



# Office of the City Clerk

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

## Legislation Details (With Text)

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**File #:** O2017-135  
**Type:** Ordinance  
**File created:** 1/25/2017  
**Status:** Passed  
**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 34<sup>th</sup> Street; South Justine Street; West 34<sup>th</sup> 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**