



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2021-1598, Version: 1

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.

Lot Area: (per survey dimensions 125.00' x 161.67')	20,208 square feet
Floor Area Ratio (maximum): (per two building combined floor area of 28,956.8 si)	1.43 maximum
Dwelling Units:	14 dwelling units
Minimum Lot Area Per Dwelling Unit:	1,443.42 square feet
Off-Street Parking (minimum):	28 parking spaces
North Setback (entire townhouse development):	3 feet, 9 inches
East (Shields Avenue) Setback (entire townhouse development): (<i>excluding canopies & other permitted encroachments</i>)	10 feet, 0 inches
South Setback (entire townhouse development):	10 feet, 0 inches
West (Stewart Avenue) Setback (entire townhouse development): (<i>excluding canopies di other permitted encroachments</i>)	10 feet, 0 inches
Building Height	42 feet, 8 inches

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