



# City of Chicago



O2022-1529

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-J at 3601 W Harrison St - App No. 21042T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 2-J in the area bounded by

West Harrison Street; South Central Park Avenue; a line 107.18 feet south of and parallel to West Harrison Street; and a line 24.0 feet west of and parallel to South Central Park Avenue

to those of a C1-3 Neighborhood Commercial District.

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

Common Address of Property: 3601 W. Harrison Street

Narrative and Plans  
Type 1 Zoning Map Amendment

Property Address: 3601 West Harrison Street  
Proposed Zoning: C1-3 Neighborhood Commercial District

I. NARRATIVE

The Application is for a Zoning Amendment from an M1-3, Limited Manufacturing/Business Park District to a C1-3, Neighborhood Commercial District. The Applicant intends to convert the existing 2-story, commercial building to a mixed-use building with commercial use on the ground floor and 1 dwelling unit on the 2<sup>nd</sup> floor. There are no off-street parking spaces. The current building height will not be increased. The site will comply with Section 17-3-0307 Air Quality Ordinance if applicable.

II. ZONING ANALYSIS

1) Floor Area and Floor-Area Ratio

- a) Lot Area 2,572.32 sq. ft.
- b) Total Building Area 4,311 sq. ft. (approximately)
- c) FAR 1.67

2) Dwelling Units

- a) Number of Units 1
- b) Density (lot area per dwelling unit): 2,572.32 sq. ft.

3) Off-street Parking:

0 vehicular parking spaces

4) Setbacks:

0 ft. front (existing)  
0 ft. side – west and east (existing)  
0 ft. rear (existing)

5) Building Height:

32' approximately (existing)

OFFICE:  
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lrpassassoc@yahoo.com

L. R. PASS & ASSOCIATES  
Professional Land Surveyors

Plat of Surveys  
Topography  
Mortgage Inspection  
Condominiums  
Land Development:  
Legal Descriptions

LOT 1 (EXCEPT THE SOUTH 12.82 FEET) IN BETSY BOIVIN'S SUBDIVISION OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

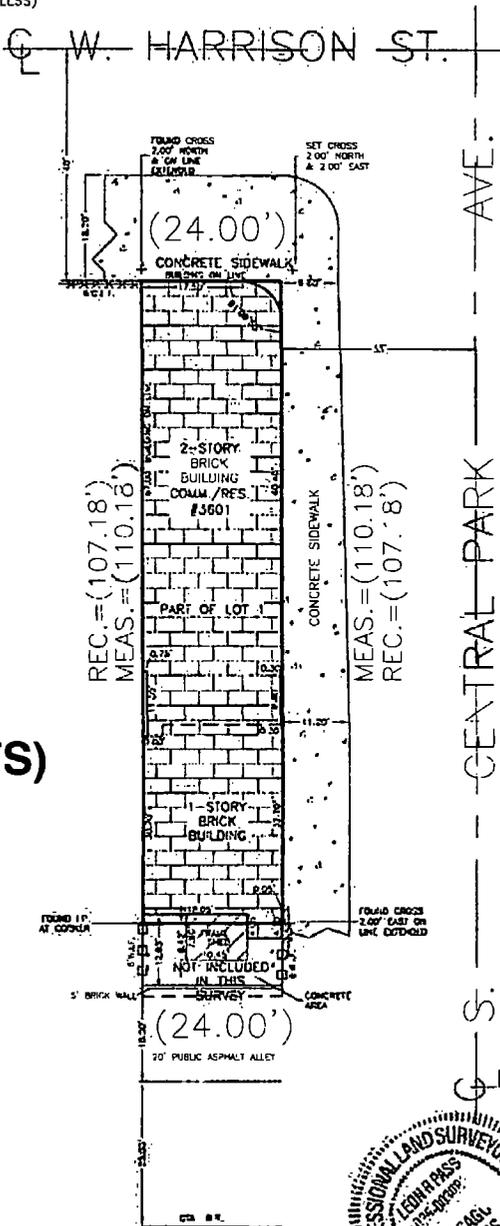
(COMMONLY KNOWN AS: 3601 W. HARRISON ST., CHICAGO, ILLINOIS.)

AREA=2,644.32 SQ. FT. (MORE OR LESS)  
PERIMETER=268.56 FT. (MORE OR LESS)  
ACREAGE=0.607889 (MORE OR LESS)



SCALE: 1"=20'

SITE PLAN (NTS)



LEGEND	
□	METAL FENCE
●	FENCE POST (F.P.)
○	"MAG" NAIL SET
○	SET IRON PIPE
●	IRON PIPE FOUND
+	CUT CROSS- FOUND OR SET
—	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
○	NOTCH
—	WOOD FENCE (W.F.)
x	CHAIN LINK FENCE (C.L.F.)
□	WROUGHT IRON FENCE (W.I.F.)
●●●	5 NAILS (SET)

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

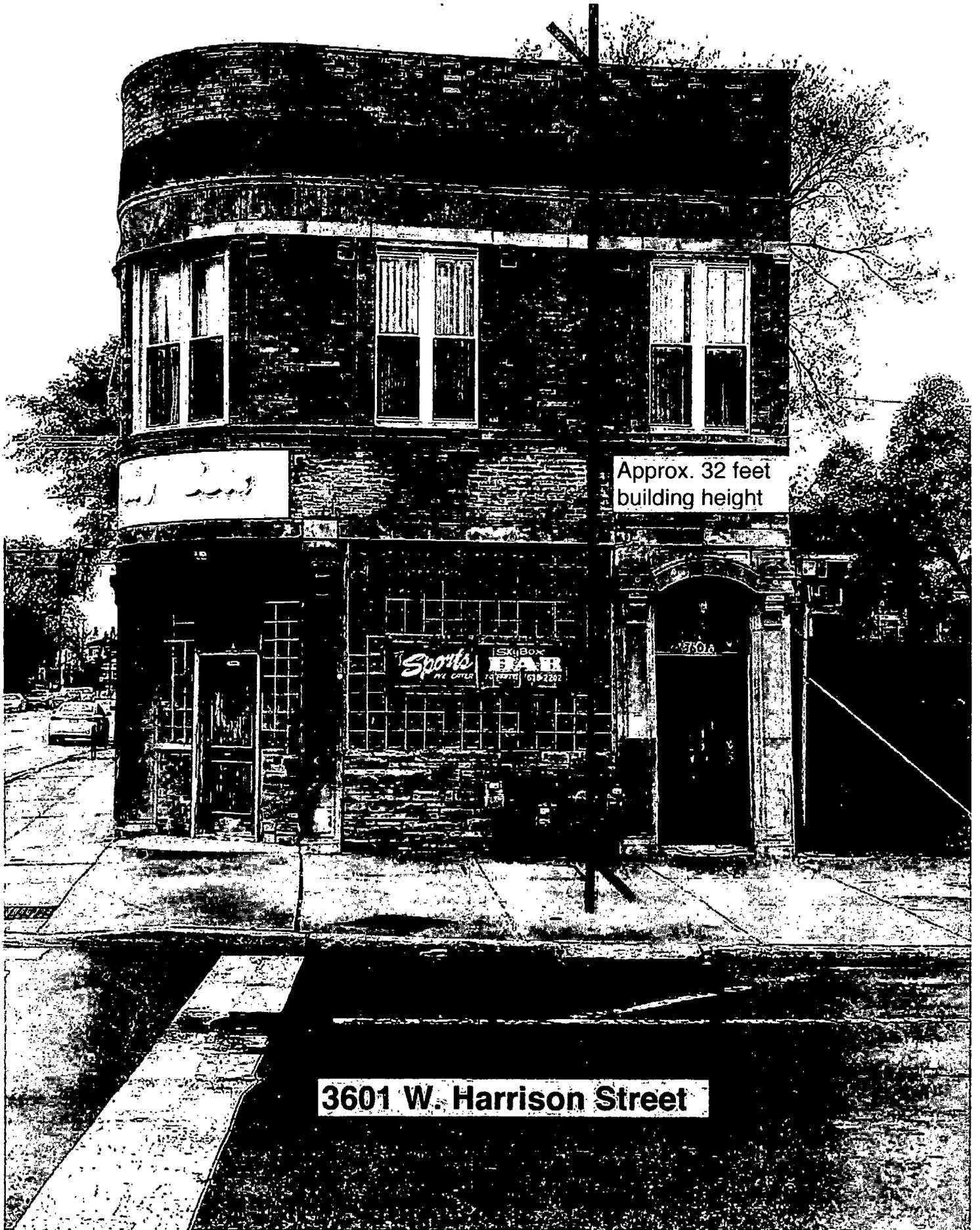
FIELD DATE: 04/28/22  
P. I. N. 16-14-304-014-0000  
BOOK NO., G.P.  
SURVEYOR: S.S./D.S.  
DIMENSIONS ARE NOT TO BE SCALED.  
ORDER NO.: 2204-0947  
SCALE 1" = 20 FEET  
ORDERED BY: BIOFOAM/ TIFFINY FLAM  
MEMBER I. P. L. S., A.  
A. C. S. M.

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAN ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS  
COUNTY OF COOK

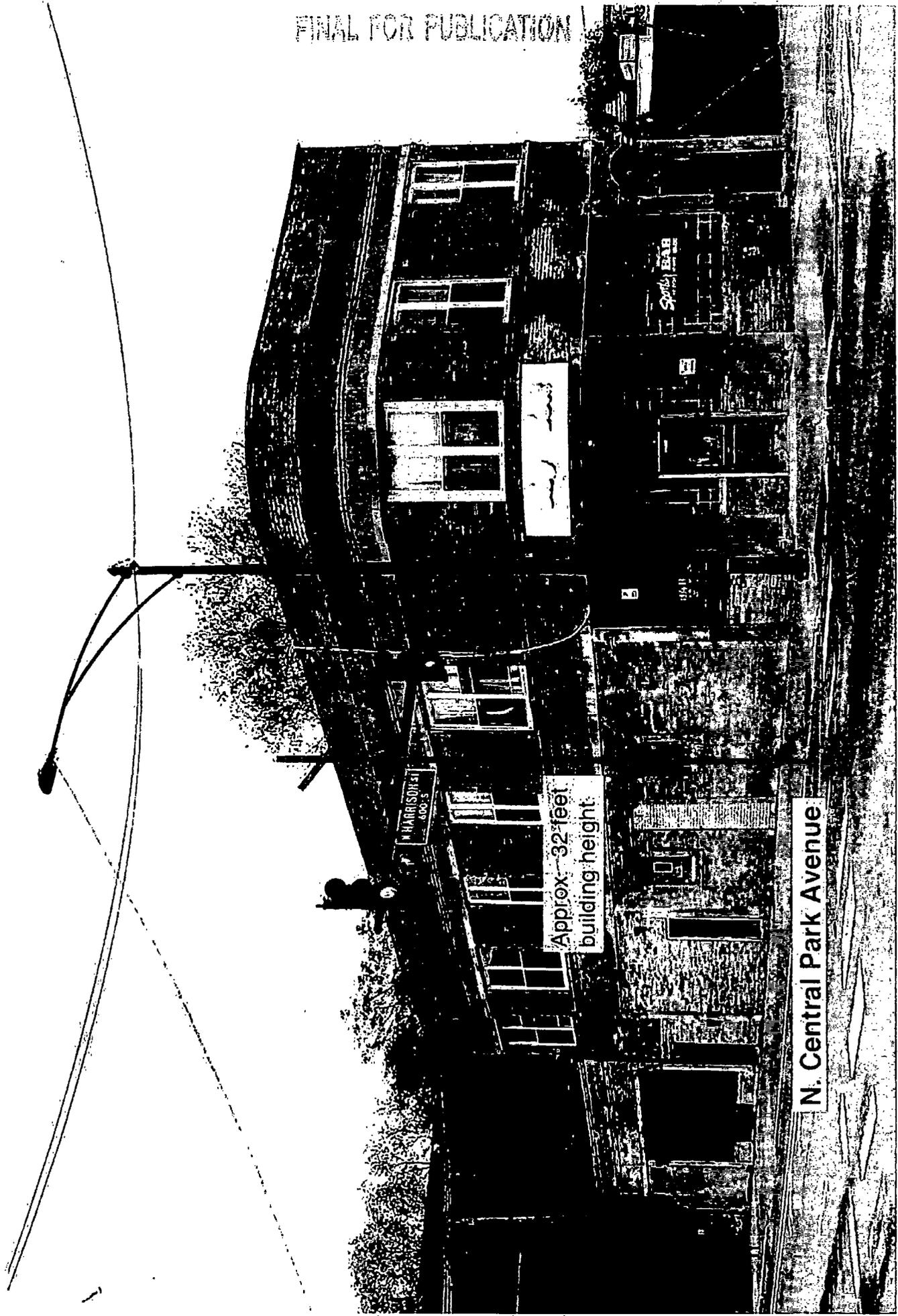
WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 30<sup>TH</sup> DAY OF MAY 20 22  
LICENSE EXPIRATION DATE: 11/30/22



Approx. 32 feet  
building height

3601 W. Harrison Street



HARRISON ST  
4002 S

Approx. 32 feet  
building height

N. Central Park Avenue