



Office of the City Clerk

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Legislation Text

File #: SO2016-6358, **Version:** 1

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 36th Street; a line 229 feet East of and parallel to South Maplewood Avenue; a line 253.53 feet North of and parallel to West 36th Street; a line 132 feet East of and parallel to South Maplewood Avenue; a line 146.30 feet North of and parallel to West 36th 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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