



City of Chicago



O2021-3117

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-F at 315-325 W 32nd St. - App No. 20798T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

FINAL FOR PUBLICATION

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

West 32nd Street; the alley next east of and parallel to South Shields Avenue; a line 75 feet south of and parallel to West 32nd Street; and South Shields Avenue.

to those of an RM-4.5, Residential Multi-Unit District.

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

Address: 315-325 W. 32nd St.

Project Narrative and Plans

FINAL FOR PUBLICATION

315-325 W. 32nd St.

Zoning Amendment

Type 1 Rezoning Supplemental Submittal

Project Narrative:

The applicant seeks to rezone the above mentioned property from zoning district M1-2 to RM-4.5. The applicant seeks a zoning change to comply with the use standards, the bulk and density requirements in the RM-4.5 to allow for the construction of a 3 story 6 dwelling unit townhouse building

Proposed Use:

6 Residential Townhouses

Project Density:

Lot area per dwelling unit: 1,562.5 sf per townhouse

Private Yard:

210 square feet per townhouse

Floor area ratio:Townhouses

1.26

Lot Area = 9,375 sf.

Building Area = 11,858sf

Off street parking provided:

6 total (1 per unit)

Setbacks:

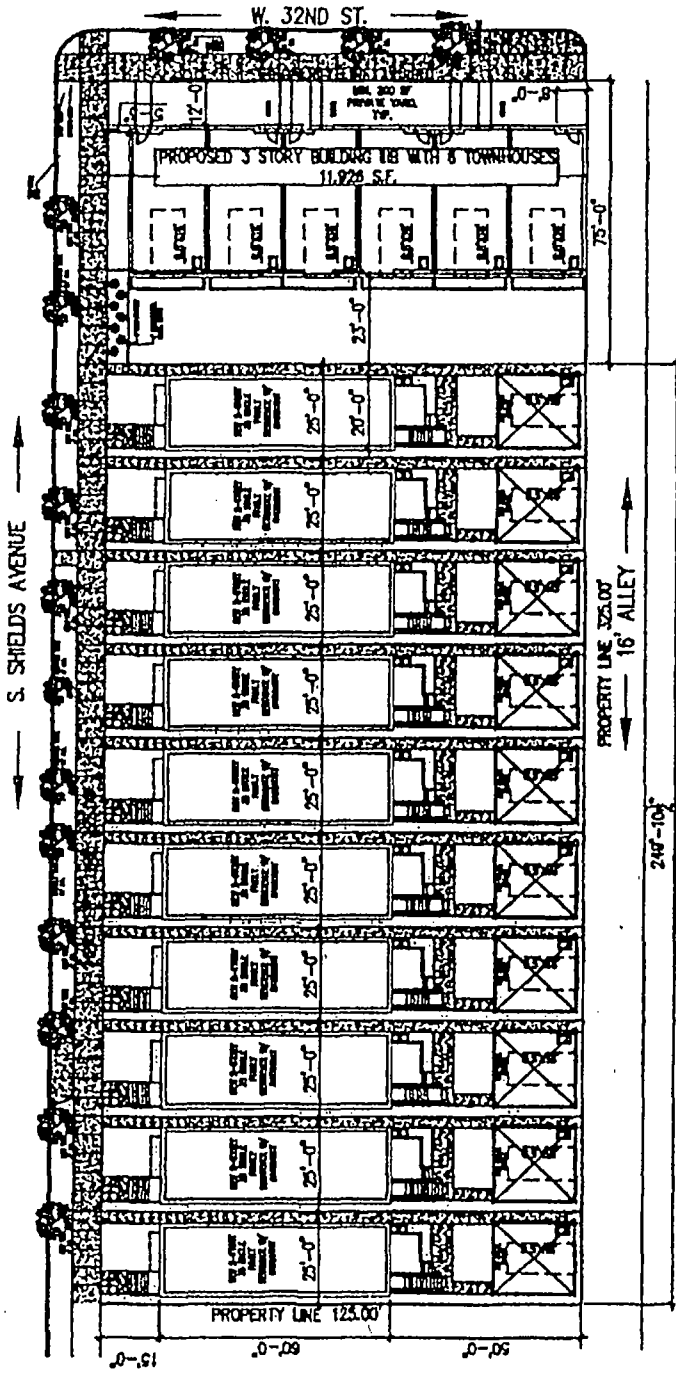
Townhouses: South: 23', North: 12', East: 0', West:5'-5"

Building Height:

Townhouses: 29'-9"

FINAL FOR PUBLICATION

75'-0" CLEAR
PROPERTY LINE



1/16" = 1'-0"
N
MASTER PLAN

BERTCO

CONSTRUCTION CO., INC.

NO.	REVISION/DESCRIPTION	DATE

NO. 100000000

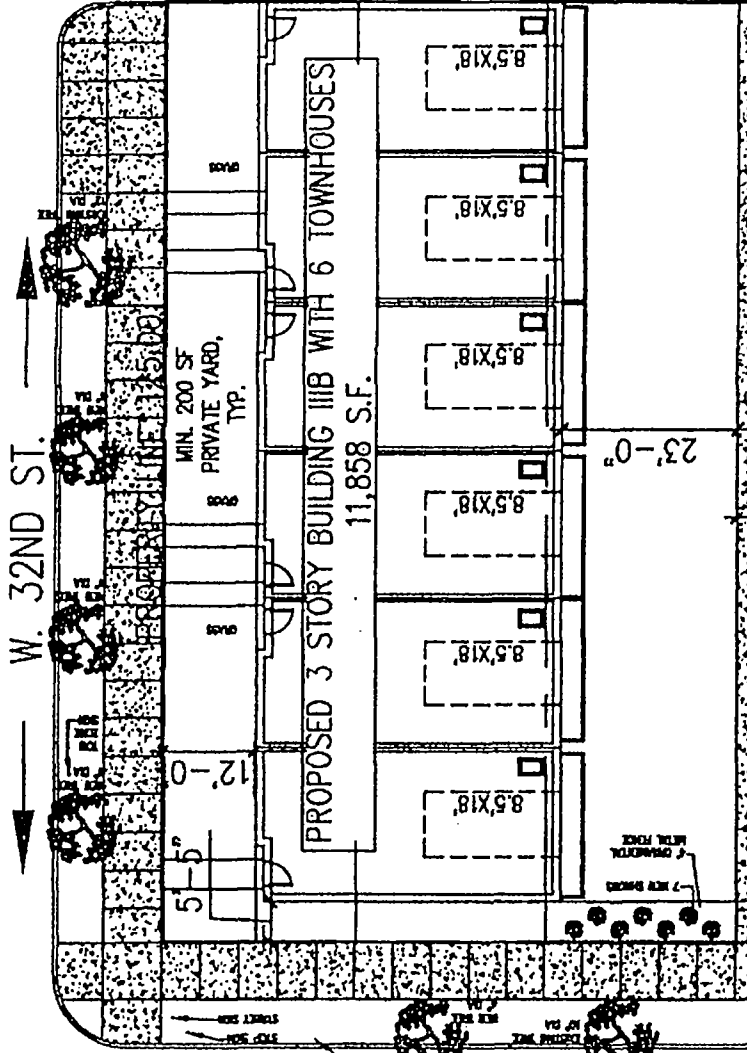
FOR THE TOWNSHIPS AND 16
NEW SINGLE FAMILY RESIDENCES
318-322 W. 32ND ST.
33071-3321 S. SHIELDS AVE.

DATE	7/2/2001
SCALE	1/16" = 1'-0"
PROJECT	A1.1

FINAL FOR PUBLICATION

OWNER	BERTCO CONSTRUCTION CO., INC.
DATE	7/7/2021
PROJECT	PROPOSED 3 STORY BUILDING III B WITH 6 TOWNHOUSES
SCALE	1/8"=1'-0"

W. 32ND ST.



S. SHIELDS AVENUE

1 TOWNHOUSE SITE PLAN

1/8"=1'-0"



BERTCO

CONSTRUCTION CO., INC.

NO.	DATE	DESCRIPTION

PROJECT NO. _____

DATE _____

SCALE _____

8 NEW TOWNHOUSES AND 10 NEW SINGLE FAMILY RESIDENCES
3114-3200 W. 32ND ST.
3301-3311 S. SHIELDS AVE.

DATE	7/7/2021
SCALE	1/8"=1'-0"
PROJECT NO.	A1.1

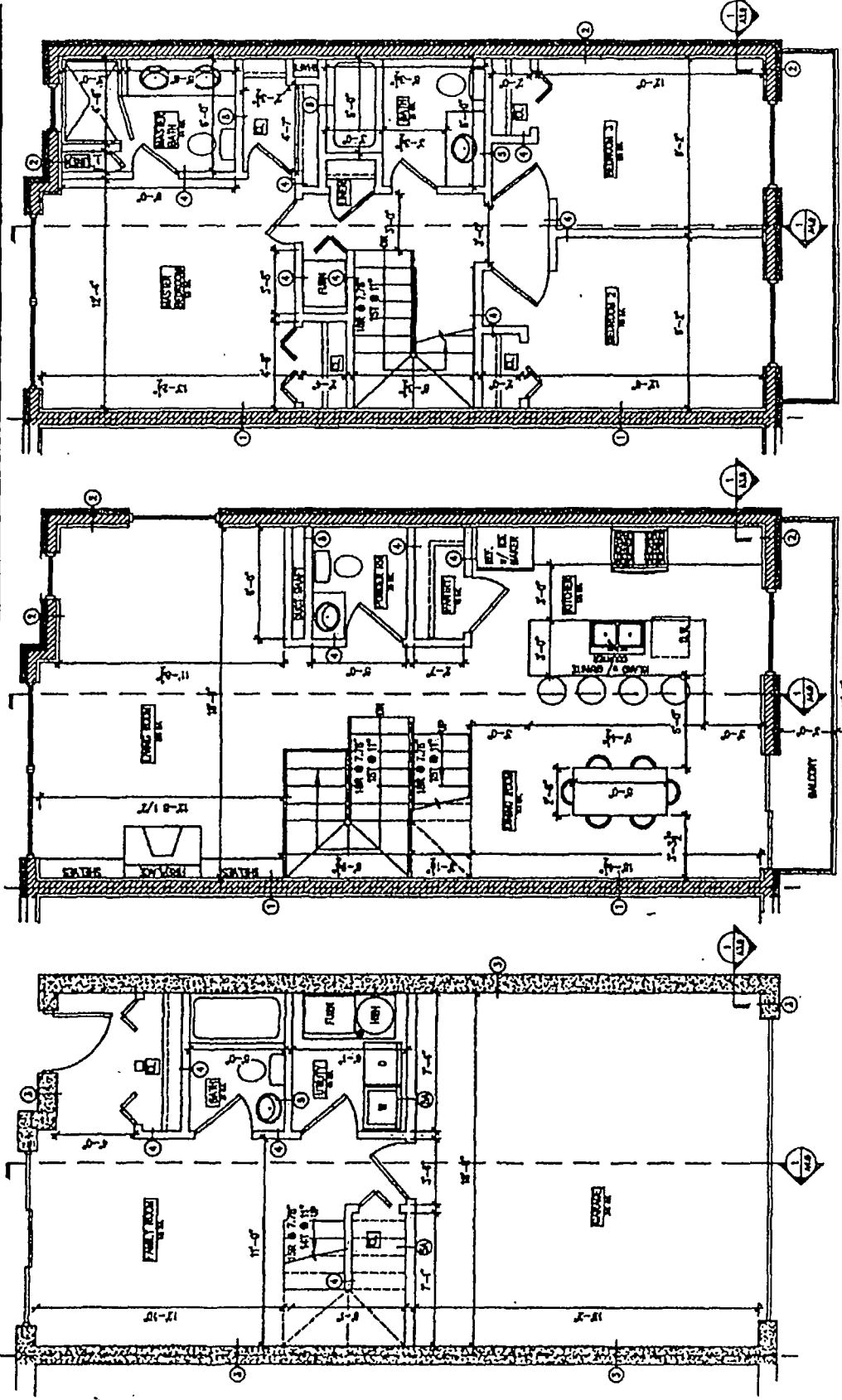
TYPICAL END TOWNHOUSE PLANS

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 3. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 4. ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 5. ALL ROOF ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 6. ALL STAIRS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 7. ALL DOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 8. ALL WINDOWS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 9. ALL FINISHES ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 10. ALL UTILITIES ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 11. ALL MECHANICAL ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 12. ALL ELECTRICAL ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 13. ALL PLUMBING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 14. ALL PAINT ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 15. ALL CARPET ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 16. ALL TILE ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 17. ALL GRANITE ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 18. ALL MARBLE ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 19. ALL STONE ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 20. ALL BRASS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

WALL TYPE LEGEND

1. 12" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 2. 12" CMU WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/2" GYPSUM BOARD ON OTHER SIDE.
 3. 12" CMU WITH 1/2" GYPSUM BOARD ON ONE SIDE.
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1 FIRST FLOOR PLAN 3/8"=1'-0"
 2 SECOND FLOOR PLAN 3/8"=1'-0"
 3 THIRD FLOOR PLAN 3/8"=1'-0"

BERTCO

CONSTRUCTION CO., INC.

8 NEW TOWNHOUSES AND 10
 2115 - 20th St. N.W. WASHINGTON, DC
 20001-12331 E. SHIELDS AVE.

7/2/2011
 3/8"=1'-0"

A1.1

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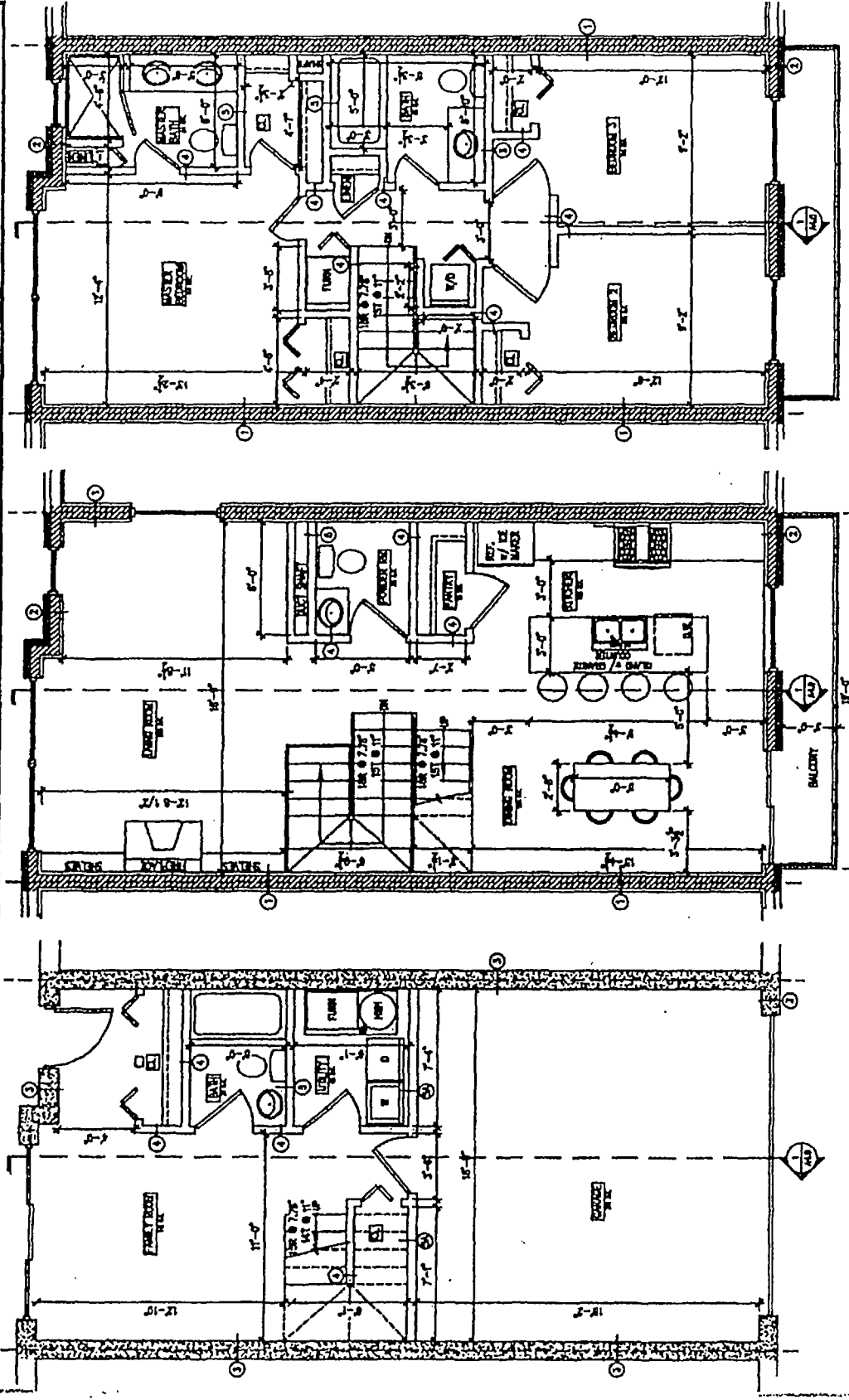
MIDDLE TOWNHOUSE PLANS

GENERAL NOTES:

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 2. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 3. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 4. ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 5. ALL ROOF ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 6. ALL EXTERIOR FINISHES ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 7. ALL INTERIOR FINISHES ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 8. ALL MECHANICAL AND ELECTRICAL WORK IS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE.
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WALL TYPE LEGEND

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1 FIRST FLOOR PLAN
 A1.1 3/8"=1'-0"

2 SECOND FLOOR PLAN
 A1.1 3/8"=1'-0"

3 THIRD FLOOR PLAN
 A1.1 3/8"=1'-0"

BERTCO
 CONSTRUCTION CO., INC.

Project Name	
Project Number	
Scale	
Author	
Checker	
Date	

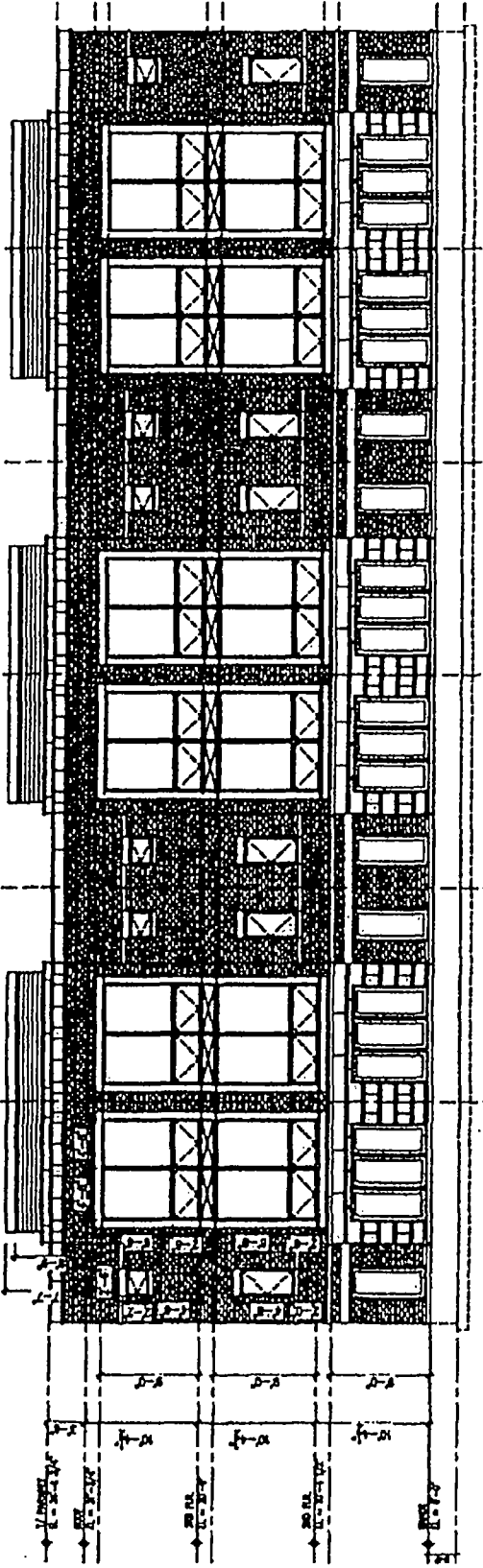
28 NEW TOWNHOUSES
 2301-2377 S. SHARPLESS AVE.
 CHICAGO, ILL. 60616

DATE: 7/2/2011
 TIME: 3/8"=1'-0"

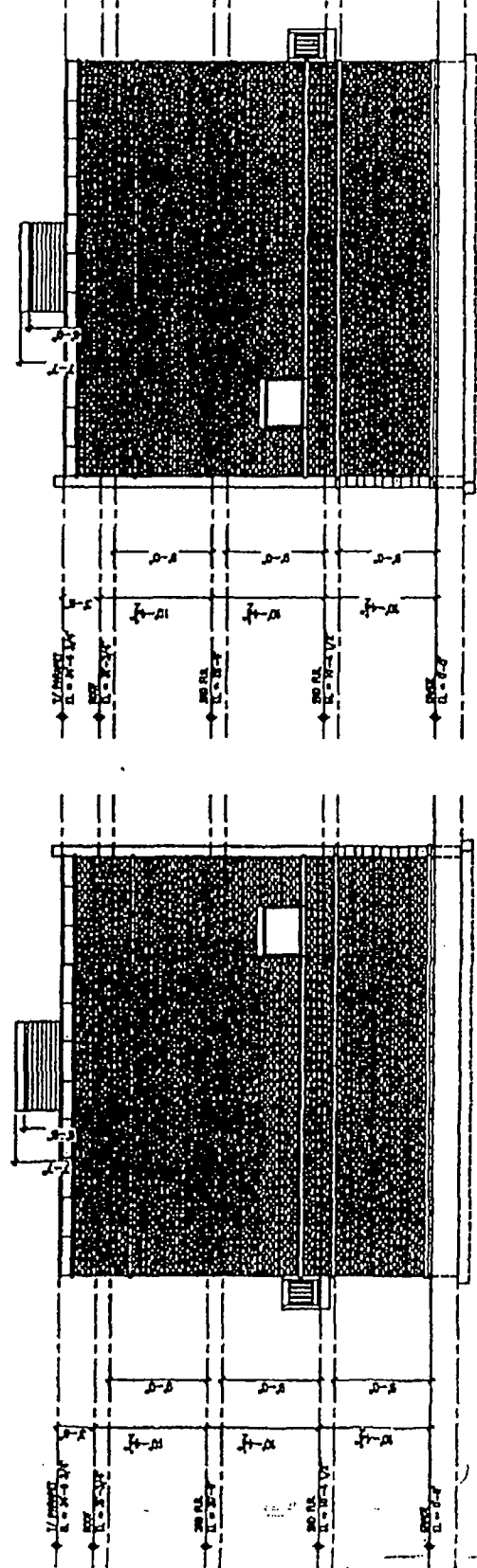
A1.1

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TOWNHOUSE ELEVATIONS



1 FRONT ELEVATION
 A2.0 3/16"=1'-0"

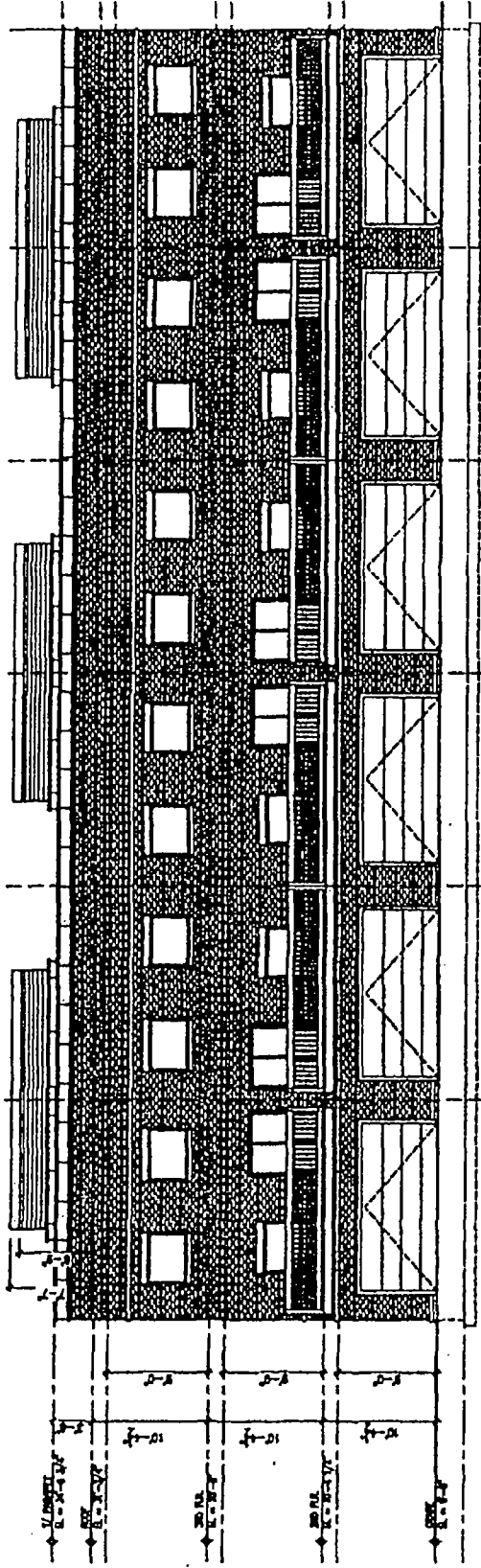


2 SIDE ELEVATIONS
 A2.0 3/16"=1'-0"

BERTCO		CONSTRUCTION CO., INC.	
Project Name	Industry/Project	Date	
8 NEW TOWNHOUSES AND 10 NEW SINGLE FAMILY RESIDENCES 3201-3231 S. SAUNDERS AVE.		Date: 7/2/2021 Scale: 1/4"=1'-0"	Sheet: A1.1

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TOWNHOUSE ELEVATIONS



1 REAR ELEVATION

3/16"=1'-0"

NATURAL LIGHT + VENTILATION SCHEDULE

FLOOR NAME	AREA (SQ. FT.)	NATURAL LIGHT		NATURAL VENTILATION	
		REQ'D	ACTUAL	REQ'D	ACTUAL
ROOF	100	0	0	0	0
1ST FLOOR	1000	100	100	100	100
2ND FLOOR	1000	100	100	100	100
3RD FLOOR	1000	100	100	100	100
4TH FLOOR	1000	100	100	100	100
5TH FLOOR	1000	100	100	100	100
6TH FLOOR	1000	100	100	100	100
7TH FLOOR	1000	100	100	100	100
8TH FLOOR	1000	100	100	100	100
9TH FLOOR	1000	100	100	100	100
10TH FLOOR	1000	100	100	100	100
TOTAL	10000	1000	1000	1000	1000

BERTCO
CONSTRUCTION CO., INC.

9 NEW TOWNHOUSES AND 10
CONDO UNITS
1115 20TH ST. N.W.
ALBUQUERQUE, NM 87104
505-261-3231 E. 3600123 AVE

DATE: 7/2/2001
SCALE: A1.1
3/16"=1'-0"