

Office of the City Clerk

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Legislation Details (With Text)

File #: 02019-1344

Type: Ordinance Status: Passed

File created: 3/13/2019 In control: City Council

Final action: 6/12/2019

Title: Zoning Reclassification Map No. 11-J at 4211 N Harding Ave - App No. 19955T1

Sponsors: Misc. Transmittal

Indexes: Map No. 11-J

Attachments: 1. O2019-1344 (V1).pdf, 2. O2019-1344.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|----------|--------|
| 6/12/2019 | 1 | City Council | Passed | Pass |
| 3/13/2019 | 1 | City Council | Referred | |

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.l 1-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.

File #: O2019-1344, Version: 1

Common Address of Property: 4211 North Harding Avenue

Final for Publication

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

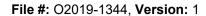
BUILDING HEIGHT: 24 feet 6 inches to median 30 feet 0 inches to peak

Building material will be a combination of face brick and siding. Set of plans are attached.

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