



# City of Chicago



O2022-2757

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/21/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-J at 3413 W Harrison St - App No. 21143T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 is hereby amended by changing all of the M1-3 Limited**

**Manufacturing/Business Park District symbols as shown on Map No. 2-J**

**in the area bounded by:**

**West Harrison Street, a line 110.73 feet west of and parallel to South Homan Avenue;**

**the alley next south of and parallel to West Harrison Street; and a line 141.97 west of**

**and parallel to South Homan Avenue.**

**To those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 3413 WEST HARRISON STREET, CHICAGO**

**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR  
3413 WEST HARRISON STREET, CHICAGO**

The subject property is currently improved with a 2-story multi-unit residential building. The Applicant needs a zoning change to comply with the minimum lot area per unit requirements of the Ordinance, to obtain a permit to allow the existing dwelling unit located within the basement area to continue (for a total of 3 dwelling units at the subject property). No changes to the existing height are being proposed.

Project Description:	Zoning Change from an M1-3 Limited Manufacturing/Business Park District to an RT4 Residential Two-Flat, Townhouse and Multi Unit District
Use:	Residential Building with 3 dwelling units
Floor Area Ratio:	Existing = 0.88
Lot Area:	31.24' x 124' = 3,873.76 Square Feet
Existing Building Floor Area:	Existing 3,384 Square Feet
Density:	1,291 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Existing Setbacks:	Existing Front: 3.79 Feet Existing Side Setbacks: East: 4.57 feet and West:3.34 feet Existing Rear: 63.29 Feet
Existing Building Height:	26 Feet

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Project Description:	Zoning Change from an M1-3 Limited Manufacturing/Business Park District to an RT4 Residential Two-Flat, Townhouse and Multi Unit District
Use:	Residential Building with 3 dwelling units
Floor Area Ratio:	Existing = .90
Lot Area:	31.24' x 124' = 3,873.76 Square Feet
Existing Building Floor Area:	Existing 3,384 Square Feet
Density:	1,291 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Existing Setbacks:	Existing Front: 3.79 Feet Existing Side Setbacks: East: 4.57 feet and West:3.34 feet Existing Rear: 63.29 Feet
Existing Building Height:	26 Feet





**DEMOLITION NOTES**

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS. ALL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE IBC AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS. ALL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE IBC AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.

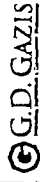
2. ALL EXISTING CONSTRUCTION SHALL BE DEMOLISHED TO THE FINISH. ALL EXISTING CONSTRUCTION SHALL BE DEMOLISHED TO THE FINISH. ALL EXISTING CONSTRUCTION SHALL BE DEMOLISHED TO THE FINISH.

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**SCALE LEGEND**

---	EXISTING WALL
---	EXISTING FLOOR
---	EXISTING CEILING
---	EXISTING DOOR
---	EXISTING WINDOW
---	EXISTING STAIR
---	EXISTING ELEVATOR
---	EXISTING MECHANICAL
---	EXISTING ELECTRICAL
---	EXISTING PLUMBING
---	EXISTING FIRE PROTECTION
---	EXISTING OTHER



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3413 W. HARRISON ST.  
 CHICAGO, ILLINOIS

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