



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2021-5657  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/15/2021 **In control:** City Council  
**Final action:** 1/26/2022  
**Title:** Zoning Reclassification Map No. 3-J at 856 N Harding Ave/3935-3945 W Iowa St - App No. 20899T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-J  
**Attachments:** 1. O2021-5657 (V1).pdf, 2. O2021-5657.pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Passed	Pass
1/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/15/2021	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 the current RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-J in the area bounded by:

West Iowa Street; North Harding Avenue; a line 26.79 feet south of and parallel to West Iowa Street; and the public alley next east of and parallel to North Harding Avenue

to those of an B2-3, Neighborhood Mixed-Use District.

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

Address: 856 North Harding Avenue / 3935-45 West Iowa Street

### **NARRATIVE AND PLANS**

856 North Harding Avenue / 3935-45 West Iowa Street TYPE 1  
REGULATIONS

Narrative: The subject property contains 3,348.4 square feet of land and is improved with a two story residential building with four residential dwelling units and a two car garage. The Applicant proposes to rezone the property from a RS-3, Residential Single-Unit (Detached House) District to a B2-3, Neighborhood Mixed-Use District to add two dwelling units for a total of six residential dwelling units on the property. No additional parking is proposed. The Property is located in a Transit Served Location to the Chicago Avenue (Route 66) bus and the Applicant seeks to reduce any required parking through a Type 1 rezoning application pursuant to the Transit Served Location guidelines of the Chicago Zoning Ordinance. No building additions to existing structure are proposed and the existing height of the building, approximately 45 feet, will remain.

Lot Area: 3,348.4 square feet

FAR: 1.66

Floor Area: 5,550 square feet

Residential Dwelling Units: 6

MLA Density: 558 square feet

Height: 45 feet

Automobile Parking: 2

Setbacks (existing)

Front (North Harding Avenue): 9'-0"

North Side (West Iowa Street): 8"

South Side: 3'-2 1/2"

Rear (Alley): 35'-2 7/8"

\* A set of plans is attached.

\*\* The Property is located in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 584 feet from the Chicago Avenue (Route 66) bus.

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*Front/East Elevation<sup>r</sup>*  
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Rear/West Elevation