



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2019-6850  
**Type:** Ordinance  
**File created:** 9/18/2019  
**Status:** Passed  
**In control:** City Council  
**Final action:** 10/16/2019  
**Title:** Zoning Reclassification Map No. 8-F at 3849-3853 S Union Ave - App No. 20180T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-F  
**Attachments:** 1. O2019-6850.pdf (V1), 2. O2019-6850.pdf

Date	Ver.	Action By	Action	Result
10/16/2019	1	City Council	Passed	Pass
9/18/2019	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 be amended by changing all the M2-3 Light Industry District symbols and indications as shown on Map N0.8-F in the area bounded by

The alley next north of and parallel to West Pershing Road; the alley next east of and parallel to South Union Avenue; a line 42.5 feet north of and parallel to West Pershing Road; and South Union Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use District is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property : 3849-3853 South Union Avenue

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**NARRATIVE AND PLANS**  
FOR THE PROPOSED  
REZONING AT  
3849-53 South Union Avenue

The Applicant intends to change the zoning from the existing M2-3 Light Industry District to 132-2 Neighborhood Mixed-Use District to allow the subdivision of the existing zoning lot into 3 separate zoning lots to construct three (3) residential single family homes. There will be 2 parking spaces for each home. No commercial space.

NARRATIVE AND FOR PLANS FOR 3849 S. UNION AVE:  
ZONING: B2-2

LOT AREA: 2803 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 2803 square feet

FLOOR AREA RATIO: 0.80

BUILDING AREA: 2256 square feet

OFF STREET PARKING: 2 car in garage

FRONT SETBACK: 10 feet 8 inches

REAR SETBACK: 53 feet 0 inches

SIDE SETBACK: 3 feet 1/2 inches & 0 feet 0 inches = TOTAL 3 feet 1/2 inches

BUILDING HEIGHT: 27 feet 4 1/2 inches

**NARRATIVE AND PLANS FOR 3851 S. UNION AVE:**

**ZONING: B2-2**

LOT AREA: 2791 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 2791 square feet FLOOR AREA

RATIO: 0.80 BUILDING AREA: 2256 square feet OFF STREET PARK: 10 feet 8

inches REAR SETBACK: 53 feet 0 inches

SIDE SETBACK: 3 feet 0 inches & 0 feet 0 inches = 3 feet 0 inches

BUILDING HEIGHT: 27 feet 4 1/2 inches

**NARRATIVE AND FOR PLANS FOR 3853 S. UNION AVE:**

**ZONING: B2-2**

LOT AREA: 2791 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 2791 square feet

FLOOR AREA RATIO: 0.80

BUILDING AREA: 2256 square feet

OFF STREET PARKING: 2 car in garage

FRONT SETBACK: 12 feet 0 inches

REAR SETBACK: 53 feet 0 inches

SIDE SETBACK: 3 feet 0 inches & 0 feet 0 inches = TOTAL 3 feet 0 inches BUILDING HEIGHT: 27 feet 4 1/2 inches

Set of plans are attached.

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