



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-1598  
**Type:** Ordinance  
**File created:** 4/21/2021  
**Status:** Passed  
**In control:** City Council  
**Final action:** 5/26/2021  
**Title:** Zoning Reclassification Map No. 8-F at 3212-3228 S Shields Ave and 3213-3229 S Stewart Ave - App No. 20682T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-F  
**Attachments:** 1. O2021-1598.pdf, 2. SO2021-1598.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed as Substitute	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
4/21/2021	1	City Council	Referred	

FINAL FOR PUBLICATION

### ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M1-2 Limited Manufacturing/Business Park District and all of the RM4.5 Residential Multi-Unit District symbols and indications as shown on Map No. 8-F in the area described as follows:

A line 138.33 feet south of and parallel to West 32nd Street; South Shields Avenue;  
a line 300 feet south of and parallel to West 32nd Street; and South Stewart Avenue;

to those of a RM5 Residential Multi-Unit District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Addressees); 3212-3228 S. Shields Ave.; 3213-3229 S. Stewart Ave.

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## FINAL FOR PUBLICATION

### SUBSTITUTE NARRATIVE AND PLANS

**Re: 3212-3228 S. Shields Ave; 3213-3229 S. Stewart Ave.**

The Applicant seeks a change in zoning from M1-2 Limited Manufacturing / Business Park District and RM4.5 Multi-Unit District to RM5 Residential Multi-Unit District.

The applicant proposes to construct a residential townhouse development with 14 dwelling units and 28 parking spaces. No commercial space.

<b>Lot Area:</b> (per survey dimensions 125.00' x 161.67')	<b>20,208 square feet</b>
Floor Area Ratio (maximum): (per two building combined floor area of 28,956.8 si)	<b>1.43 maximum</b>
<b>Dwelling Units:</b>	<b>14 dwelling units</b>
<b>Minimum Lot Area Per Dwelling Unit:</b>	<b>1,443.42 square feet</b>
Off-Street Parking (minimum):	<b>28 parking spaces</b>
<b>North Setback</b> (entire townhouse development):	<b>3 feet, 9 inches</b>
<b>East (Shields Avenue) Setback</b> (entire townhouse development): <i>(excluding canopies &amp; other permitted encroachments)</i>	<b>10 feet, 0 inches</b>
<b>South Setback</b> (entire townhouse development):	<b>10 feet, 0 inches</b>
<b>West (Stewart Avenue) Setback</b> (entire townhouse development): <i>(excluding canopies di other permitted encroachments)</i>	<b>10 feet, 0 inches</b>

Building Height 42 feet, 8 inches

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