



City of Chicago



O2020-2387

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 5/20/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 8-F at 3422 S Normal Ave -
App No. 20402T1

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, is hereby amended by changing all of the M1-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 8-F in the area bounded by

A line 379.12 feet North of and parallel to West 35th Street; South Normal Avenue; a line 227.40 feet North of and parallel to West 35th Street; and the alley next West of and parallel to South Normal Avenue.

to those of a RS3 Residential Single-Unit (Detached House) District.

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

Common Address of Property: 3422 South Normal Avenue

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**ZONING AND DEVELOPMENT NARRATIVE AND PLANS
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 3422 SOUTH NORMAL AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M 1-2 District to that of a RS 3 District for the property commonly known as 3422 South Normal Avenue. The applicant seeks to demolish the existing warehouse building and improve the site by subdividing the entire zoning lot into six individual zoning lots in order to construct six, two-story, single family residence buildings with rear detached two car garages for each. The total lot area of the subject site is 19,072.21 square feet. Applicant seeks to demolish the existing warehouse building and improve the site with six single family residences.

The following is a list of the proposed (existing) dimensions of the development:

Density:	6 residential dwelling units
Lot Area Per Unit:	3,178 square feet
Off Street Parking:	2 car garage for each residence/12 spaces total
Height:	27 feet 6 inches
Floor Area:	2,056 square feet per home/12,336 total
Floor Area Ratio:	.65
Front (East) Setback:	20 feet for each residence
Rear (West) Setback:	51 feet for each residence
North Side Setback:	3 feet for each residence
South Side Setback:	2 feet for each residence

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PROPOSED 6 DETACHED SINGLE FAMILY HOUSES AT 3422 S NORMAL AVE CHICAGO IL 60616

PROJECT DATA

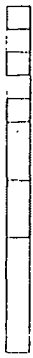
ZONING DISTRICT RS-3 (TO BE RE-ZONED)
LOT SIZE 125' x 25' EACH LOT (6 TOTAL)
FLOOR AREA 2056 SF PLUS BASEMENT EACH HOUSE

DRAWING SCHEDULE

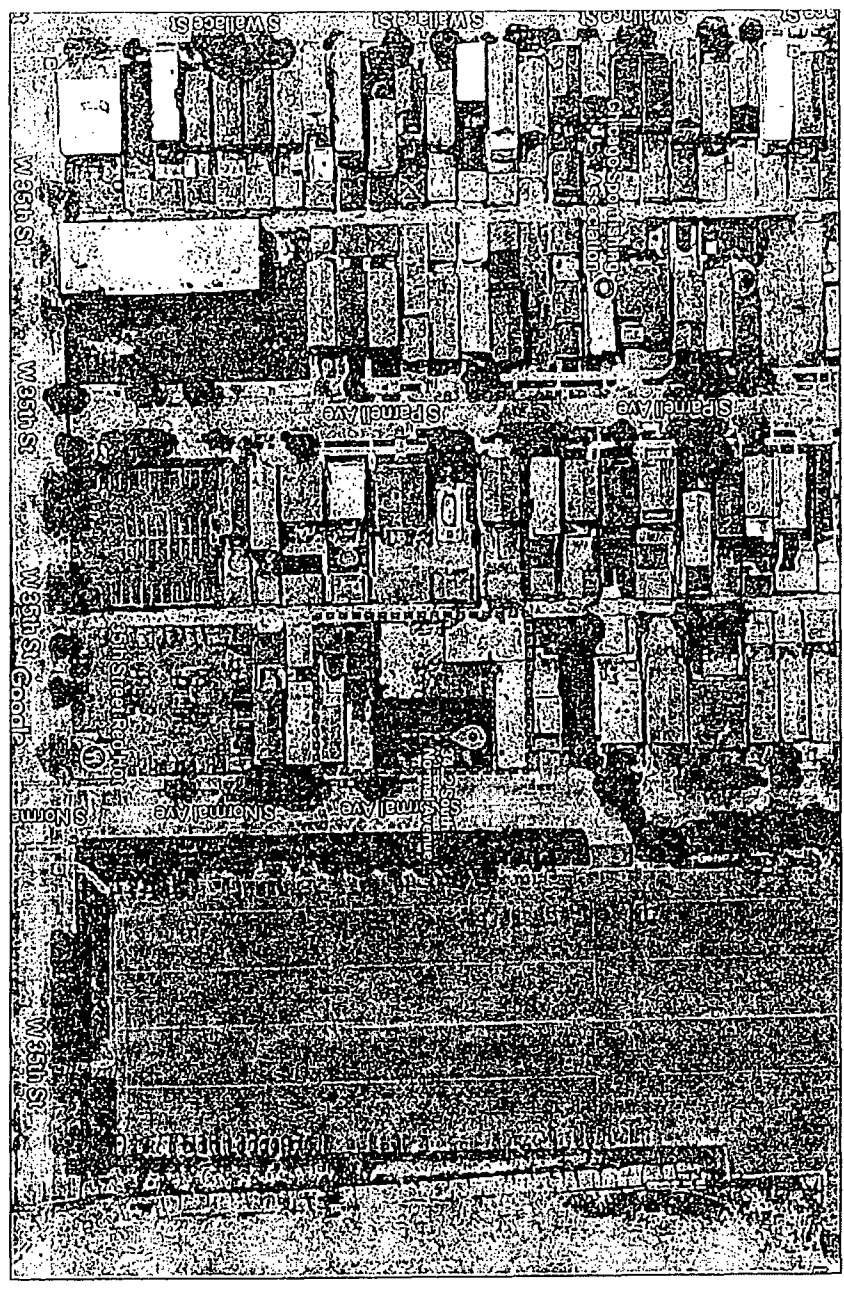
- 1 DRAWING SCHEDULE, ZONING DATA
- 2 LOCATION MAP
- 3 SITE PLAN
- 4 PRELIMINARY FLOOR PLANS
- 5 SITE ELEVATION

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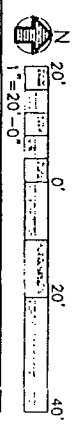
<p style="text-align: center;">CMILAN DESIGN GROUP</p> <p style="font-size: small;">238 W Cermak Rd suite 30 Chicago IL 60616 E CHASSOCAITSE@CMILAN.COM T 312 848 5316</p>	<p style="text-align: center;">PROPOSED 6 DETACHED SINGLE FAMILY 3422 S NORMAL AVE CHICAGO IL 60616</p>												
<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 20%;">DATE</td> <td style="width: 20%;">DESCRIPTION</td> <td style="width: 60%;"></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	DESCRIPTION											<p style="text-align: right; font-weight: bold;">202009</p>
DATE	DESCRIPTION												



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LOCATION MAP



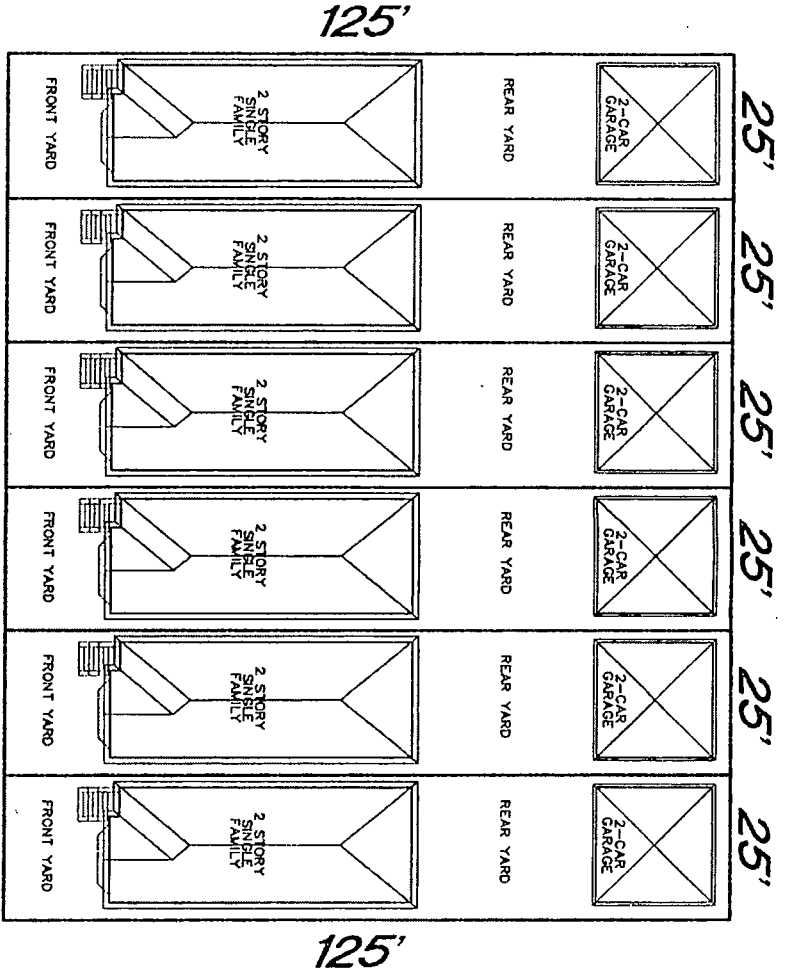
CM LAN DESIGN GROUP
 238 W Cermak Rd suite 30 Chicago IL 60616
 E: CM.LAN@GMAIL.COM TEL: T 312 848 5318

**PROPOSED 6 DETACHED SINGLE FAMILY
 3422 S NORMAL AVE CHICAGO IL 60616**

DATE	DESCRIPTION	202009
01/25/20	ZONING	



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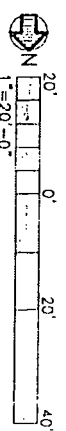


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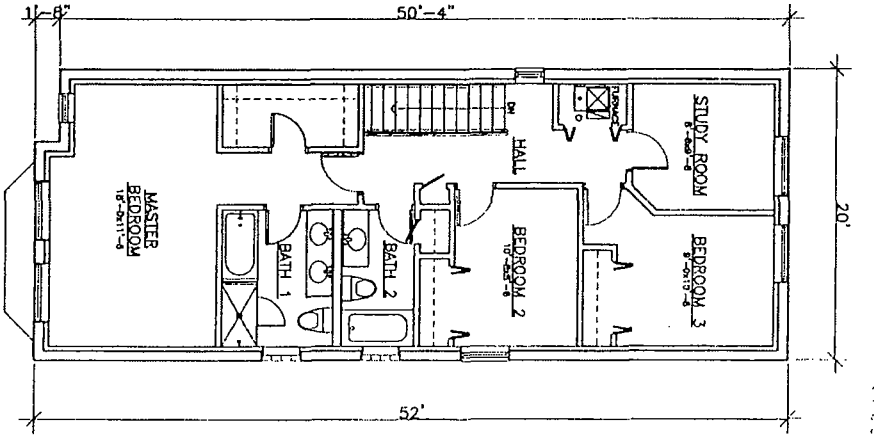
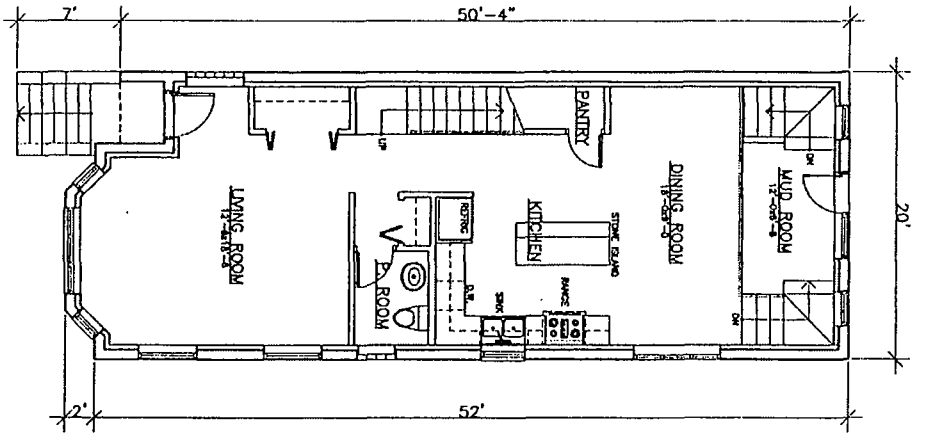
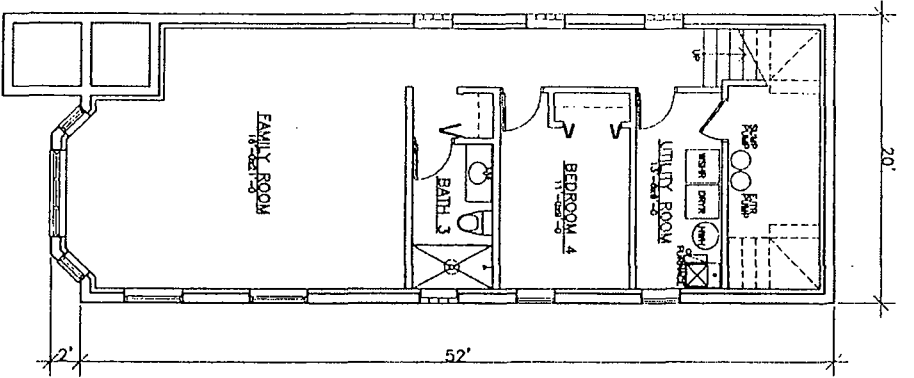
CMLAN DESIGN GROUP
 238 W. Cermak Rd. Suite 300 Chicago, IL 60616
 E CMLAN@CMLANDESIGNGROUP.COM TEL: 312 848 5318

PROPOSED 6 DETACHED SINGLE FAMILY
 3422 S NORMAL AVE CHICAGO IL 60616

DATE	202009
BY	
CHECKED	
SCALE	
PROJECT NO.	
CS	



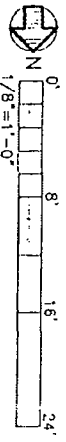
SITE PLAN



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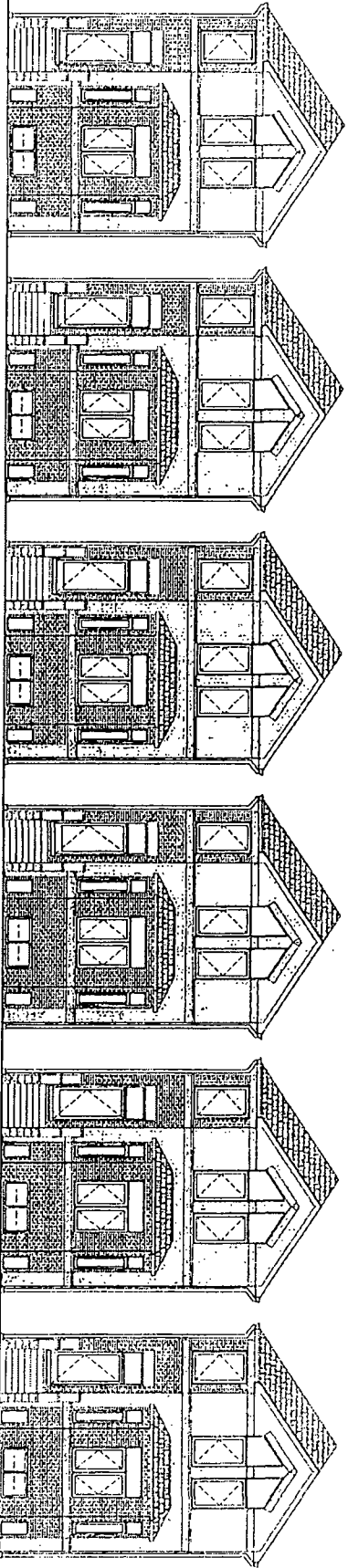
PROPOSED 6 DETACHED SINGLE FAMILY
 3422 S NORMAL AVE CHICAGO IL 60616



DATE	DESCRIPTION	202008
07/23/20	FINAL	



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SITE ELEVATION



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PROPOSED 6 DETACHED SINGLE FAMILY
3422 S NORMAL AVE CHICAGO IL 60616

DATE: 10/15/11	202609
PROJECT: 3422 S NORMAL AVE	
CLIENT: CMLAN DESIGN GROUP	
ARCHITECT: CMLAN DESIGN GROUP	
SCALE: 1/8" = 1'-0"	