



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-9325
Type: Ordinance
File created: 12/18/2019
Status: Passed
In control: City Council
Final action: 1/15/2020
Title: Zoning Reclassification Map No. 9-J at 3301 N Harding Ave and 3924 W School St - App No. 20274T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-J
Attachments: 1. O2019-9325.pdf (V1), 2. O2019-9325.pdf

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Council	Passed	Pass
1/14/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	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, is hereby amended by changing all RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-J in the area bounded by

A line 58.20 feet north of and parallel to West School Street; the public alley next east of and parallel to North Harding Avenue; West School Street; and North Harding Avenue;

to those of a RM-4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3301 N Harding Avenue/3924 W School Street

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PROJECT NARRATIVE AND PLANS TYPE 1

ZONING AMENDMENT 3301 N Harding Avenue/3924 W School Street

RM-4.5 Residential Multi-Unit District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a RM-4.5 Residential Multi-Unit District to comply with the bulk, density and Minimum Lot Area to add 2 dwelling units in the basement and add 2 parking spaces to an existing 7 dwelling unit building with 1 car detached garage. The building will contain a total of 9 dwelling units and 3 parking spaces. The height of the building and the exterior of the building will remain unchanged. There will be no commercial space.

	PROPOSED
Lot Area	7,293.62 square feet (existing)
MLA	810.40 per DU
Parking	2 additional parking spaces
Rear Setback	12.92 feet (existing)
South Setback	0 foot (existing)
North Setback	2.89 feet (existing)
Front Setback	18.50 feet (existing)
FAR	.89 (existing)
Building Height	24'3" feet (Existing)

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