



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2019-1344  
**Type:** Ordinance  
**File created:** 3/13/2019  
**Status:** Passed  
**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.1 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.

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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