

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 MI-3, Limited Manufacturing/Business Park District to a CI-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 2nd 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
- b) Total Building Area
- c) FAR

2) Dwelling Units

- a) Number of Units

- b) Density (lot area per dwelling unit):

3V Off-street Parking: 4) Setbacks:

2,572.32 sq. ft.
4,311 sq. ft. (approximately)
1.67

2,572.32 sq. ft.

0 vehicular parking spaces

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

32' approximately (existing)

FINAL PGR PUBL

OFFICE-
P.O. Box 43559 Chicago, IL 6064-3 Tel- (773) 779-1700 Fax- (773) 771-1143 lrpassoc@yahoo.com <mailto:lrpassossoc@yahoo.com>
Piat of Surveys Topography Mortgage Inspection Condominiums Land Developmen: Legal Descriptions

LOT 1 (EXCEPT THE SOUTH 12.02 FEET) IN BETSY BOILVIN'S SUBDIVISION OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS- 3601 W. HARRISON ST., CHICAGO, ILLINOIS.)
SCALE- 1"=20'

AREA-2,644.32 SQ. FT. (MORE OR LESS) PER1METER=268.66 FT. (MORE OR LESS) ACREAGE=0.060789 (MORE OR LCSS)

WARRINGTON - ST,

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL OCCUR 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.L.N. 15-W-304-OH-0C00
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 FLAIM
MEMBER: I. P. L. S. A.
A. C. S. M.

WARRINGTON - ST
BRICK TYPED BUILDING - COULDFIELD H 1001

WARRINGTON - ST

CL

1

WARRINGTON - ST

UJ

WARRINGTON - ST

5. (24.00')

WARRINGTON - ST

30' PUBLIC ASPHALT ALLEY

WARRINGTON - ST

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 CASEMENTS 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.