



# Office of the City Clerk

City Hall  
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Room 107  
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## Legislation Details (With Text)

**File #:** SO2021-3115  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/21/2021 **In control:** City Council  
**Final action:** 9/14/2021  
**Title:** Zoning Reclassification Map No. 10-E at 3920-3932 S Calumet Ave - App No. 20790T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 10-E  
**Attachments:** 1. O2021-3115.pdf, 2. SO2021-3115.pdf

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

### ORDINANCE

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

SECTION L Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 10-E in the area bounded by

A line 190.76 feet south of and parallel to East Pershing Road; South Calumet Avenue; A line 364.26 feet south of and parallel to East Pershing Road; and the alley next west of and parallel to South Calumet Avenue.

to those of a RM5 Residential Multi-Unit District

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

3920-3932 South Calumet Avenue

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# **SUBSTITUTE PROJECT NARRATIVE AND PLANS**

## **TYPE 1 ZONING AMENDMENT 3920-3932 S**

### **Calumet Avenue**

MI-3 Limited Manufacturing/Business Park District to a RM5 Residential Multi-Unit District.

The purpose of the rezoning is to comply with the use table and standards of the RM5 and meet the bulk and density requirements to sub divide one zoning lot and develop into 7 individual zoning lots to construct 7 3-story 3 dwelling unit masonry residential buildings with three-car parking garages. The height of the buildings will be 32 feet. No commercial will be provided.

	PROPOSED
Lot Area	22,555 SF (total area)
Lot Area (per lot)	24.8 x 130 = 3,224
Density - MLA (per lot)	1074.66
Off Street Parking (per lot)	3
Rear Setback (per lot)	39 feet
Side (North) Setback (per lot)	2 feet
Side (South) Setback (per lot)	3.05 feet
Front Setback	15 feet
FAR	1.33
Building Height	32 feet

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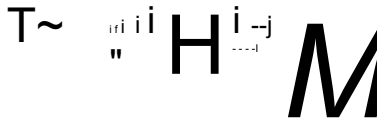
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**SITE PLAN- TYPICAL**  
3920-32 S. Calumet Avenue

Chicago, Illinois

# Final for Publication

4' STONE COPING -

8' STONE BAND-  
12" SOLDIER COURSE-

V ROOF SHEATH

EL: + 3Z-Q" STONEHEAD-

UTILITY BRICK- (4'x 12"NOM)

8" STONE JAMB-

8" STONE HEAD

CASEMENT WDW

6" STONE JAMB

8" STONE SILL

UNIT # 3  
TI 3RD FLOOR  
EL: + 21'4"

STONE VENEER -PANEL

TRANSOM WOW-

CASEMENT WOW-UTILITY BRICK - H'xITNOM)

UNIT #2 T/2NO FLOOR EL: +10'-8"  
STONE VENEER -PANEL

WALL SCONCE-

-STONE VENEER

S'STONE SILL-UNIT #1 V  
1ST FLOOR  
EL'-.Q'-O"

## TYPE #1

3920-32 S. Calumet Ave  
Chicago, Illinois

# Final for Pu

-8' STONE BAND  
UNIT #3 T/3R0 FLOOR  
-UTILITY BRICK SOLDIER COURSE  
EL + 21M\*

-12'STONE HEAD

UTILITY BR1CK-14'ic12"NOM)

UNIT #2 T/2NDa00R  
EL: + 10'-B"

1T STONE HEAO -TRANSOM WDW-  
-8" STONE BAND

-STANDING SEAM METAL ROOF

CASEMENT WOW -

■STONE SILL-UNIT If 1 TI 1ST FLOOR  
Fl...n'.(T

-STONE COL BASE

**TYPE #2**

**3920-32 S. Calumet Ave  
Chicago, Illinois**

**Rubiicatic**

FINISH GRADE

**TYPE #3**

**3920-32 S. Calumet Ave  
Chicago, Illinois**