



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-3118
Type: Ordinance **Status:** Passed
File created: 7/21/2021 **In control:** City Council
Final action: 9/14/2021

Title: Zoning Reclassification Map No. 8-F at 3209-3231 S Shields Ave - App No. 20799T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-F
Attachments: 1. O2021-3118 (V1).pdf, 2. O2021-3118.pdf

Date	Ver.	Action By	Action	Result
9/14/2021	1	City Council	Passed	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2021	1	City Council	Referred	

Final for Publication

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 MI-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-F in the area bounded by

A line 75 feet south of and parallel to West 32nd Street; the alley next east of and parallel to South Shields Avenue; a line 325 feet south of and parallel to West 32nd Street; and South Shields Avenue.

to those of an RS-3, Residential Single-Unit (Detached House) District.

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

Address: 3209-3231 S. Shields Ave.

Project Narrative and Plans

3201-323 L S. Shields Ave.

Zoning Amendment

Type 1 Rezoning Supplemental Submittal

Project Narrative:

The applicant seeks to rezone the above mentioned property from zoning district M1-2 to RS-3. The applicant seeks a zoning change to comply with the use standards, the bulk and density requirements in the RS-3 to allow for the construction of 10 single family residential buildings.

Proposed Use:

10 Single Family Residences

Project Density:

Lot area per dwelling unit:

3,125 sf per single family home

Floor area ratio:

Single Family Home (Each)
.78

Lot Area = 3,125sf Building
Area= 2,454sf

Off street parking provided: 10 total (1 per unit)

Setbacks:

Single Family Homes: South:

Building Height:

Single Family Homes: 24'

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