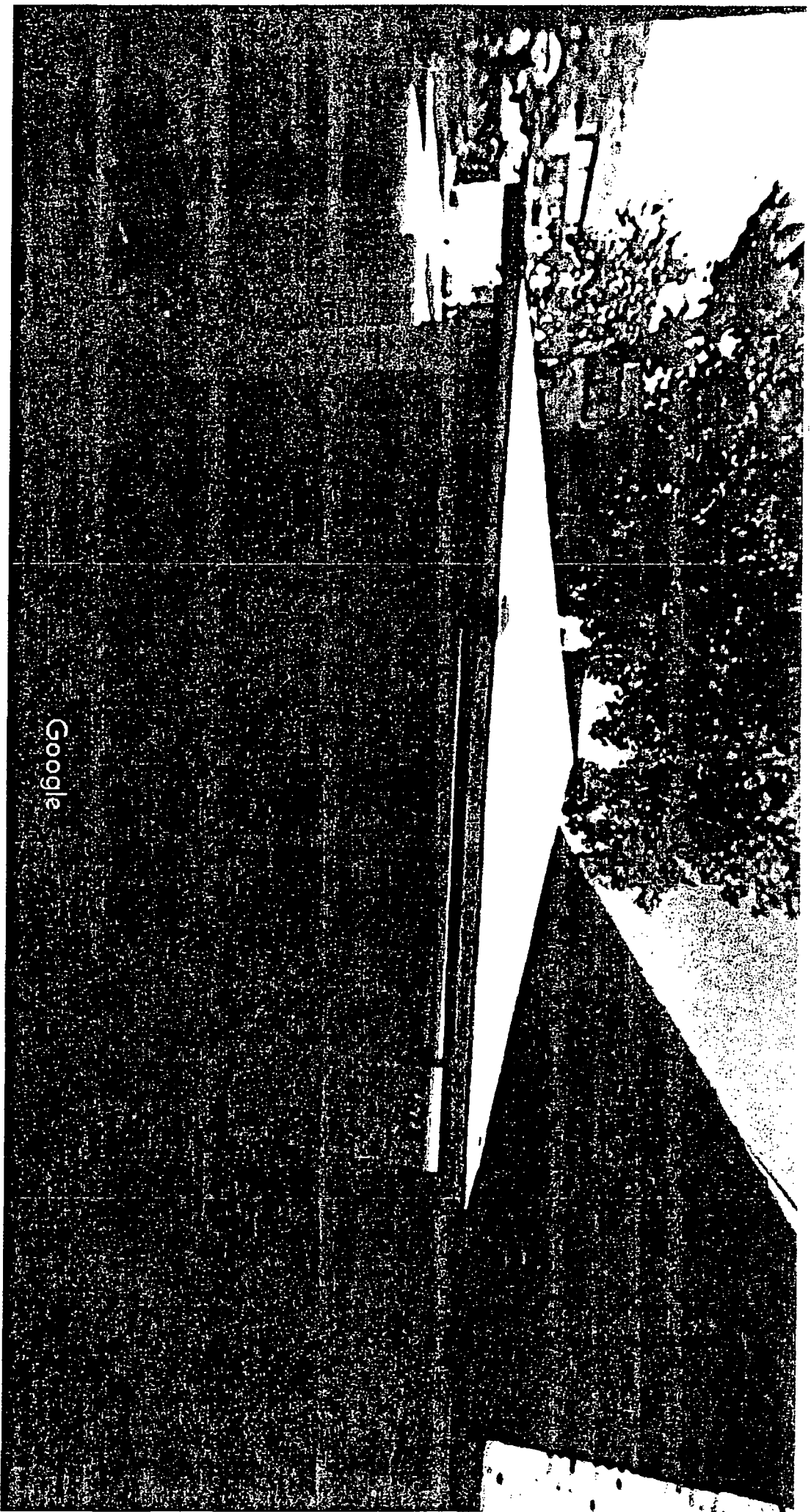
NORTH ELEVATION

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**GARAGE - WEST ELEVATION**