



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2021-3090  
**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 3511 S Halsted St - App No. 20779T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-F  
**Attachments:** 1. O2021-3090 (V1).pdf, 2. O2021-3090.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	

### 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 of RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-F in the area bounded by:

A line 96 feet South of and parallel to West 35th Street; the public alley next east of and parallel to South Halsted Street; a line 120 feet South of and parallel to West 35th Street; and South Halsted Street.

to those of a B1 -3 Neighborhood Shopping District.

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

Common Address of Property:

**ZONING AND DEVELOPMENT NARRATIVE AND PLANS IN SUPPORT OF AN APPLICATION  
FOR A TYPE I MAP AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE  
PROPERTY COMMONLY KNOWN AS 3511 SOUTH HALSTED STREET**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 to that of a BI-3 District for the property commonly known as 3511 South Halsted Street. The applicant seeks to re-establish and permit the use of the existing two-story building as retail space for the sale of clothes on the ground floor and two residential dwelling units on the second floor. The total lot area of the subject site is 2,966 square feet.

The following is a list of the proposed (existing) dimensions of the development:

**Density:**

**Lot Area Per Unit: Off Street Parking: Height: Floor Area: Floor Area Ratio: Front (North) Setback: Rear(South) Setback: East Side Setback: West Side Setback:**

2 residential dwelling units (existing) 1,483 square feet 2 (existing)

35 feet 6 inches (existing)

approximately 5,932 square feet (existing)

approximately 2.0 (existing)

0 feet (existing)

0 feet (existing)

0 feet (existing)

0 feet (existing)

0)

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