



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: SO2018-2307, Version: 1

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### **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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-G in the area bounded by:

West 34th Street;

The public alley next east of and parallel to South Ashland Avenue;

A line 24 feet south of and parallel to the south right-of-way line of West 34th Street;

South Ashland Avenue;

to those of a C1-2 Neighborhood Commercial District, which is hereby established in the area described.

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

**FINAL  
PUBLICATION**

**FCR**

Common Address(es): 3401 South Ashland Avenue

**SUBSTITUTE NARRATIVE AND PLANS Re: 3401 South**

**Ashland Avenue**

The Applicant seeks a zoning change from an RS-3 Residential Single- Unit (Detached House) District to a C1-2 Neighborhood Commercial District. The purpose of this zoning change is to allow for an interior renovation of the existing three residential units and the existing ground floor commercial space of the existing multi-use building. There are two existing off street parking spaces that will remain.

Site Area: (123.7 feet x 24 feet of record)	2,968 square feet
Maximum Floor Area Ratio:	2.2
Dwelling Unit:	3*
Off-Street Parking:	
Front Setback (Ashland Avenue):	0' (Existing to remain)
Side Setback (northwest):	0' (Existing to remain)
Side Setback (southeast):	0' (Existing to remain)
Rear Setback (alley):	43.10' (Existing to remain)
Building Height:	Existing to remain, no change

\*Preexisting, lawful non-conforming 3 dwelling units  
 \*Preexisting, lawful non-conforming 2 parking spaces

1338.0001 5-1-2017

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