



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2018-4016  
**Type:** Ordinance  
**File created:** 5/23/2018  
**Status:** Passed  
**In control:** City Council  
**Final action:** 6/27/2018  
**Title:** Zoning Reclassification Map No. 8-H at 3515-3519 S Oakley Ave - App No. 19657T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-H  
**Attachments:** 1. O2018-4016 (V1).pdf, 2. O2018-4016.pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed	Pass
5/23/2018	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 the current MI-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-H in the area bounded by:

The public alley next south of West 35 Street; the public alley next east of South Oakley Avenue; a line 193.75 feet south of and parallel to West 35<sup>th</sup> Street; and South Oakley Avenue

to those of a 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: 3515-19 South Oakley Avenue

# FINAL FCfi PUBLICATION

## NARRATIVE AND PLANS

3515-19 South Oakley Avenue TYPE I  
REGULATIONS

Narrative: The property measures 6,639 square feet and is currently a vacant lot. The Applicant proposes to rezone the property from an MI-2. Limited Manufacturing/Business Park District to an RS-3 Residential Single-Unit (Detached House) District for the construction of two two-story single family homes with detached two car garages on 3515 and 3519 South Oakley Avenue. The height of both single family homes will be 26 feet and 3 inches.

### 3515 South Oakley (Lot 12)

Lot Area: 3,375 square feet

FAR: 0.60

Floor Area: 2,040 square feet

Automobile Parking: 2

Height: 26 feet 3 inches

Setbacks: "

Front (South Oakley): 20 feet

South Side: 4 feet  
North Side: 3 feet  
Rear (Alley): 48.5 feet

**3519 South Oakley (Lot 13)**

Lot Area: 3,263 square feet

FAR: 0.62

Floor Area: 2,040 square feet

Automobile Parking: 2

Height: 26 feet 3 inches

Setbacks:

Front (South Oakley): 20 feet  
South Side: 3 feet  
North Side: 3 feet  
Rear (Alley): 54.5 feet

\* A set of plans for both addresses is attached.

## FINAL FOR PUBLICATION

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