| SUL OF CHICKS | |
|---------------|---|
| LED AND UNIT | / |
| | |

Legislation Details (With Text)

| File #: | O20 | 22-2757 | | | |
|---------------|---|---|---------------|---------------------|--------|
| Туре: | Ordi | nance | Status: | Passed | |
| File created: | 9/21 | /2022 | In control: | City Council | |
| | | | Final action: | 10/26/2022 | |
| Title: | Zoning Reclassification Map No. 2-J at 3413 W Harrison St - App No. 21143T1 | | | | |
| Sponsors: | Misc. Transmittal | | | | |
| Indexes: | Map No. 2-J | | | | |
| Attachments: | 1. O2022-2757 (V1).pdf, 2. O2022-2757.pdf | | | | |
| Date | Ver. | Action By | А | ction | Result |
| 10/26/2022 | 1 | City Council | Р | assed | Pass |
| 10/25/2022 | 1 | Committee on Zoning, Lan and Building Standards | idmarks R | lecommended to Pass | |
| 9/21/2022 | 1 | City Council | R | leferred | |
| | | | | | |

BE IT ORDAINED BY I HE CITY COUNCIL OE 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 MI-3 Limited Manufacturing/Business Park District symbols as shown on Map No. 2-3 in the area hounded by:

West Harrison Street, a line 110.73 feet west ofand 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 MI-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 |

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 MI-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 |

IIP

J* ill Iii m MM

mini

Of)

iipiiil! Sin

in

{111

İİ

M *• 5 ! Iff