



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: O2022-2757, **Version:** 1

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 as shown on Map No. 2-3 in the area bounded by:

West Harrison Street, a line 110.73 feet west of and 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 M1-3 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

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Project Description: Zoning Change from an M1-3 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

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