



City of Chicago



O2019-9325

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-J at 3301 N Harding Ave and 3924 W School St - App No. 20274T1
Committee(s) Assignment:	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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-J in the area bounded by

A line 58.20 feet north of and parallel to West School Street; the public alley next east of and parallel to North Harding Avenue; West School Street; and North Harding Avenue;

to those of a RM-4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3301 N Harding Avenue/3924 W School Street

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

3301 N Harding Avenue/3924 W School Street

RM-4.5 Residential Multi-Unit District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a RM-4.5 Residential Multi-Unit District to comply with the bulk, density and Minimum Lot Area to add 2 dwelling units in the basement and add 2 parking spaces to an existing 7 dwelling unit building with 1 car detached garage. The building will contain a total of 9 dwelling units and 3 parking spaces. The height of the building and the exterior of the building will remain unchanged. There will be no commercial space.

	PROPOSED
Lot Area	7,293.62 square feet (existing)
MLA	810.40 per DU
Parking	2 additional parking spaces
Rear Setback	12.92 feet (existing)
South Setback	0 foot (existing)
North Setback	2.89 feet (existing)
Front Setback	18.50 feet (existing)
FAR	.89 (existing)
Building Height	24'3" feet (Existing)

Final for Publication

PROJECT ADDRESS
300 N. HARDING AVE.
CHICAGO, IL 60618
13-23-3180180000

SCOPE OF WORK
ADD 2nd BASEMENT DWELING UNITS TO AN
EXISTING 7 UNIT BRICK BUILDING AND
RENOVATE EXISTING FACILITY UNIT,
INCLUDING ELECTRICAL AND
PLUMBING PER PLANS

2018 ELECTRICAL CODE

SHEET INDEX
PROPOSED SITE PLAN AND ZONING NOTIS
CR 1 BUILDING SECTION & NOTES
D10 PROPOSED BASEMENT FLOOR PLANS
A10 PROPOSED BASEMENT FLOOR PLANS AND SCHEDULES
E10 ELECTRICAL PANEL SCHEDULES
E10 BASEMENT ELECTRICAL PLANS AND SCHEDULES
P10 BASEMENT PLUMBING DIAGRAMS

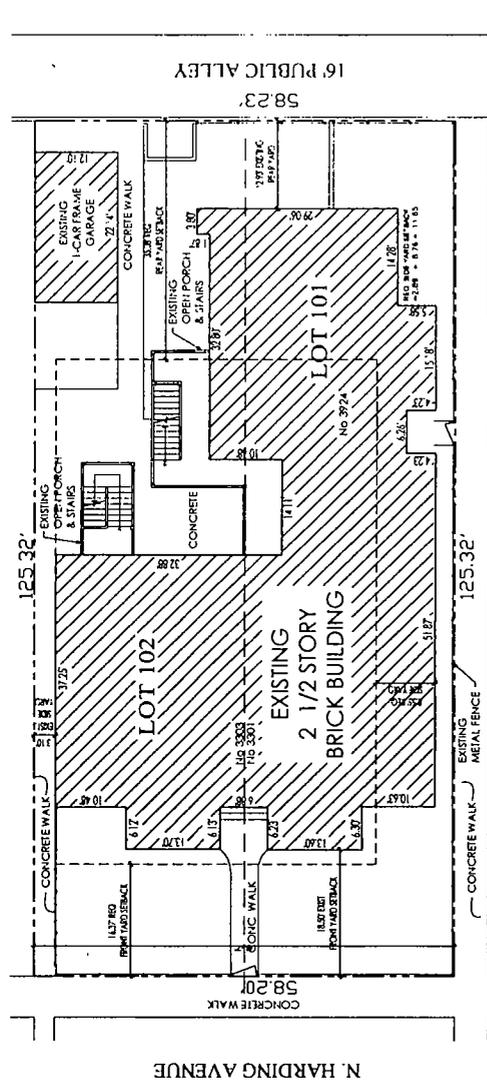
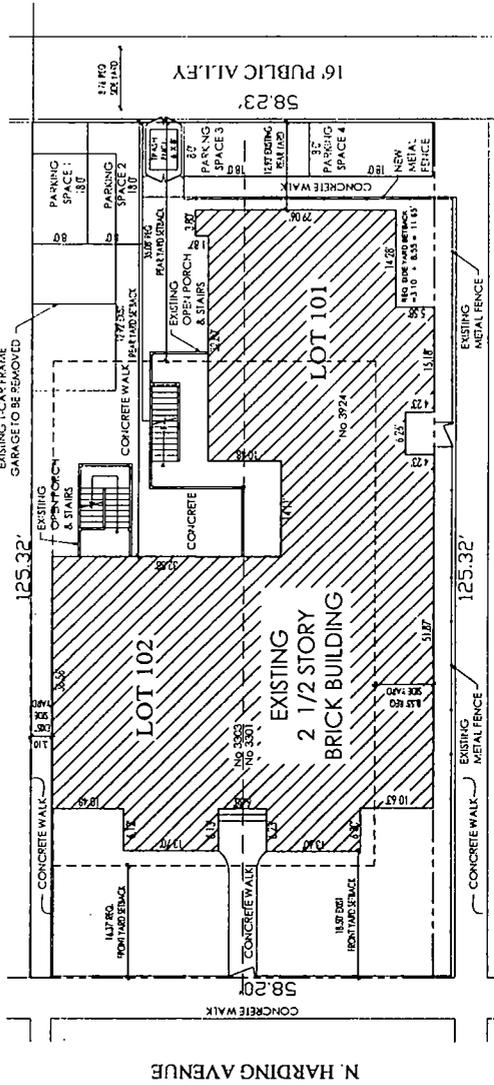
ZONING STATISTICS
RS-3
7
30

CODE REVISION	EXISTG.	PROPOSED
LOT AREA (2,500 SF MIN)	7794 SF	7794 SF
F.A.M. (100)	6444 SF	6444 SF
FRONT YARD SETBACK	16.37 FT	16.30 FT
REAR YARD SETBACK	12.92 FT	12.92 FT
YARD SETBACK	11.04 FT	2.89 FT
REAR YARD (200 D U)	233 SF	634 SF
OPEN SPACE	30 FT	24.3 FT
AUTO PARKING	3 SPACES	1 SPACES
4 SPACES		

ZONING F.A.R.	EXISTG.	PROPOSED	TOTAL
BASEMENT	0 SF	0 SF	0 SF
FIRST FLOOR	3072 SF	0 SF	3072 SF
SECOND FLOOR	3072 SF	0 SF	3072 SF
TOTAL FLOOR AREA	6144 SF	0 SF	6144 SF

CODE MATRIX

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300 N. HARDING AVE.
CHICAGO, IL 60618

606

DESIGN - CONSTRUCTION

Design Team Inc.
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WINDOW SCHEDULE

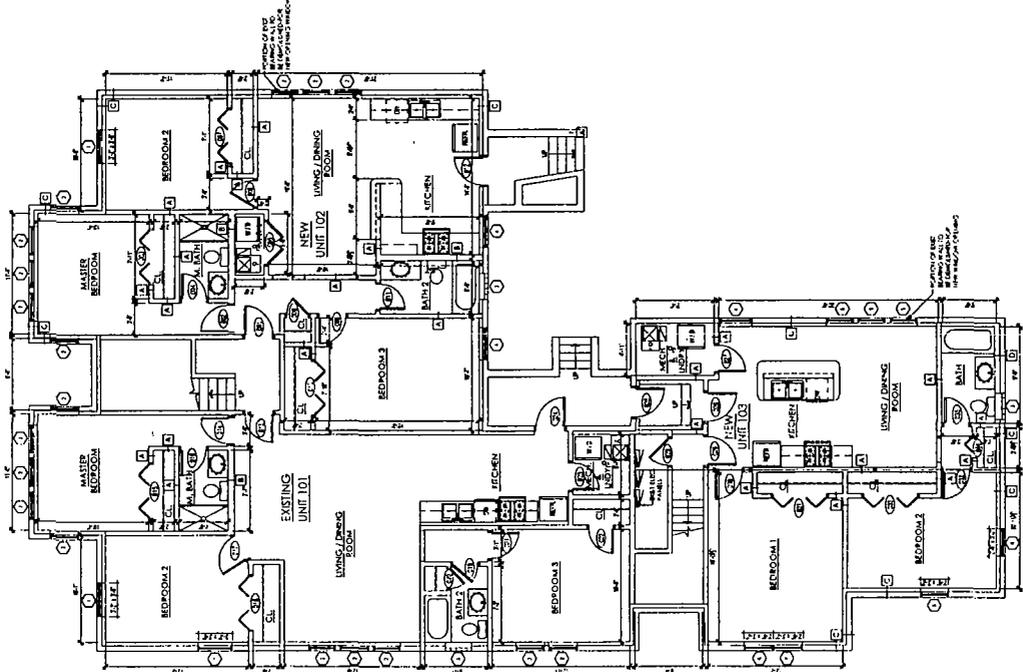
NO	SIZE (WxH)	MATERIAL TYPE	FINISH	AREA (SF)	NOTES
1	3'-2" x 3'-5"	UNT./LDR. UNGLD. PNT	UNT.	11.1	EXISTING
2	2'-6" x 3'-4"	UNT./LDR. UNGLD. PNT	UNT.	8.6	EXISTING
3	5'-0" x 3'-8"	GLASS BKLT	PNT	10.5	EXISTING
4	3'-0" x 3'-8"	UNT./LDR. UNGLD. PNT	UNT.	10.5	EXISTING
5	2'-4" x 3'-8"	UNT./LDR. UNGLD. PNT	UNT.	8.0	NEW
6	3'-2" x 3'-3"	UNT./LDR. UNGLD. PNT	UNT.	8.0	NEW

KEY NOTES:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL TO BE DEMOLISHED
- NOVATION: SEE WINDOW TYPES
- DOOR TAG: SEE WINDOW SCHEDULE
- WALL TAG: SEE WALL TYPES
- WINDOW TAG: SEE WINDOW SCHEDULE

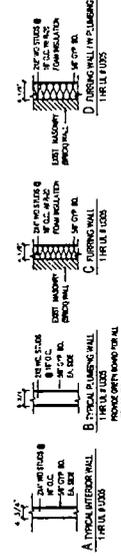
DOOR SCHEDULE

NO.	LOCATION	SIZE	MATERIAL TYPE	FINISH	FRAME DATA	GLASS	NOTE
001	FRONT ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
002	FRONT BEDROOM CLO	2'-6" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
003	FRONT BEDROOM CLO	2'-6" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
004	FRONT BATH	2'-4" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
005	MCH & LBRTRY CLO	1'-8" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW - B LABEL W/ CLOSER
006	FRONT BEDROOM 3 CLO	3'-0" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
007	FRONT BEDROOM 3 CLO	3'-0" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
008	FRONT BEDROOM 2 CLO	2'-6" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
009	FRONT BEDROOM 2 CLO	2'-6" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
010	FRONT BEDROOM 1 CLO	2'-4" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
011	FRONT REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
012	FRONT REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
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017	FRONT REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
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049	FRONT REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW
050	FRONT REAR ENTRY	2'-8" x 6'-8" 1-3/4"	WOOD	HIDE	WOOD	1	PNT NEW



1 PROPOSED BASEMENT FLOOR PLAN
SCALE 3/16"=1'-0"

WALL TYPES



A1.0

606

301 N HARRISON AV
CHICAGO, IL 60610

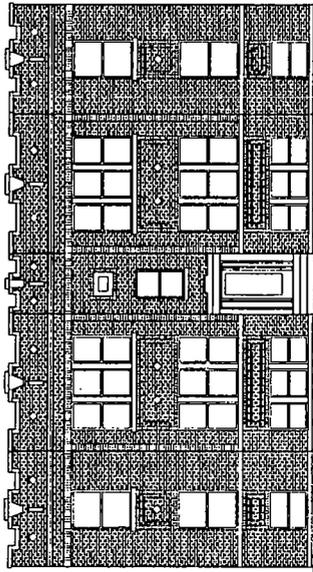
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DESIGN - CONSTRUCTION
606

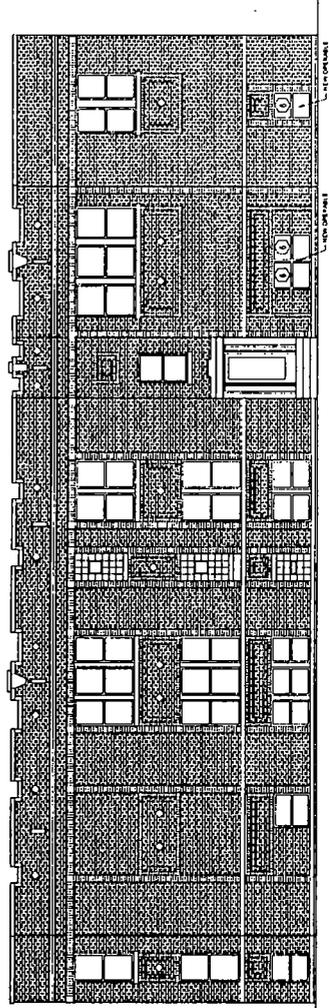
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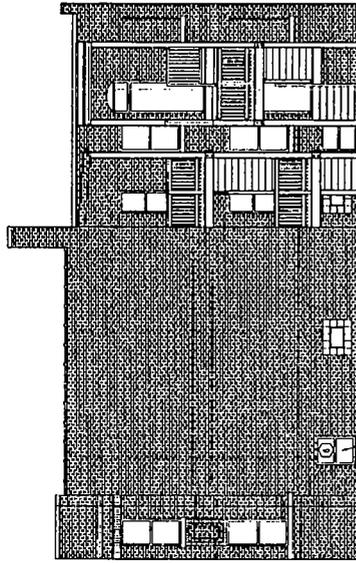
Final for Publication



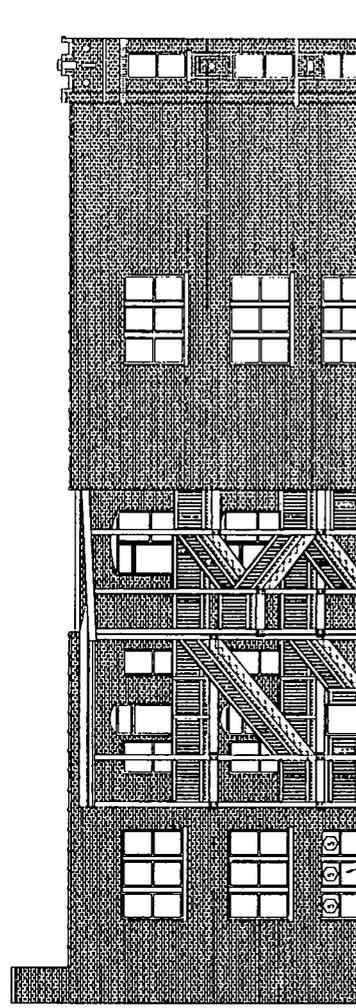
1 PROPOSED EAST ELEVATION
SCALE 3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE 3/16" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE 3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE 3/16" = 1'-0"

NO.	DATE	DESCRIPTION

701 N HARDING AVE
CHICAGO, IL 60618

DESIGN - CONSTRUCTION
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DESIGN - CONSTRUCTION
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