



Office of the City Clerk

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

Legislation Text

File #: SO2020-4494, Version: 1

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all ofthe CI-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 Est 35 Street; the public alley next east of and parallel to South Indiana Avenue; a line 276.8 feet north of and parallel to East 35th 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

Typc-1 ZONING' MAP AMENDMENT: SI RS1T11 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 ¹ / ₂ Inches
North Side Setback	4 Feet ¹ / ₂ Inches
South Side Setback	3 Feet 0 Inches
Parking	2 Parking Stalls

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