



City of Chicago



O2020-6208

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/16/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 8-J at 3300 W Pershing Rd/3846-3858 S Spaulding Ave - App No. 20577T1

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, the Chicago Zoning Ordinance, is hereby amended by changing all the current RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-J in the area bounded by:

the alley next north of and parallel to West Pershing Road; South Spaulding Avenue; West Pershing Road; and a line 28.05 feet west of and parallel to South Spaulding Avenue

to those of a RM-6 Residential Multi-Unit District.

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

Address: 3300 West Pershing Road / 3846-58 South Spaulding Avenue

Final for Publication

NARRATIVE AND PLANS

3300 West Pershing Road / 3846-58 South Spaulding Avenue
TYPE I REGULATIONS

Narrative: The subject property contains 3,470.1 square feet and is improved with a vacant two-story residential building that sits virtually on the property lot lines and includes seven dwelling units and no parking or rear yard open space. The Applicant proposes to rezone the property from a RS-3 Residential Single-Unit (Detached House) District to a RM-6 Residential Multi-Unit District to add three dwelling units to the existing building for a total of ten dwelling units on the property. Two of the units will be affordable under the Affordable Requirements Ordinance ("ARO"). No exterior additions to the building are proposed. There will be no parking and the Applicant will seek a Variation to eliminate any required parking. The Applicant also will seek a Variation to reduce any required rear yard open space. The height of the building will remain at 37'-7".

Lot Area: 3,470.1 square feet

FAR: 1.8

Floor Area: 6,250 square feet

Residential Dwelling Units: 10

MLA Density: 347.01 square feet

Height: 37'-7"

Automobile Parking: None**

Rear Yard Open Space: None***

Setbacks (existing):

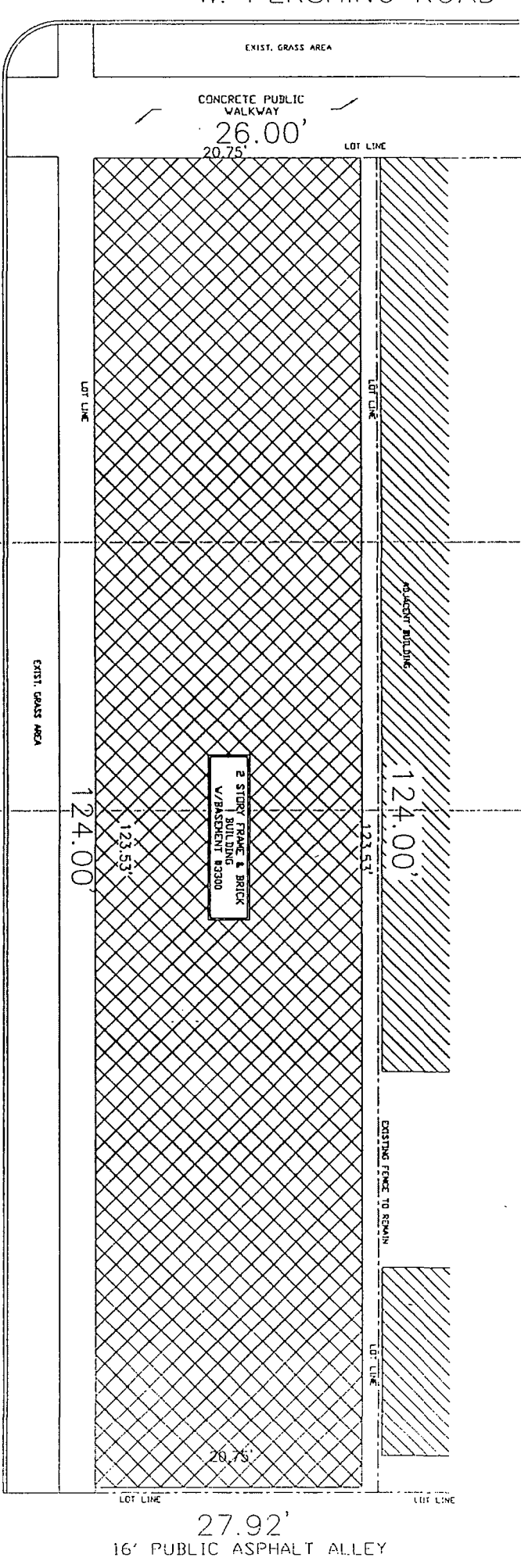
Front (West Pershing):	0 feet
East Side (South Spaulding):	0 feet
West Side:	3.42 feet
Rear (Alley):	0.43 feet

* A set of plans is attached.


** The Applicant will file a Variation to eliminate any required parking.

*** The Applicant will file a Variation to eliminate any required rear yard open space.

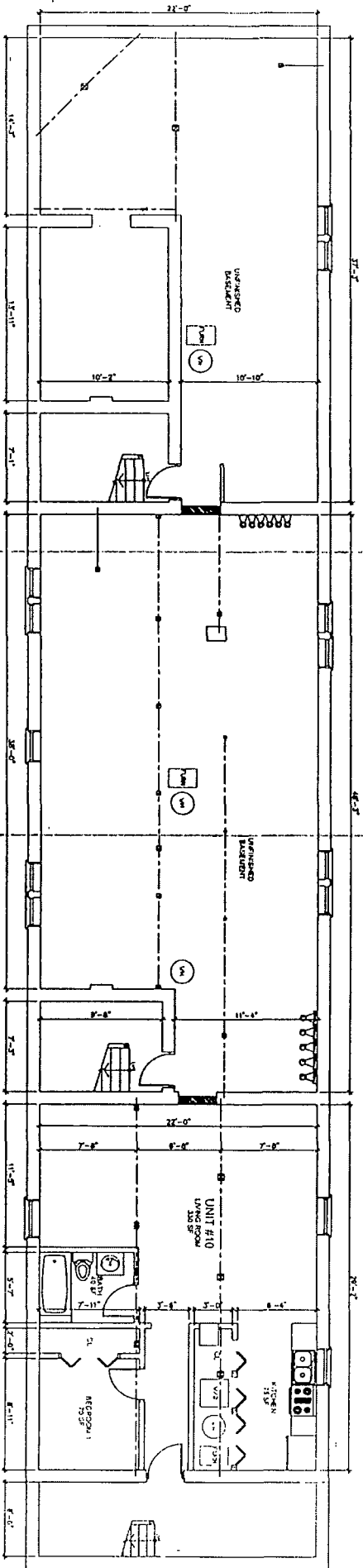
Final for Publication



3300 W PERSHING RD
CHICAGO, IL
ARCHITECTURAL
SITE PLAN

 SITE PLAN

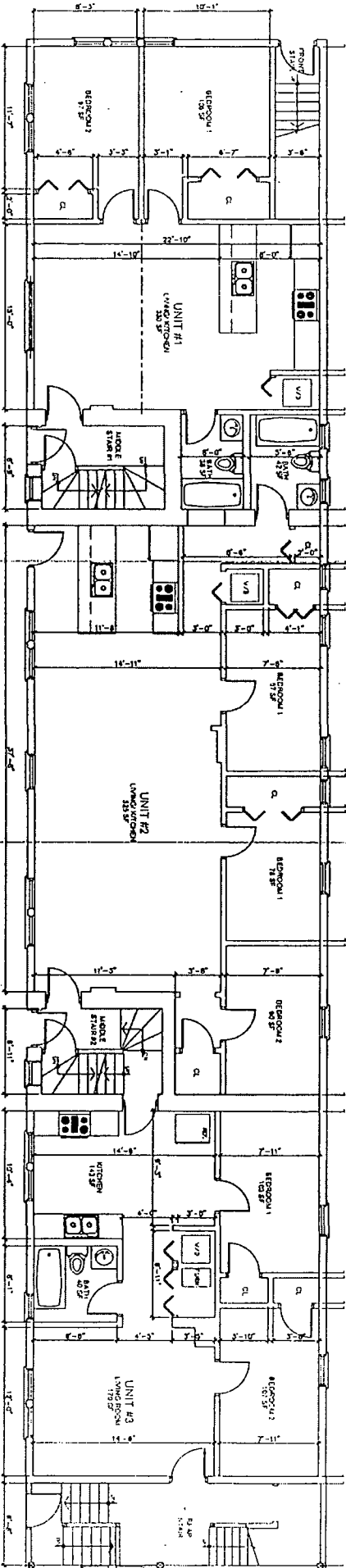
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ARCHITECTURAL BSMT PLAN
1/8" = 1'-0"

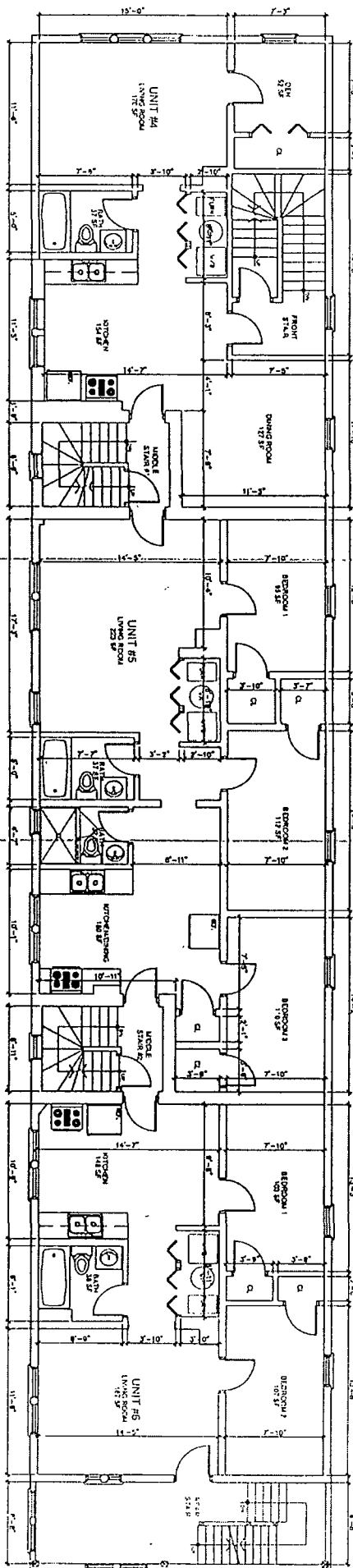
3300 W PERSHING RD
CHICAGO, IL
ARCHITECTURAL
BSMT FL PLAN

Final for Publication



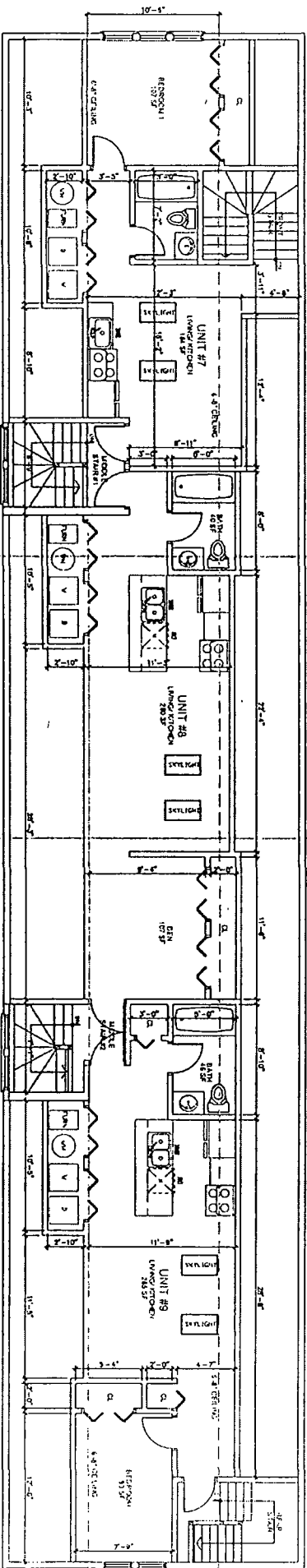
3300 W PERSHING RD
CHICAGO, IL
ARCHITECTURAL
1ST FL PLAN

3300 W PERSHING RD
 CHICAGO, IL
 ARCHITECTURAL
 2ND FL PLAN



Final for Publication

3300 W PERSHING RD
CHICAGO, IL
ARCHITECTURAL
ATTIC PLAN

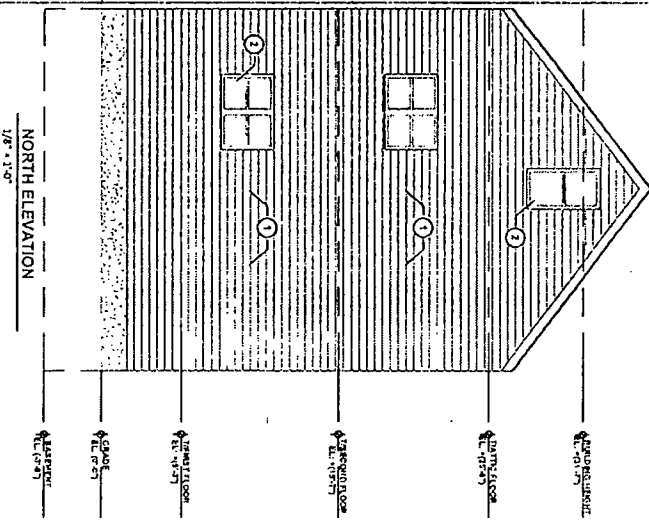
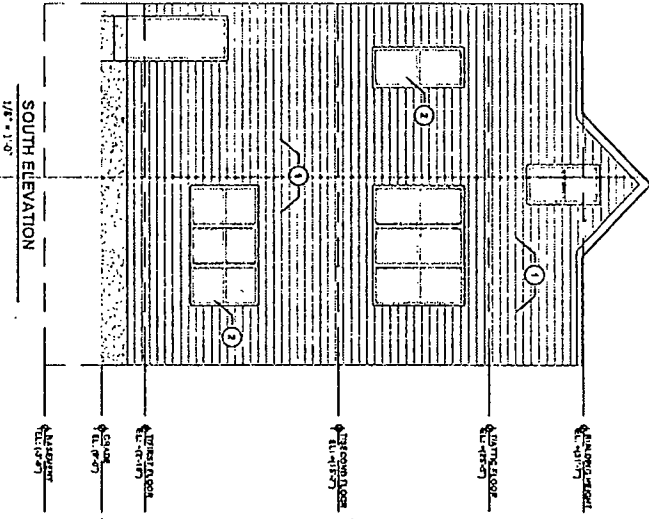


ARCHITECTURAL ATTIC PLAN
1/8" = 1'-0"

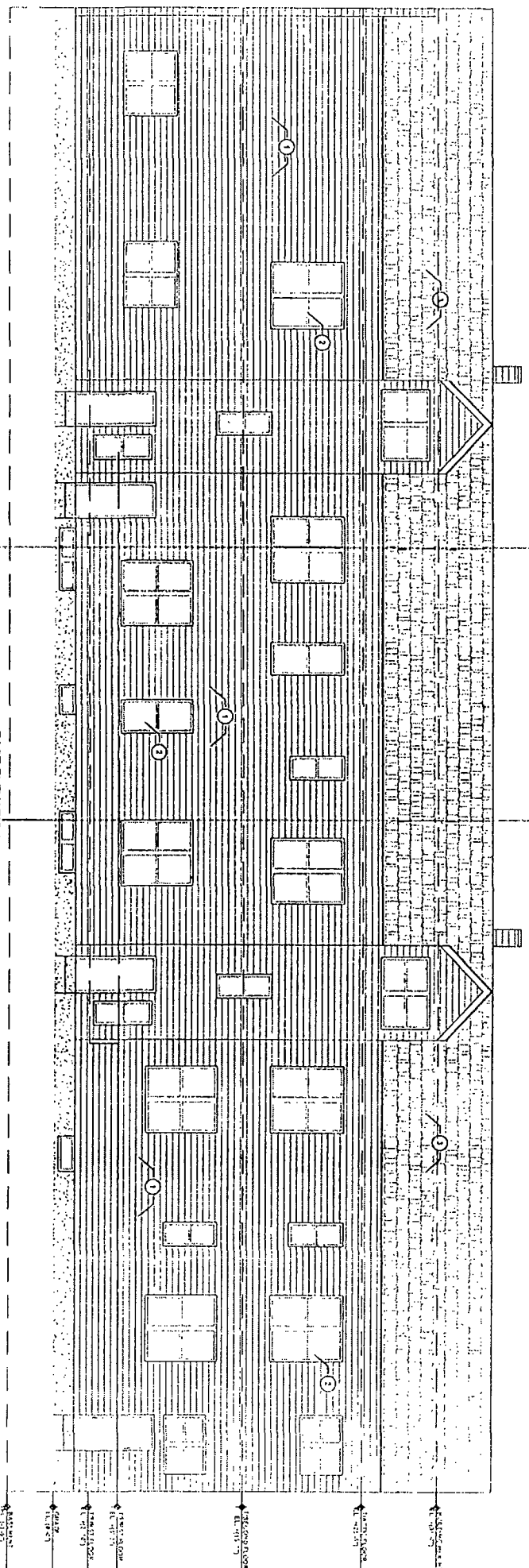
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3300 W PERSHING RD
CHICAGO, IL
ARCHITECTURAL
SOUTH/NORTH ELEVATION

Final for Publication



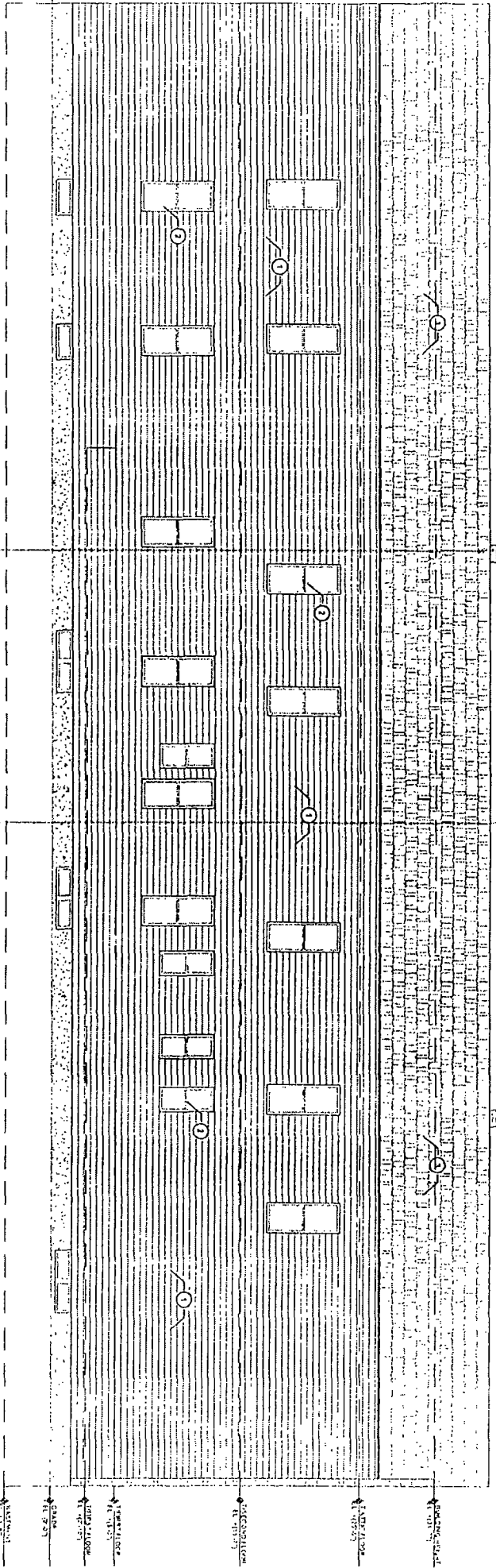
Final for Publication



EAST ELEVATION
1/8" = 1'-0"

3300 W PERSHING RD
CHICAGO, IL
ARCHITECTURAL
EAST ELEVATION

Final for Publication



WEST ELEVATION
1/4" = 1'-0"

- MATERIAL LEGEND
- 1. NEW BRICK - AS SHOWN IN PLAN
 - 2. EXISTING BRICK
 - 3. EXISTING CORRUGATED METAL

3300 W PERSHING RD
CHICAGO, IL
ARCHITECTURAL
WEST ELEVATION