



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2022-1529
Type: Ordinance
File created: 5/23/2022
Status: Passed
In control: City Council
Final action: 6/22/2022
Title: Zoning Reclassification Map No. 2-J at 3601 W Harrison St - App No. 21042T1
Sponsors: Misc. Transmittal
Indexes: Map No. 2-J
Attachments: 1. O2022-1529 (V1) .pdf, 2. O2022-1529.pdf

Date	Ver.	Action By	Action	Result
6/22/2022	1	City Council	Passed	Pass
6/21/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/23/2022	1	City Council	Referred	

FINAL FOR PUBLICATION

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 MI-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 2-J in the area bounded by

West Harrison Street; South Central Park Avenue; a line 107.18 feet south of and parallel to West Harrison Street; and a line 24.0 feet west of and parallel to South Central Park Avenue

to those of a CI-3 Neighborhood Commercial District.

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

Common Address of Property: 3601 W. Harrison Street

Narrative and Plans Type 1 Zoning Map Amendment

Property Address: 3601 West Harrison Street
Proposed Zoning: C1 -3 Neighborhood Commercial District

I. NARRATIVE

The Application is for a Zoning Amendment from an M1-3, Limited Manufacturing/Business Park District to a CI-3, Neighborhood Commercial District. The Applicant intends to convert the existing 2-story, commercial building to a mixed-use building with commercial use on the ground floor and 1 dwelling unit on the 2nd floor. There are no off-street parking spaces. The current building height will not be increased. The site will comply with Section 17-3-0307 Air Quality Ordinance if applicable.

II. ZONING ANALYSIS

1) Floor Area and Floor Area Ratio

- a) Lot Area
- b) Total Building Area
- c) FAR

2) Dwelling Units

- a) Number of Units
- b) Density (lot area per dwelling unit):

3V Off-street Parking: 4) Setbacks:

2,572.32 sq. ft.
4,311 sq. ft. (approximately)
1.67

2,572.32 sq. ft.

0 vehicular parking spaces

0 ft. front (existing)
0 ft. side - west and east (existing)
0 ft. rear (existing)

32' approximately (existing)

FINAL PGR PUBL

OFFICE-
P.O. Box 43559 Chicago, IL 6064-3 Tel- (773) 779-1700 Fax- (773) 771-1143 lrpassoc@yahoo.com <mailto:lrpassossoc@yahoo.com>
Piat of Surveys Topography Mortgage Inspection Condominiums Land Developmen: Legal Descriptions

LOT 1 (EXCEPT THE SOUTH 12.82 FEET) IN BETSY BOILVIN'S SUBDIVISION OF THE NORTH 1 Or T1C NORTHEAST 1 OF 1HE NORTHEAST J OF THE SOUTHWEST 1 OF SECTION '4. TOWNSHIP 39 NORTH, RANG?! 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS- 3601 W. HARRISON ST., CHICAGO, ILLINOIS.)
SCALE- 1"=20'

ARIA-2,644.32 SO. FT. (MORE OR LESS) PER1METER=268.16 FT. (MORE OR LESS) ACREAGE=0.607Ba9 (MORE OR LCSS)

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UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER ACFNT) MONUMENTS OR WITNESS POINTS 5HALL OC SC TOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. II I.LINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

FIELD DATE: 04/28/22
P. I N. 15-W-304-OH-0C00
BOOK NO., g.p:
SURVEYOR* S.S./D.S:
DIMENSIONS ARE NOT TO BE SCALED.
ORDER NO.: 2204-0947
SCALE 1" - 20 FEET
ORDERED BY: BIOFOAM/ TIFFINY FLAIM
MEMRFR I. P. L. S.A.
A. C. S. M.

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COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAN ALONE.
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR CASEMENTS NOT SHOWN HEREON PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND
IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF,
AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.