



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2017-135
Type: Ordinance **Status:** Passed
File created: 1/25/2017 **In control:** City Council
Final action: 3/29/2017

Title: Zoning Reclassification Map No. 8-G at 3340-3356 S Justine St - App No. 19085T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-G
Attachments: 1. O2017-135.pdf, 2. O2017-135 (V1).pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
1/25/2017	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 aU of the RS3 Residential Single- Unit (Detached House) District symbols as shown on Map No. 8 - G in the area bounded by:

A line 184 feet North of and parallel to West 34th Street; South Justine Street; West 34th Street; the public alley next West of and parallel to South Justine Street.

To those of an RM5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 3340-56 South Justine Street, Chicago, IL

NARRATIVE FOR TYPE 1 REZONING FOR 3340-56 SOUTH JUSTINE ST., CHICAGO, ILLINOIS

The subject property is currently vacant. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the zoning ordinance in order to building a new townhouse development.

Project Description: Zoning Change from an RS3 to an RM5
Use: To build 16 new townhomes
Floor Area Ratio: $33,210/22,759 = 1.46$
Lot Area: 22,759 square feet
Building Floor Area: 3 3,210 square feet
Density: 1,422 square feet of lot area per DU
Off- Street parking: Parking spaces: 32 Loading Zone: 0
Set Backs: Front: 10'-0" Rear Wall Facing a Side Property Line:
4'-0" Rear Walls Facing a Public Street: 10'-2" Rear
Wall facing public alley: 4'-0" Separation Between
Front and Rear Walls: 32'-8" Private Yard: 208 sqft for
smallest private yard

Building height: 34 feet 6 inches **FINAL FOR PUBLICATION**