



City of Chicago



O2019-6850

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-F at 3849-3853 S Union Ave - App No. 20180T1
Committee(s) Assignment:	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 be amended by changing all the M2-3 Light Industry District symbols and indications as shown on Map No.8-F in the area bounded by

The alley next north of and parallel to West Pershing Road; the alley next east of and parallel to South Union Avenue; a line 42.5 feet north of and parallel to West Pershing Road; and South Union Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use District is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property : 3849-3853 South Union Avenue

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
3849-53 South Union Avenue**

The Applicant intends to change the zoning from the existing M2-3 Light Industry District to B2-2 Neighborhood Mixed-Use District to allow the subdivision of the existing zoning lot into 3 separate zoning lots to construct three (3) residential single family homes. There will be 2 parking spaces for each home. No commercial space.

NARRATIVE AND FOR PLANS FOR 3849 S. UNION AVE:

ZONING: B2-2

LOT AREA: 2803 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 2803 square feet

FLOOR AREA RATIO: 0.80

BUILDING AREA: 2256 square feet

OFF STREET PARKING: 2 car in garage

FRONT SETBACK: 10 feet 8 inches

REAR SETBACK: 53 feet 0 inches

SIDE SETBACK: 3 feet 1/2 inches & 0 feet 0 inches = TOTAL 3 feet 1/2 inches

BUILDING HEIGHT: 27 feet 4 1/2 inches

NARRATIVE AND PLANS FOR 3851 S. UNION AVE:

ZONING: B2-2

LOT AREA: 2791 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 2791 square feet

FLOOR AREA RATIO: 0.80.

BUILDING AREA: 2256 square feet

OFF STREET PARK: 10 feet 8 inches

REAR SETBACK: 53 feet 0 inches

SIDE SETBACK: 3 feet 0 inches & 0 feet 0 inches = 3 feet 0 inches

BUILDING HEIGHT: 27 feet 4 1/2 inches

NARRATIVE AND FOR PLANS FOR 3853 S. UNION AVE:

ZONING: B2-2

LOT AREA: 2791 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 2791 square feet

FLOOR AREA RATIO: 0.80

BUILDING AREA: 2256 square feet

OFF STREET PARKING: 2 car in garage

FRONT SETBACK: 12 feet 0 inches

REAR SETBACK: 53 feet 0 inches

SIDE SETBACK: 3 feet 0 inches & 0 feet 0 inches = TOTAL 3 feet 0 inches

BUILDING HEIGHT: 27 feet 4 1/2 inches

Set of plans are attached.

TWO STORY IIB MASONRY
SINGLE FAMILY RESIDENCE
WITH BASEMENT AND TWO CAR FRAME GARAGE
3849 SOUTH UNION AVE
CHICAGO, IL

[illegible]

FINAL FOR PUBLICATION



360 DESIGN STUDIO
20111 W. 111th Ave.
Suite 100
Oak Creek, WI 53091
P: 414.762.3333
F: 414.762.3333

PROJECT NAME
16' PUBLIC ALLEY

ISSUED ZONING
S-1, S-2

PROJECT NAME
16' PUBLIC ALLEY

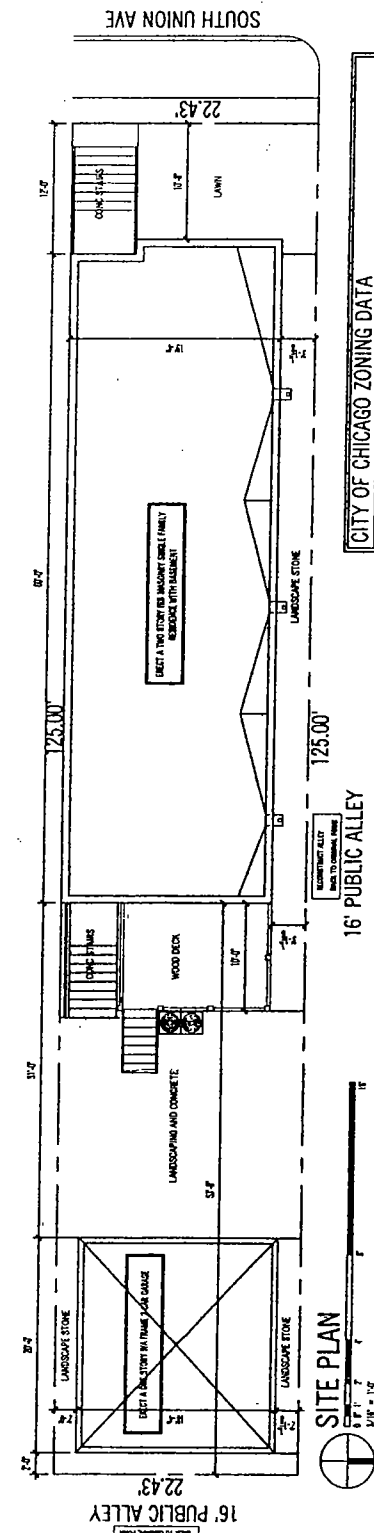
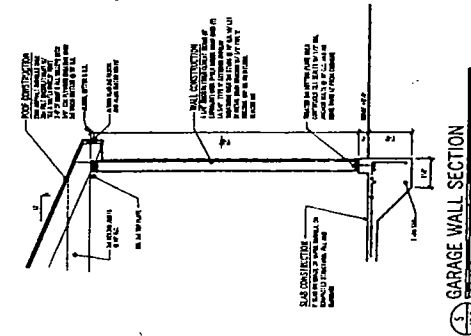
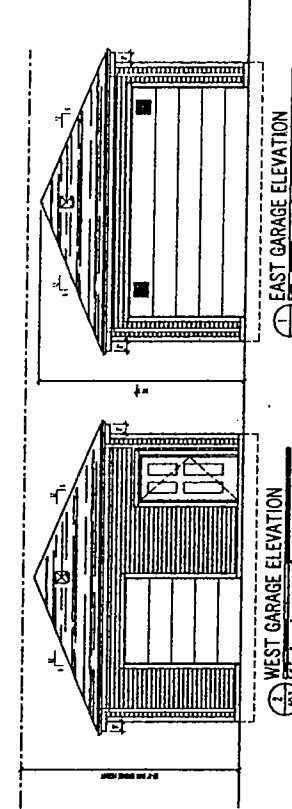
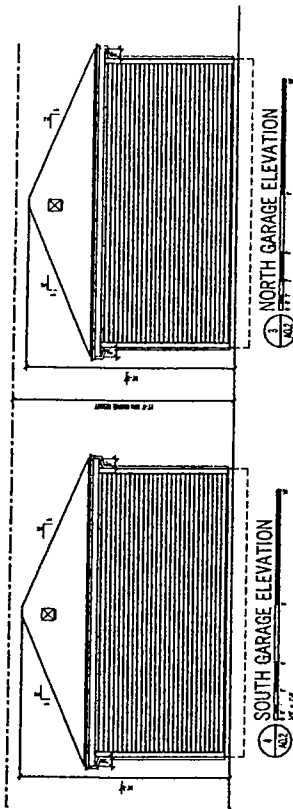
ISSUED ZONING
S-1, S-2

PROJECT NAME
16' PUBLIC ALLEY

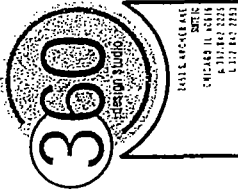
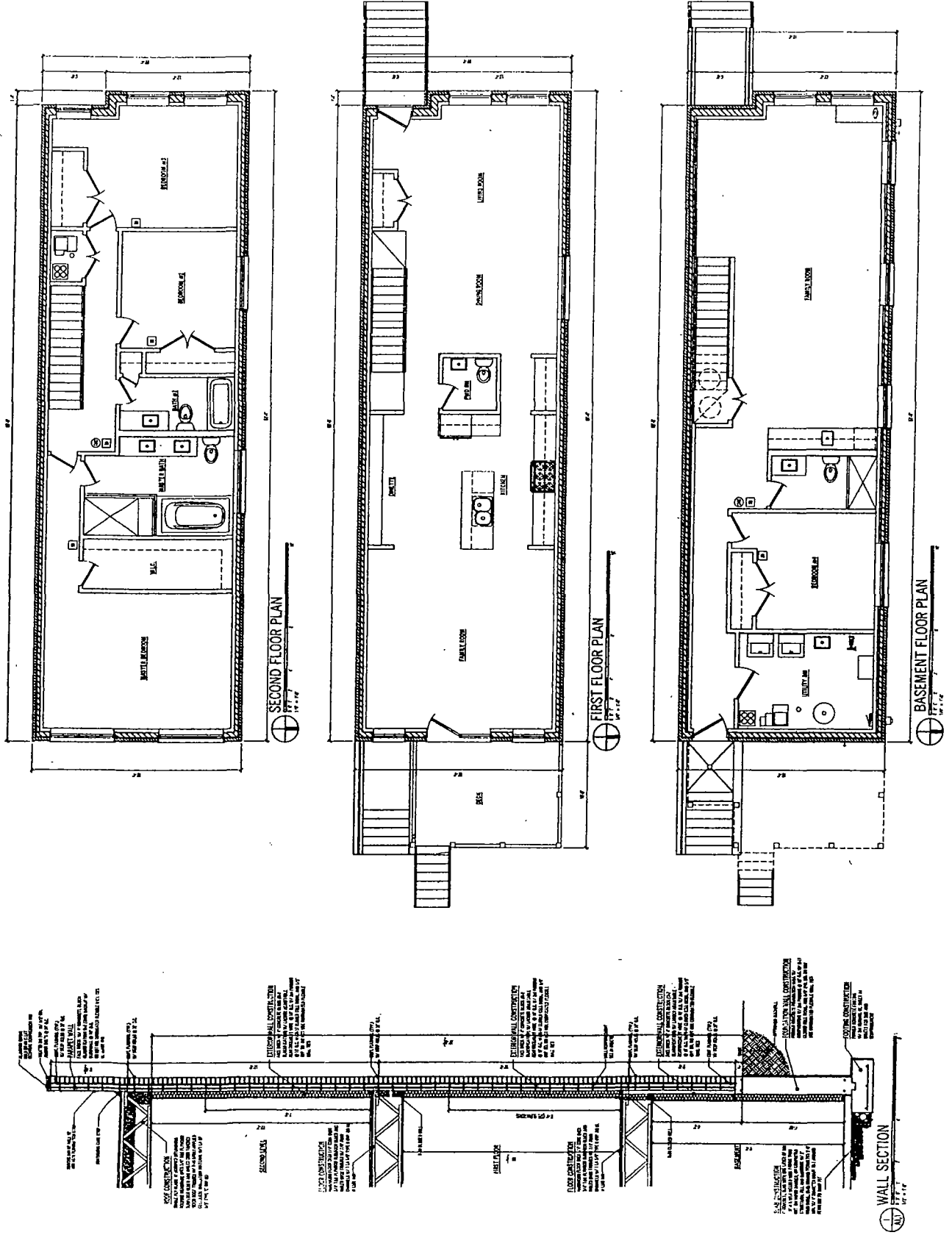
ISSUED ZONING
S-1, S-2

PROJECT NAME
16' PUBLIC ALLEY

ISSUED ZONING
S-1, S-2



CITY OF CHICAGO ZONING DATA			
CATEGORIES	REQUIRED	ACTUAL	
ZONING CLASS	S-1, S-2	S-1, S-2	
LOT AREA	2,000 SQ. FT.	2,000 SQ. FT.	
FRONT YARD	0'-0"	0'-0"	
SIDE YARD	0'-0"	0'-0"	
REAR YARD	0'-0"	0'-0"	
REAR YARD OPEN SPACE	0'-0"	0'-0"	

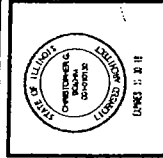


10111 ARDEN BLVD
SUITE 100
DALLAS, TX 75243
TEL: 214.400.3600
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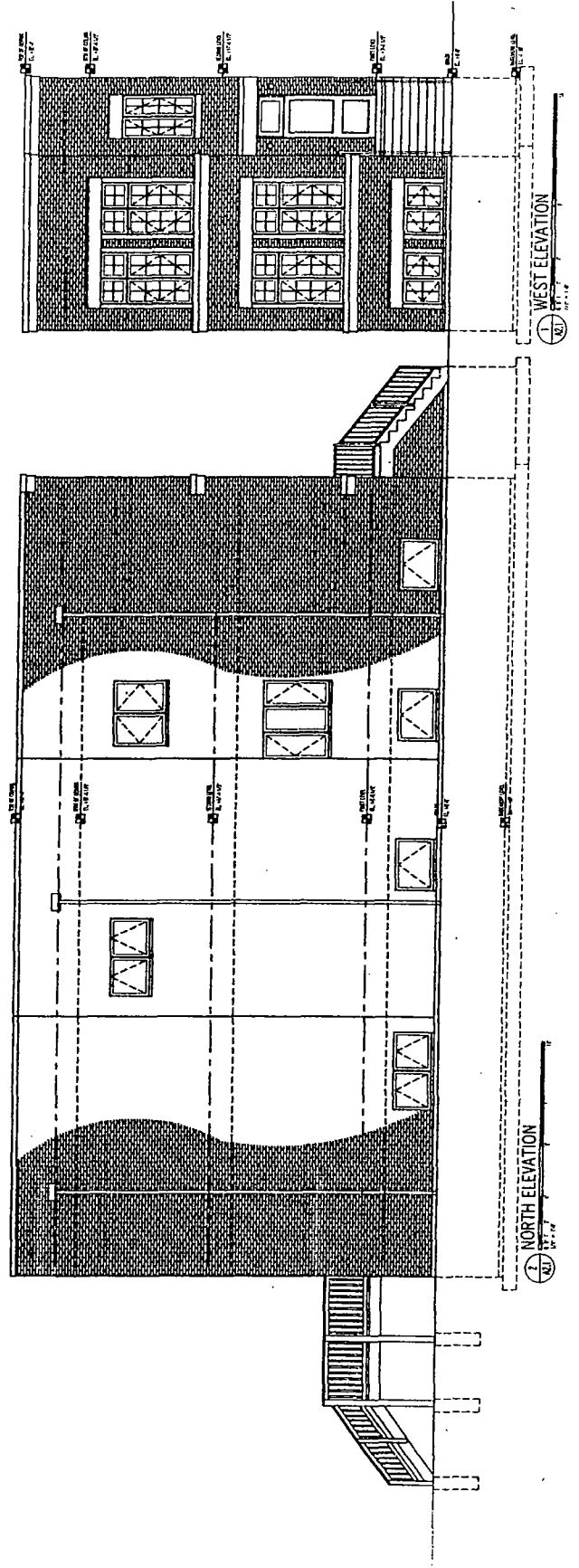
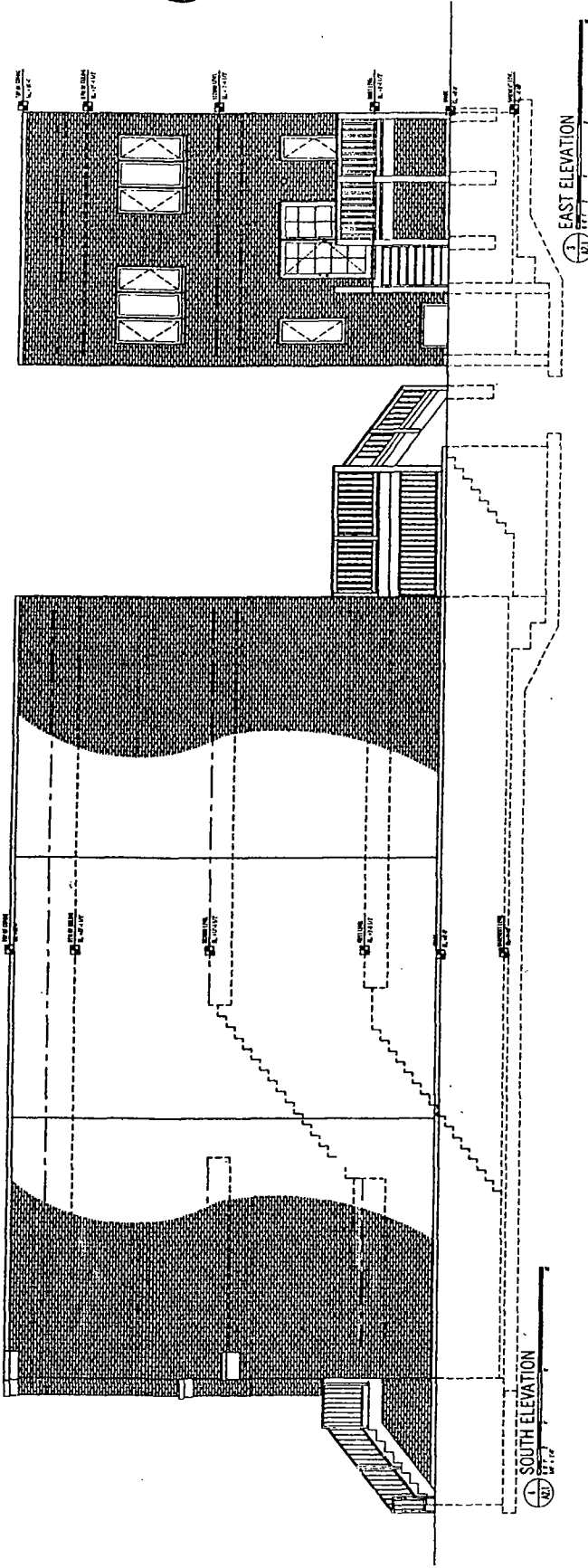
SUBMITTA: 2/15/15
ISSUED ZONING: 5-5-2015
PROJECT NAME:

NO. 10111 ARDEN BLVD
10111 ARDEN BLVD
DALLAS, TX



SHEET NAME:
FLOOR PLANS





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SHEET
ELEVATIONS

A2.1

TWO STORY IIIB MASONRY
SINGLE FAMILY RESIDENCE
WITH BASEMENT AND TWO CAR FRAME GARAGE
3851 SOUTH UNION AVE
CHICAGO, IL



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QUESTIONS

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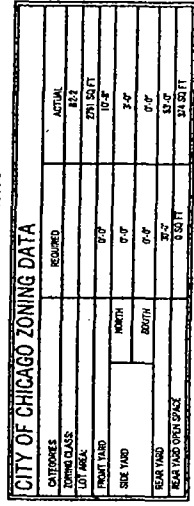
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SUBMITTAL DATES

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John L. Tracy

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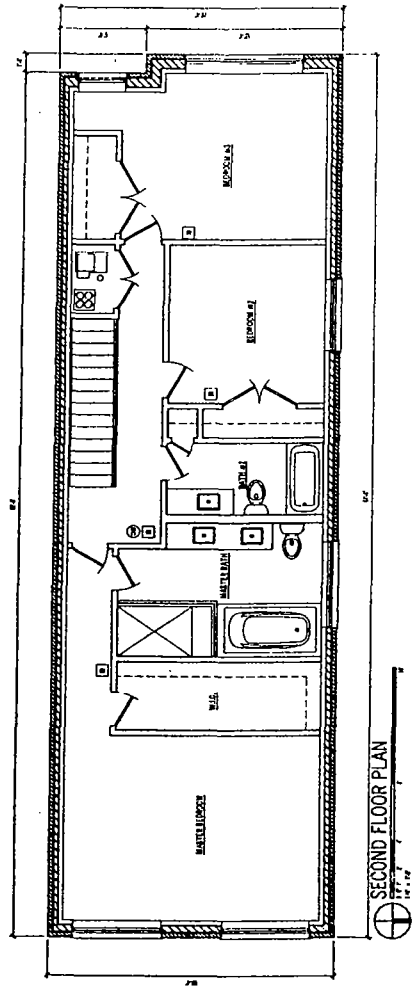
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CRIMINAL JUSTICE
JAN 19 1964
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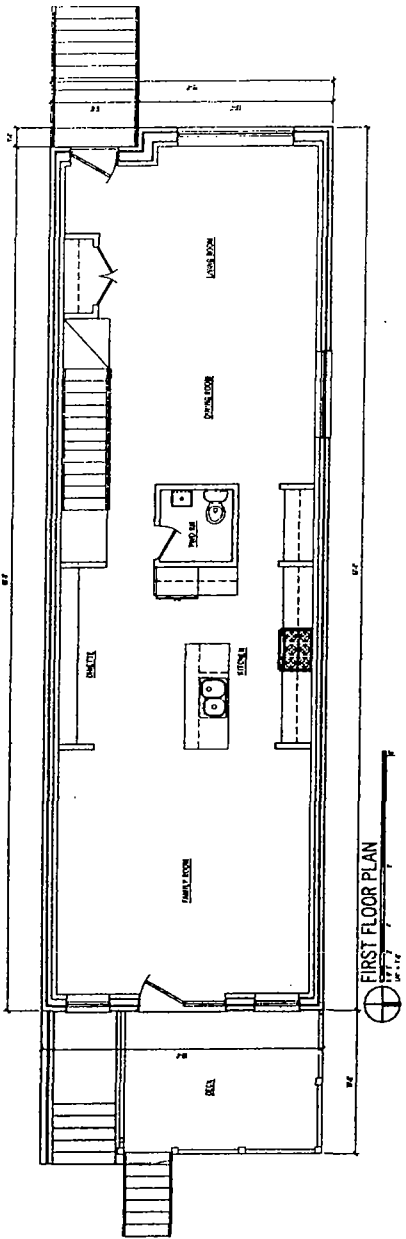
FLOOR PLANS

SHEET NAME:

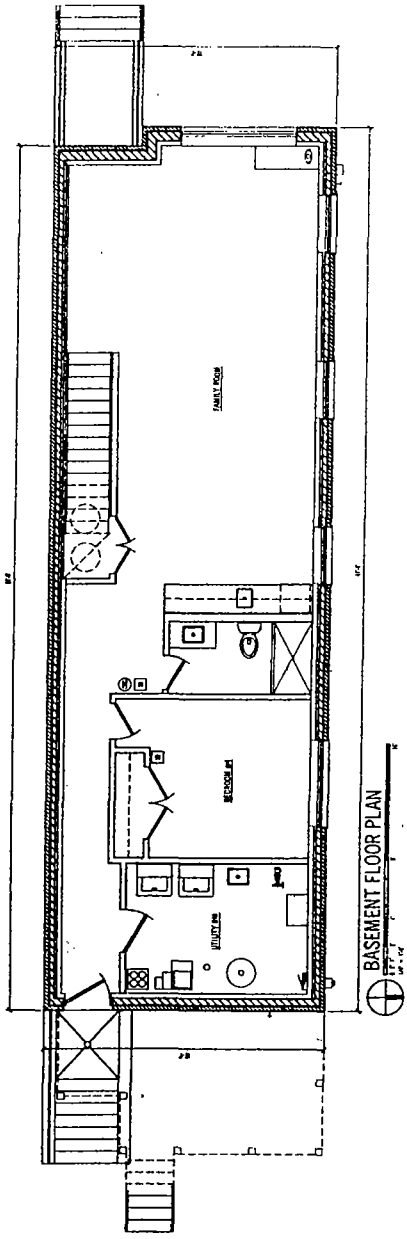
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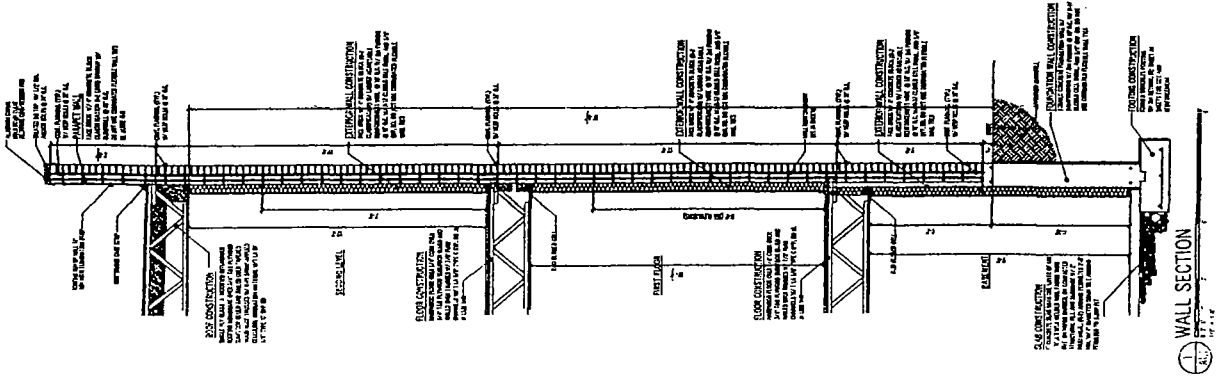
SECOND FLOOR PLAN



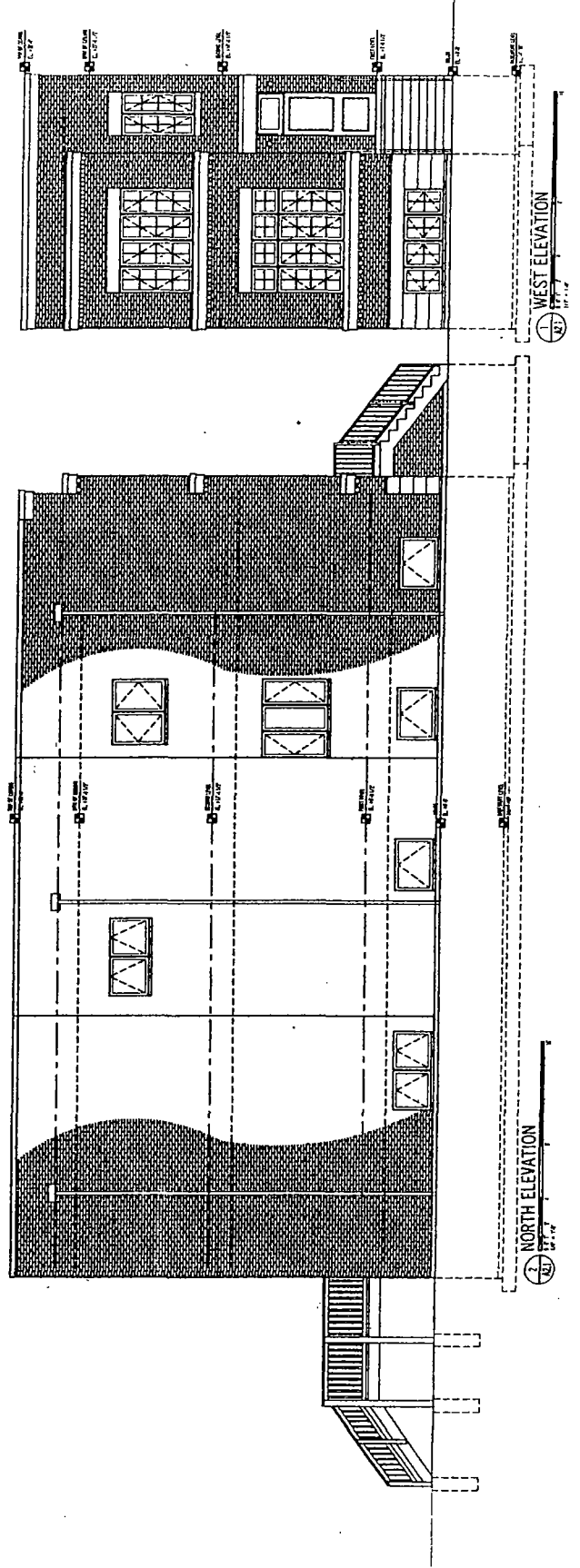
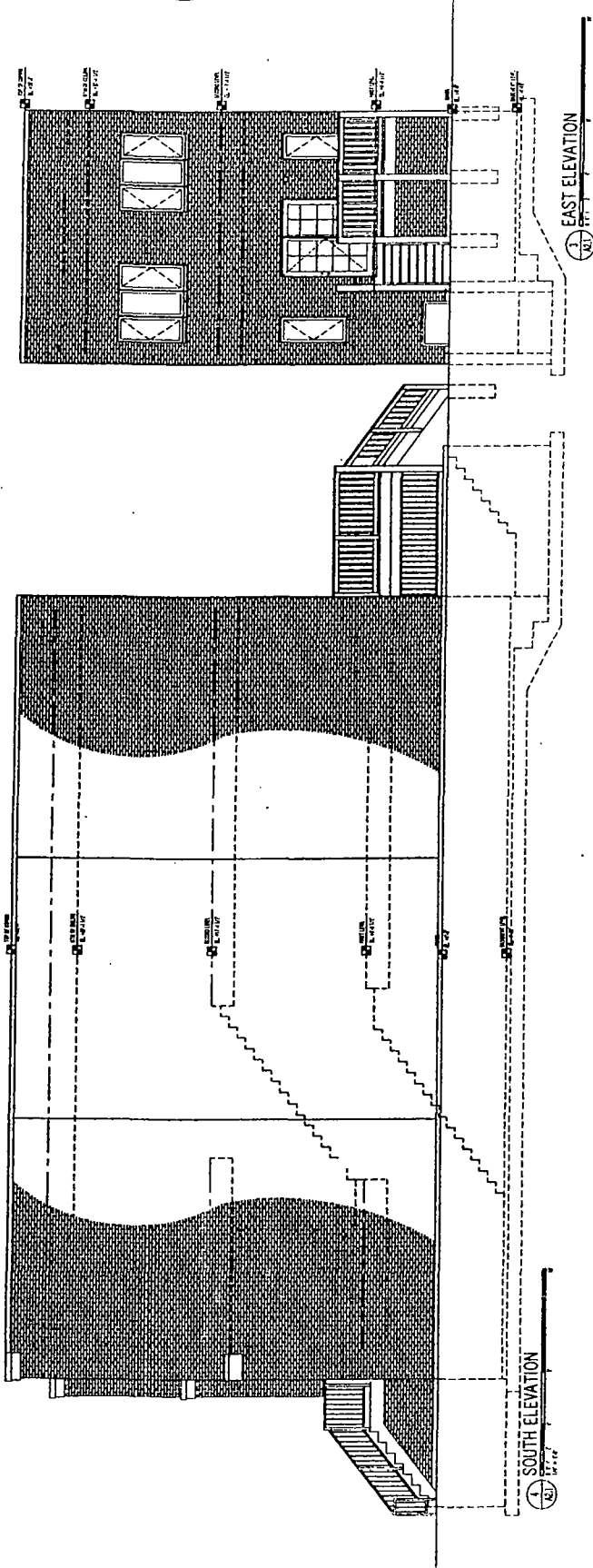
FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



WALL SECTION



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PERMITAL DATES

ISSUED DURING 15-12

PROJECT NAME

414 W. MADISON STREET
2ND FLOOR, CHICAGO, IL 60604

SEAL OF THE CITY OF CHICAGO
OFFICE OF THE CLERK OF THE BOARD OF EXAMINERS
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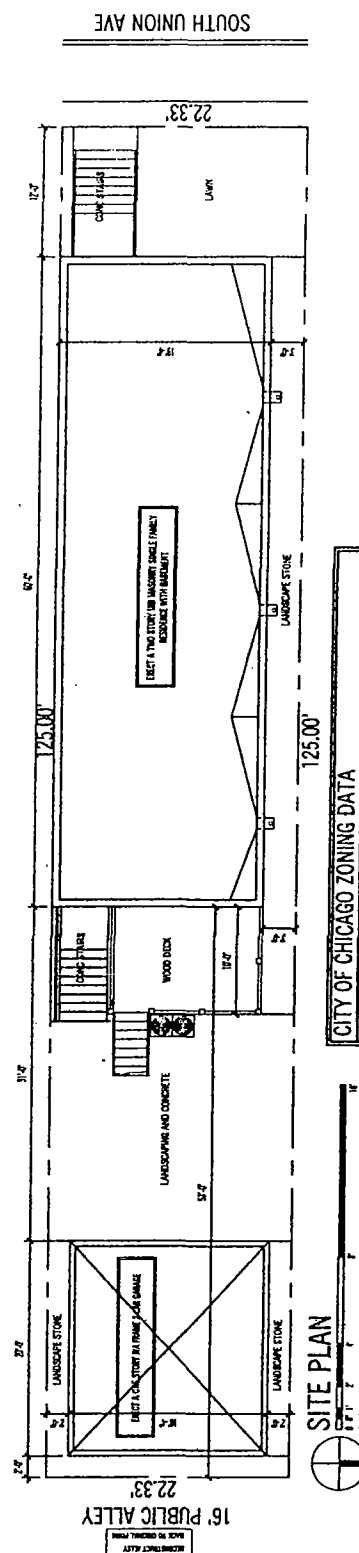
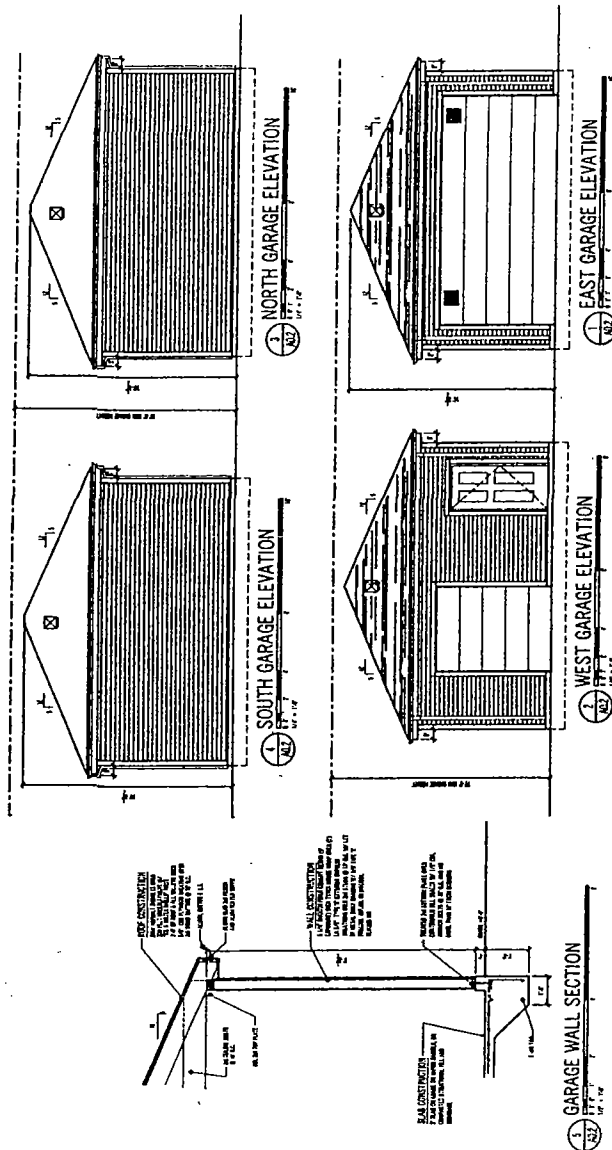
DATE 11.12.15

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SHEET NUMBER

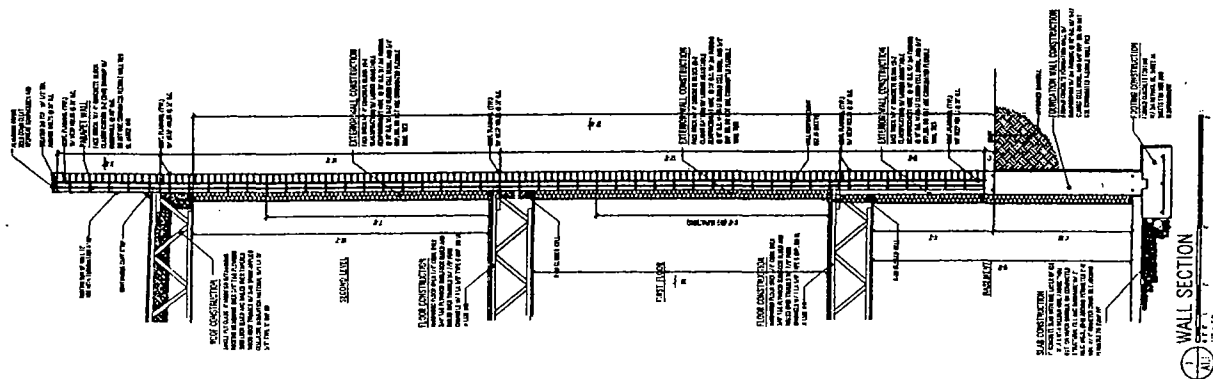
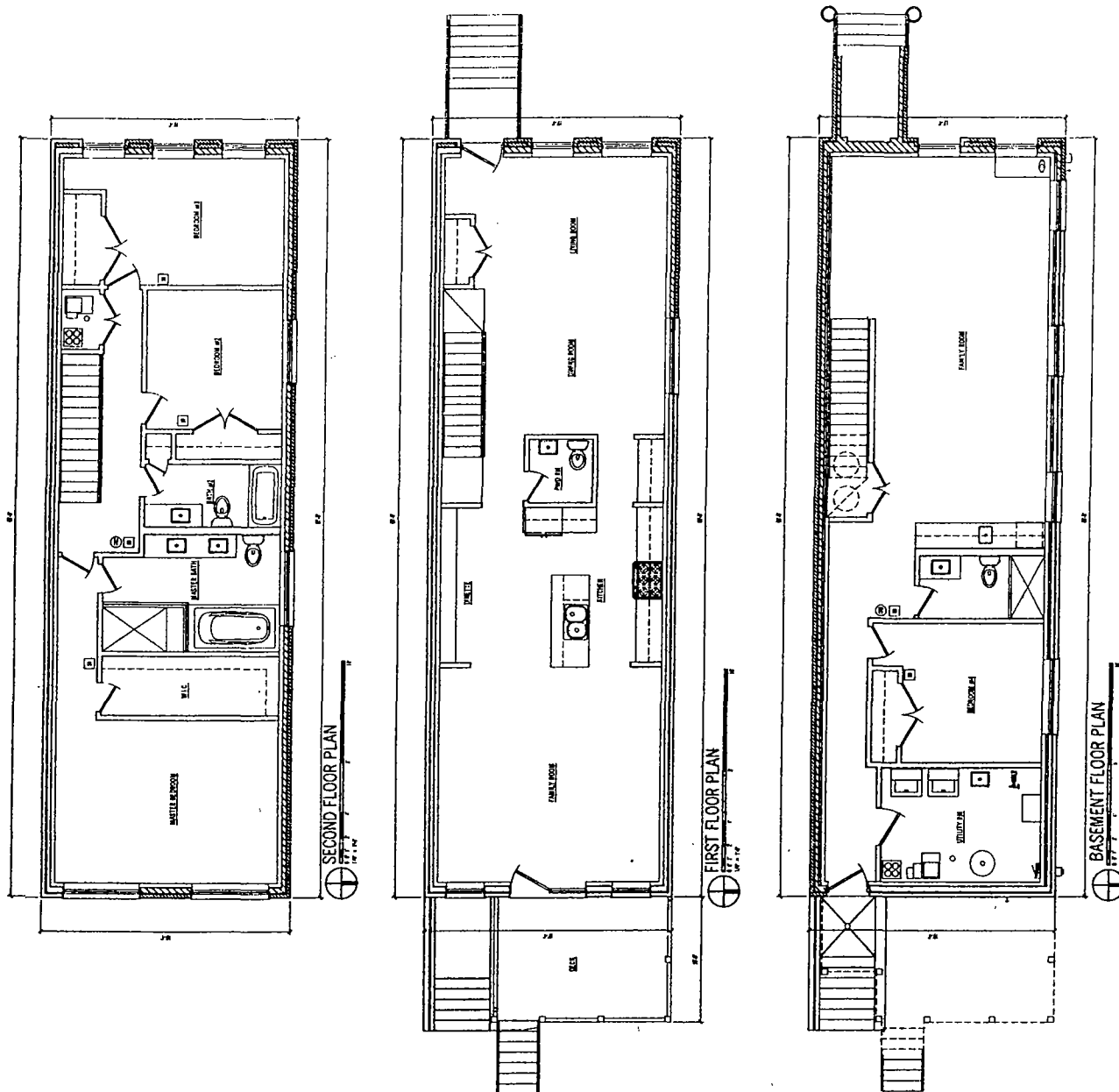
TWO STORY IIIB MASONRY
SINGLE FAMILY RESIDENCE
WITH BASEMENT AND TWO CAR FRAME GARAGE
3853 SOUTH UNION AVE
CHICAGO, IL

[illegible]



CITY OF CHICAGO ZONING DATA			
CATEGORIES	REQUIRED	ACTUAL	
ZONING CLASS		R2.2	
LOT AREA		201.50 FT	
FRONT YARD	0'-0"	12'-0"	
SIDE YARD	0'-0"	3'-0"	
REAR YARD	0'-0"	0'-0"	
REAR YARD OPEN SPACE	35'-0"	34.50 FT	
	0.55 FT		

CONFIDENTIAL



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1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

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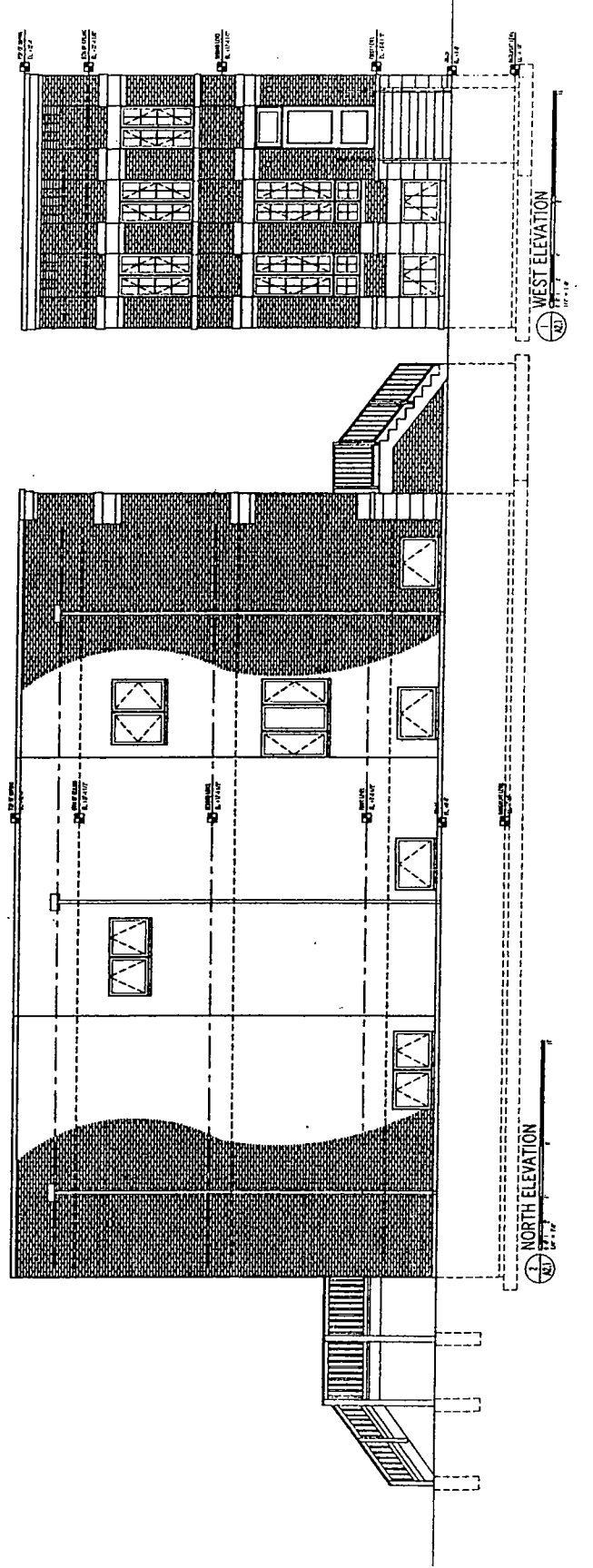
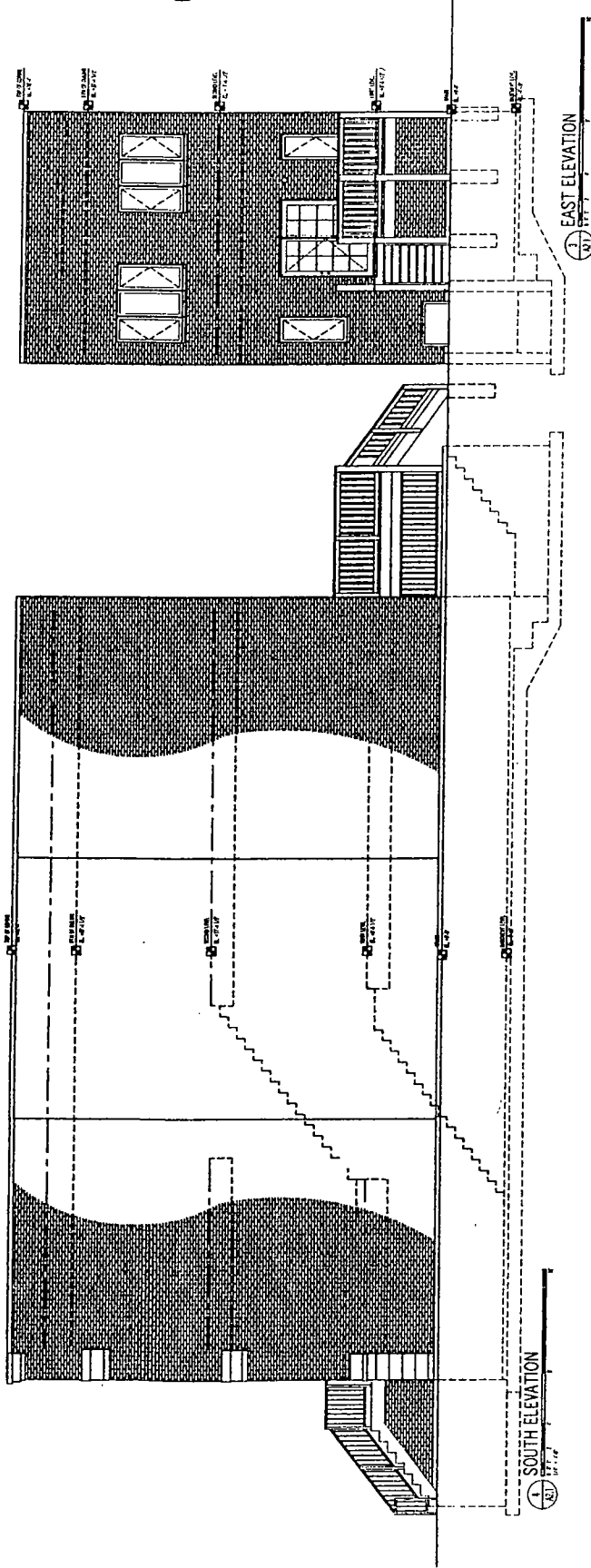
1. **Introduction**



SHEET NAME

FLOOR PLANS

A1.1



360
DESIGN BUILDING

2015.1.10
2015.1.10
2015.1.10
2015.1.10

DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

PROJECT NAME
ISSUED TO: [Name]
DATE: [Date]

PROJECT NAME
ISSUED TO: [Name]
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