



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2020-6208

**Type:** Ordinance      **Status:** Passed

**File created:** 12/16/2020      **In control:** City Council

**Final action:** 1/27/2021

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

**Sponsors:** Misc. Transmittal

**Indexes:** Map No. 8-J

**Attachments:** 1. O2020-6208 (V1).pdf, 2. O2020-6208.pdf

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed	Pass
1/26/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/16/2020	1	City Council	Referred	

### 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 ailey 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 j Spaulding Avenue

--tothose.of-a.RM=6.Rcsidential-Multi^Unit-DistricL      ~..

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

### 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: FAR:

Floor Area:

3,470.1 square feet 1.8

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): East Side (South Spaulding): West Side: Rear (Alley):

0 feet 0 feet 3.42 feet 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.

LO\* LIFC

LJI LINE

27.92'

16' PUBLIC ASPHALT ALLEY

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