



# City of Chicago



O2019-1344

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/13/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-J at 4211 N Harding Ave - App No. 19955-T1
<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 be amended by changing all the RS3 Residential Single-Unit District symbols and indications as shown on Map No.11-J in the area bounded by

The alley next southwesterly of and parallel to North Elston Avenue; a line 100 feet north of and parallel to West Berteau Avenue; and North Harding Avenue.

to those of a RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 4211 North Harding Avenue

NARRATIVE  
FOR THE PROPOSED REZONING  
AT  
4211 N HARDING AVE

The Applicant intends to change the zoning from the existing RS-3 Residential Single-Unit District to RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to construct a new 2 story 4 dwelling unit frame building without basement. No commercial space.

**ZONING:** RT-3.5

**LOT AREA:** 6189.4 square feet

**MINIMUM LOT AREA PER DWELLING UNIT:** 1,250 ordinance/1,547.35 actual

**FLOOR AREA RATIO:** 0.87

**BUILDING AREA:** 5426.1 square feet

**OFF-STREET PARKING:** 4 car parking spaces & 6 bicycle spaces

**FRONT SETBACK:** 12 feet 0 inches

**REAR SETBACK:** 33 feet 3 inches

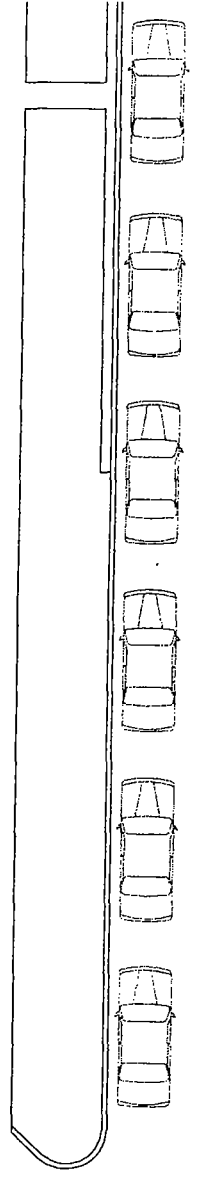
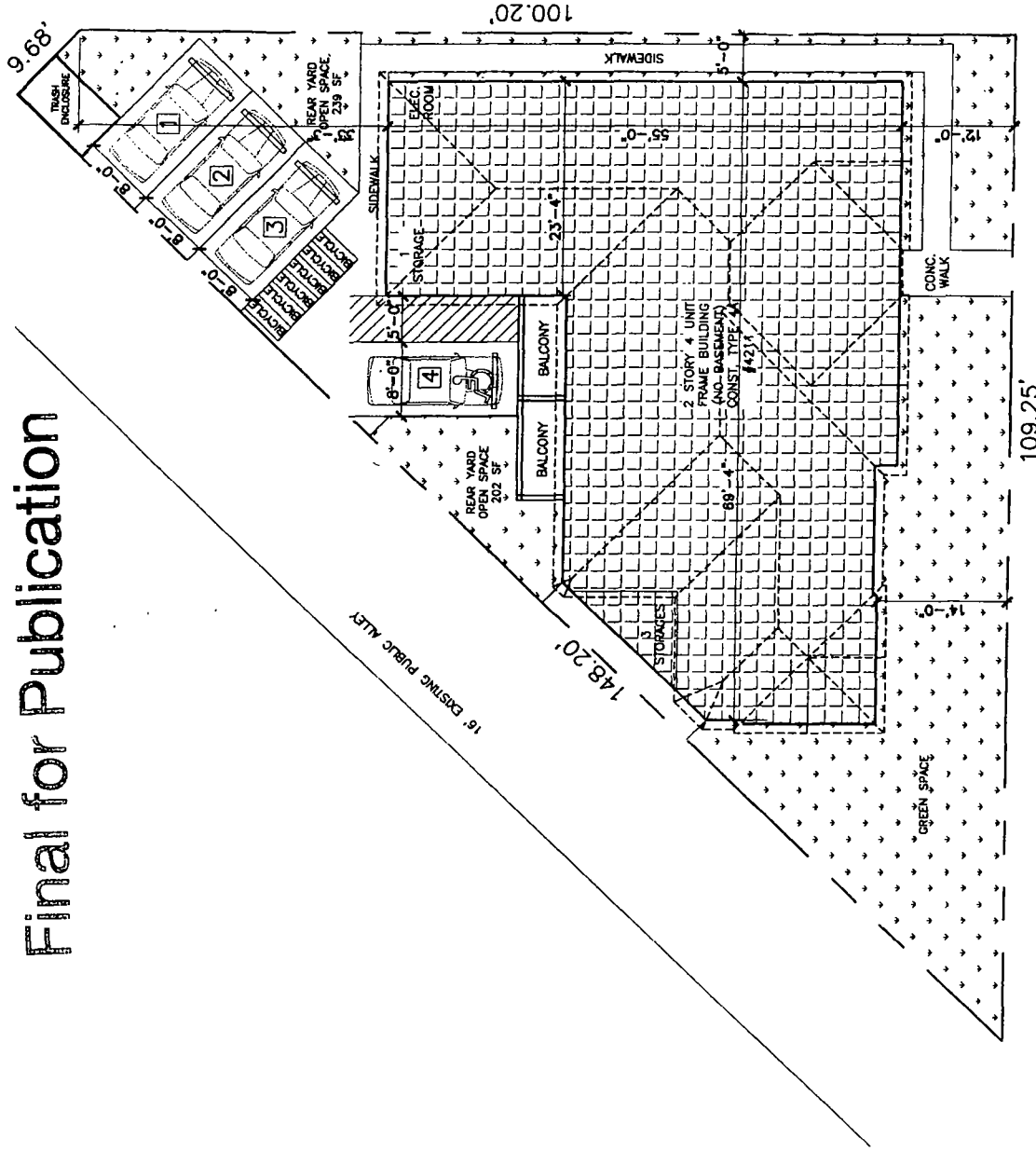
**SIDE SETBACKS:** 3 feet 0 inches alley & 5 feet 0 inches south setback = 8 feet 0 inches

**BUILDING HEIGHT:** 24 feet 6 inches to median 30 feet 0 inches to peak

Building material will be a combination of face brick and siding.

Set of plans are attached.

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SITE PLAN  
SCALE: NTS

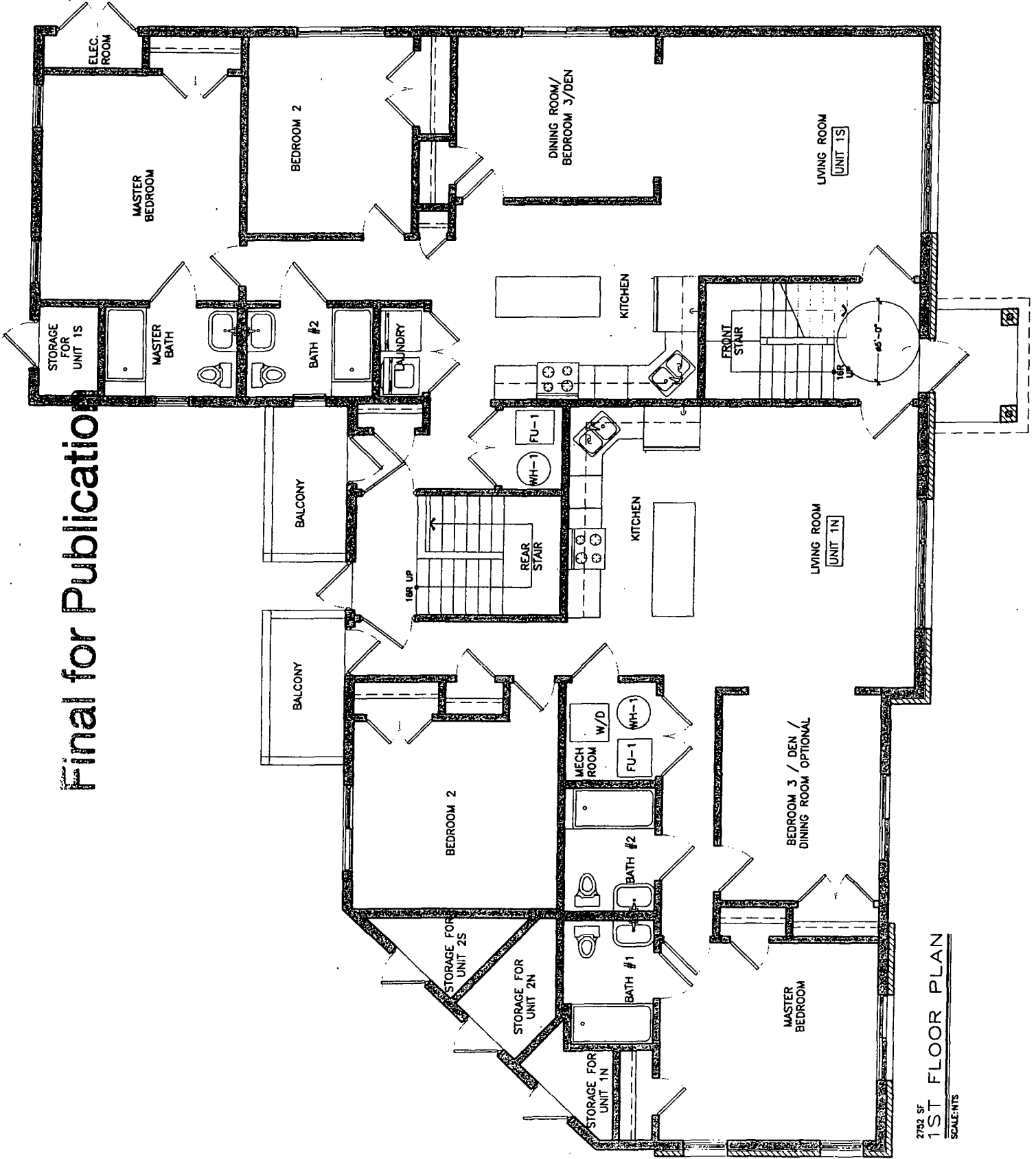


N HARDING AVE

4211 N HARDING AVE  
CHICAGO ILLINOIS

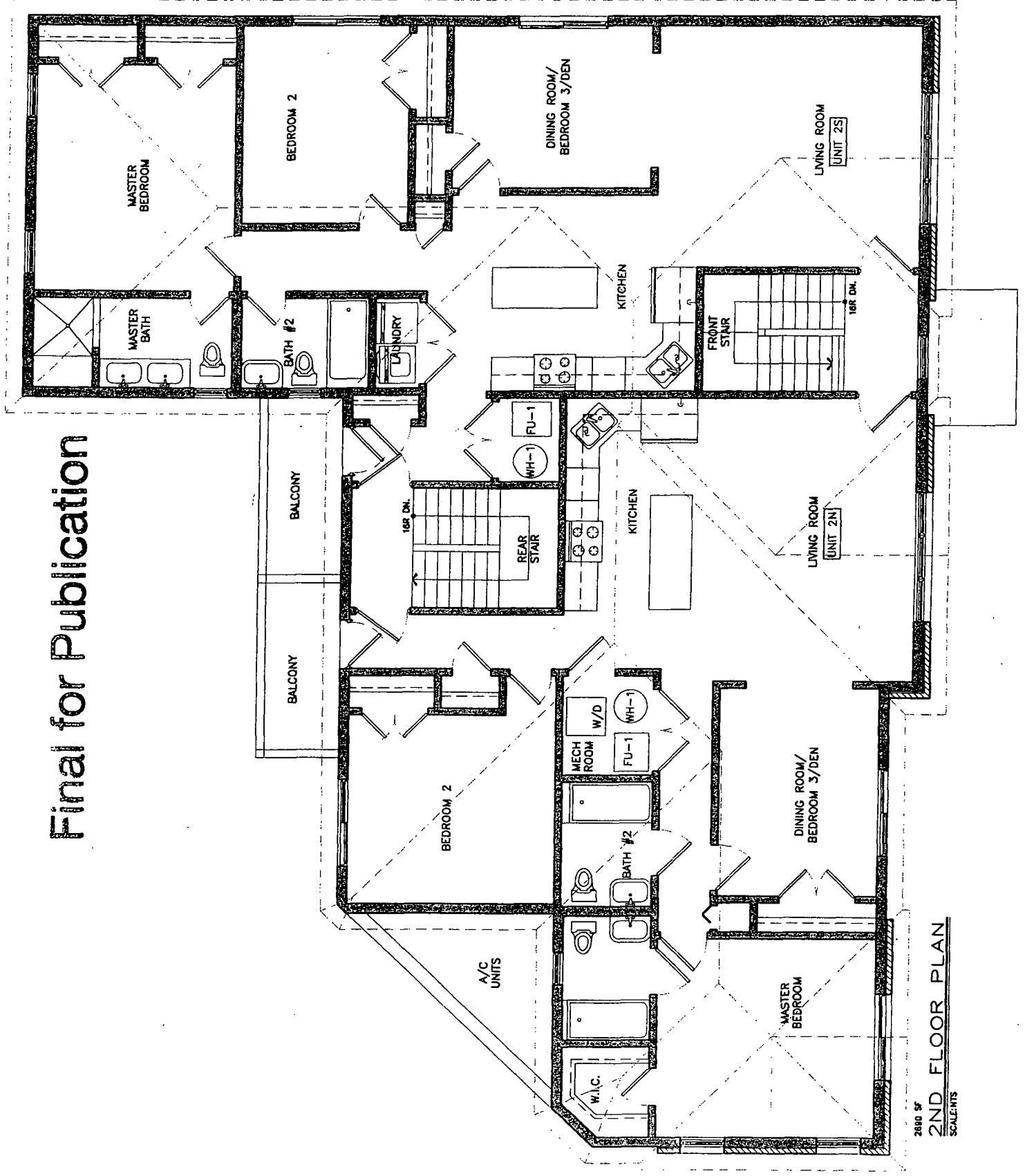
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2792 SF  
1ST FLOOR PLAN  
SCALE: NTS

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2800 SF  
2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

4211 N HARDING AVE  
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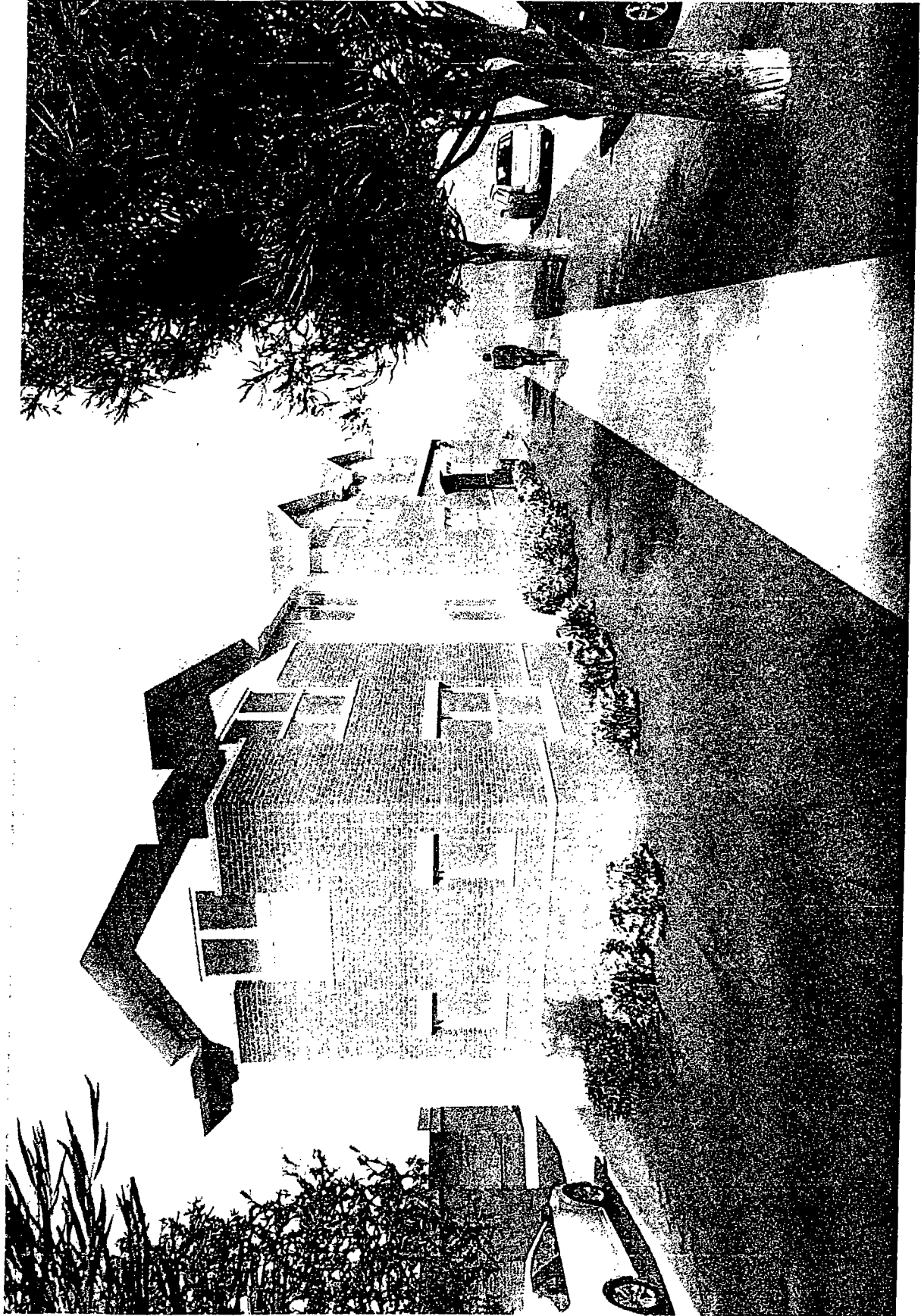


FRONT ELEVATION  
SCALE: NTS

4211 N HARDING AVE  
CHICAGO ILLINOIS

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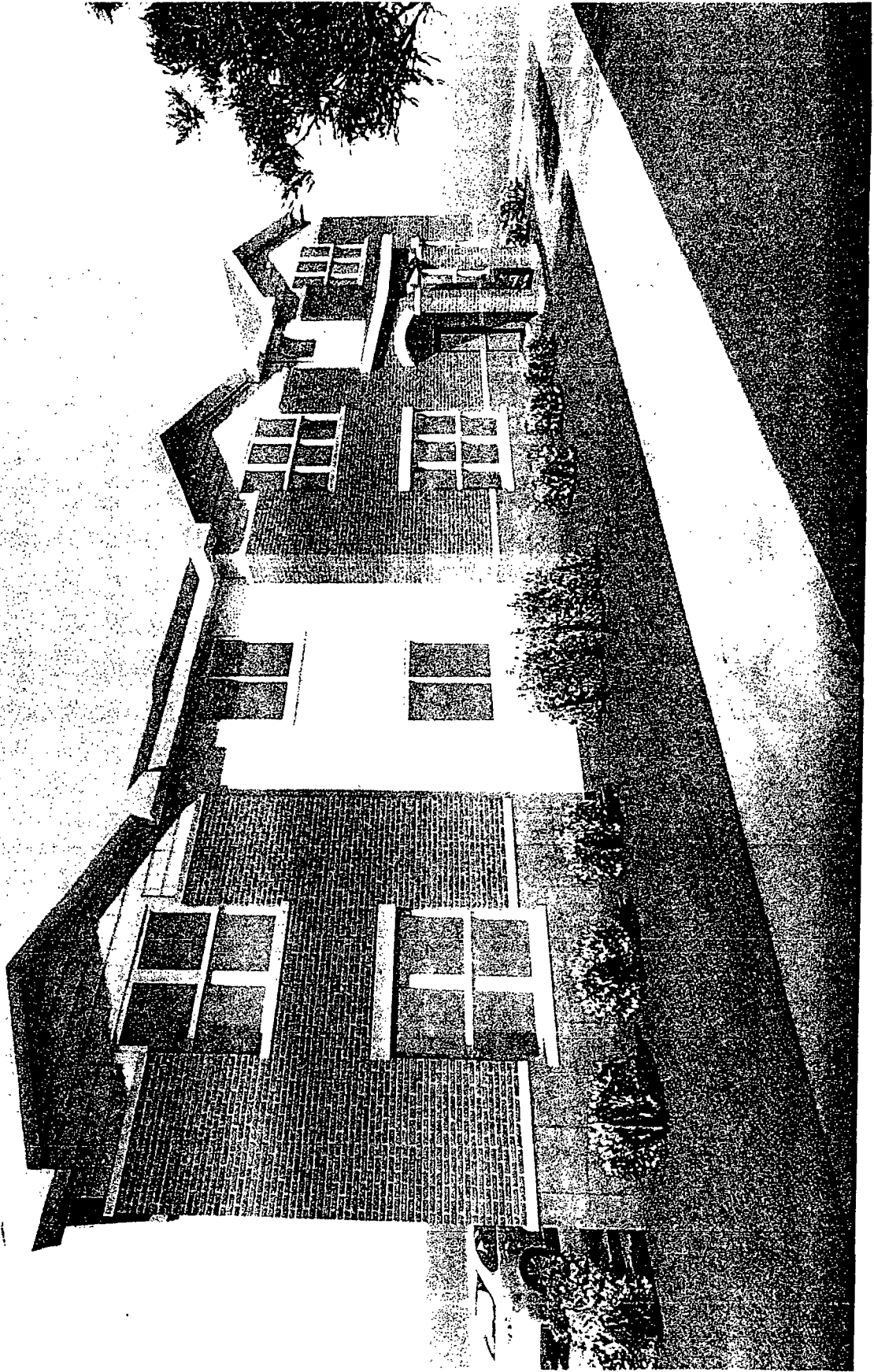


4211 N HARDING AVE  
CHICAGO ILLINOIS

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4211 N HARDING AVE  
CHICAGO ILLINOIS