



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-6358  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/14/2016 **In control:** City Council  
**Final action:** 11/16/2016  
**Title:** Zoning Reclassification Map No. 8-I at 3525-3545 S Maplewood Ave - App No. 18961T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-I  
**Attachments:** 1. O2016-6358.pdf, 2. SO2016-6358.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed as Substitute	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2016	1	City Council	Referred	

### ORDINANCE

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 RM5 Residential Multi-Unit District and the M1-2 Limited Manufacturing/Business Park District symbols as shown on Map No. 8-1 in the area bounded by:

A line 369.92 feet North of and parallel to West 36<sup>th</sup> Street; a line 229 feet East of and parallel to South Maplewood Avenue; a line 253.53 feet North of and parallel to West 36<sup>th</sup> Street; a line 132 feet East of and parallel to South Maplewood Avenue; a line 146.30 feet North of and parallel to West 36<sup>th</sup> Street; South Maplewood Avenue.

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: 3525-3545 South Maplewood Avenue, Chicago IL.

**Application Number: 18961 TI**

**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR 3525-45  
SOUTH MAPLEWOOD AVENUE, CHICAGO, ILLINOIS**

The above mentioned property had been subject matter of a prior rezoning in 2006 That prior application included the same address and the survey showed the same property as presented in this current Application. The Applicant presently needs a zoning change to correct certain typographical errors in the zoning change ordinance that was included in that prior rezoning and correct the number of parking spaces.

Zoning Change:	From an M1-2 and an RM5 to an RM5
Use remains the same:	28 Townhomes
Floor Area Ratio:	1.247
Lot Area remains the same:	40,807.66 SF
Building Floor Area:	50,869.56 SF
Density remains the same:	1,457.41 square feet of lot area per DU
Off- Street parking:	w,.- Parking spaces: 28 5c
Set Backs remain the same:	-* CP Front: 10 feet ca-Side: 10 feet North / 0 feet South g Rear: 3 feet - 4 inches u-Private Yard: 238 square feet ^
Building height:	36.5 feet

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