



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-2387
Type: Ordinance **Status:** Passed
File created: 5/20/2020 **In control:** City Council
Final action: 6/17/2020
Title: Zoning Reclassification Map No. 8-F at 3422 S Normal Ave - App No. 20402T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-F
Attachments: 1. O2020-2387 (V1).pdf, 2. O2020-2387.pdf

Date	Ver.	Action By	Action	Result
6/17/2020	1	City Council	Passed	Pass
6/16/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/20/2020	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 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 379.12 feet North of and parallel to West 35th Street; South Normal Avenue; a line 227.40 feet North of and parallel to West 35th Street; and the alley next West of and parallel to South Normal Avenue.

to those of a RS3 Residential Single-Unit (Detached House) 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 3422 SOUTH
NORMAL AVENUE

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M 1-2 District to that of a RS 3 District for the property commonly known as 3422 South Normal Avenue. The applicant seeks to demolish the existing warehouse building and improve the site by subdividing the entire zoning lot into six individual zoning lots in order to construct six, two-story, single family residence buildings with rear detached two car garages for each. The total lot area of the subject site is 19,072.21 square feet. Applicant seeks to demolish the existing warehouse building and improve the site with six single family residences.

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 (East) Setback: Rear (West) Setback:

North Side Setback: South Side Setback:

6 residential dwelling units 3,178 square feet

2 car garage for each residence/12 spaces total 27 feet 6 inches

2,056 square feet per home/12,336 total .65

20 feet for each residence 51 feet for each residence

3 feet for each residence 2 feet for each residence

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