



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2020-4494  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/9/2020 **In control:** City Council  
**Final action:** 10/7/2020  
**Title:** Zoning Reclassification Map No. 8-E at 3431 S Indiana Ave - App No. 20469T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-E  
**Attachments:** 1. SO2020-4494.pdf, 2. O2020-4494.pdf\_V1, 3. O2020-4494.pdf

Date	Ver.	Action By	Action	Result
10/7/2020	1	City Council	Passed	Pass
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. S-E in an area bound by

A line 301.8 feet north of and parallel to East 35<sup>th</sup> Street; the public alley next east of and parallel to South Indiana Avenue; a line 276.8 feet north of and parallel to East 35<sup>th</sup> Street; And South Indiana Avenue

to those of a RS-3 Residential Single-Unit (Detached House) District. SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 3431 South Indiana Avenue

Tvpc-1 ZONING' MAP AMENDMENT: SIRS1T11 TI NARRATIVE & PLANS

3431 South Indiana Avenue - Ct-2 to RS-3

The applicant wishes to rezone the property in order to construct a proposed 2-story single-family residence and basement and a proposed 2-car garage at the rear of the property.

FAR	0.64
Building Area	1,980 Square Feet
Density (MLA)	3,085.75 Square Feet
Lot Area	3,085.75 Square Feet
Building Height	24 Feet 8 Inches
Front Setback	20 Feet 0 Inches
Rear Setback	48 Feet 5 <sup>1</sup> / <sub>2</sub> Inches
North Side Setback	4 Feet <sup>1</sup> / <sub>2</sub> Inches
South Side Setback	3 Feet 0 Inches
Parking	2 Parking Stalls

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