



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2022-2757
Type: Ordinance
Status: Passed
File created: 9/21/2022
In control: City Council
Final action: 10/26/2022
Title: Zoning Reclassification Map No. 2-J at 3413 W Harrison St - App No. 21143T1
Sponsors: Misc. Transmittal
Indexes: Map No. 2-J
Attachments: 1. O2022-2757 (V1).pdf, 2. O2022-2757.pdf

Date	Ver.	Action By	Action	Result
10/26/2022	1	City Council	Passed	Pass
10/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	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 of the M1-3 Limited Manufacturing/Business Park District symbols as shown on Map No. 2-3 in the area bounded by:

West Harrison Street, a line 110.73 feet west of and parallel to South Homan Avenue; the alley next south of and parallel to West Harrison Street; and a line 141.97 west of and parallel to South Homan Avenue.

To those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District SECTION 2. This Ordinance

takes effect after its passage and due publication.

Common address of property: 3413 WEST HARRISON STREET, CHICAGO

A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 3413 WEST HARRISON STREET, CHICAGO

The subject property is currently improved with a 2-story multi-unit residential building. The Applicant needs a zoning change to comply with the minimum lot area per unit requirements of the Ordinance, to obtain a permit to allow the existing dwelling unit located within the basement area to continue (for a total of 3 dwelling units at the subject property). No changes to the existing height are being proposed.

Project Description:	Zoning Change from an M1-3 Limited Manufacturing/Business Park District to an RT4 Residential Two-Flat, Townhouse and Multi Unit District
Use:	Residential Building with 3 dwelling units
Floor Area Ratio:	Existing = 0.88
Lot Area:	31.24'x 124' = 3,873.76 Square Feet
Existing Building Floor Area:	Existing 3,384 Square Feet
Density:	1,291 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Existing Setbacks:	Existing Front: 3.79 Feet Existing Side Setbacks: East: 4.57 feet and West: 3.34 feet ' Existing Rear: 63.29 Feet
Existing Building Height:	26 Feet

A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 3413 WEST HARRISON STREET, CHICAGO

The subject property is currently improved with a 2-story multi-unit residential building. The Applicant needs a zoning change to comply with the minimum lot area per unit requirements of the Ordinance, to obtain a permit to allow the existing dwelling unit located within the basement area to continue (for a total of 3 dwelling units at the subject property). No changes to the existing height are being proposed.

Project Description:	Zoning Change from an M1-3 Limited Manufacturing/Business Park. District to an RT4 Residential Two-Flat, Townhouse and Multi Unit District
Use:	Residential Building with 3 dwelling units
Floor Area Ratio:	Existing = .90
Lot Area:	31.24' x 124' = 3,873.76 Square Feet
Existing Building Floor Area:	Existing 3,384 Square Feet
Density:	1,291 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Existing Setbacks:	Existing Front: 3.79 Feet Existing Side Setbacks: East: 4.57 feet and West: 3.34 feet Existing Rear: 63.29 Feet
Existing Building Height:	26 Feet

IIP

J ill Iii m*

mm

mini

I
! i
1l_
or

or
in

iiipiiil! Sin

{111

ii

M *• 5 ! lff