



City of Chicago



O2021-3169

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 2739 W Haddon Ave - App No. 20795T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-I in the area bounded by

West Haddon Avenue; a line 222.25 feet east of and parallel to North California Avenue; the alley next south of and parallel to West Haddon Avenue; and a line 197.25 feet east of and parallel to North California Avenue,

to those of an 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: 2739 West Haddon Avenue

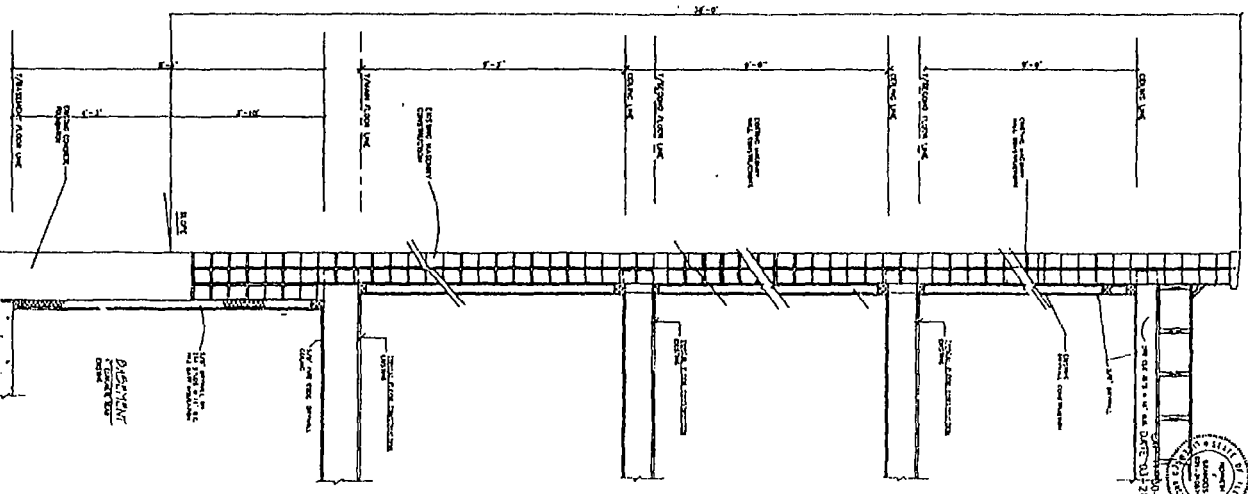
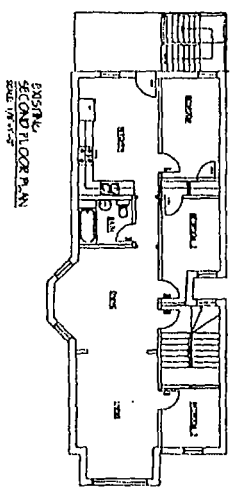
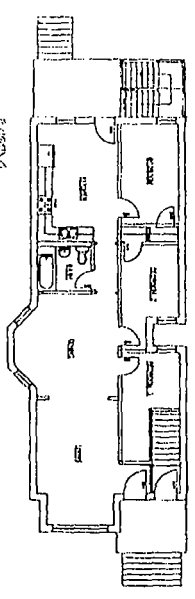
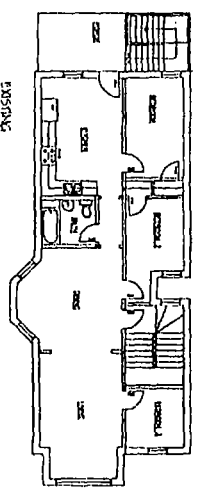
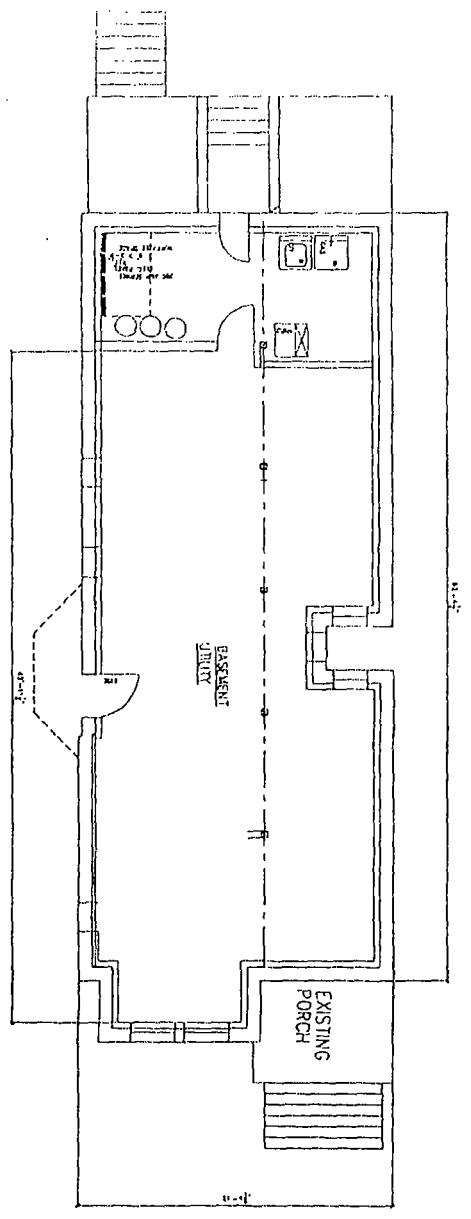
17-13-0303-C (1) Narrative Zoning Analysis
2739 West Haddon Avenue, Chicago, Illinois

Proposed Zoning: RM-4.5 Multi-Unit District

Lot Area: 3,010.75 square feet

Proposed Land Use: The subject property is currently improved with a three-story (with basement) *residential* building, that contains three (3) *permitted* dwelling units on and between the 1st thru 3rd Floors and a single (1) dwelling unit in the basement, for which permit records cannot be found. The existing improvements, therefore, are *non-conforming* under the current Zoning Ordinance. The Applicant is seeking a *Zoning Map Amendment* in order to *permit* the existing dwelling unit within the basement of the existing building – for a total of four (4) *permitted* dwelling units at the subject site and within said building. The proposed *Zoning Amendment* will, in turn, also bring the existing *non-conforming* conditions into compliance under the current Zoning Ordinance. The proposal does not call for any physical alterations to or expansion of the existing building, though some minor renovations to the interior of the existing units is contemplated. There is currently off-street surface parking for one (1) vehicle, located at the rear of the site. No new onsite parking is proposed or required. The existing building is, and will remain, masonry in construction and measures 38 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 3,510 square feet (1.17 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 4 dwelling units (753 square feet)
- (C) The amount of off-street parking: 1 vehicular parking spaces
**The existing residential building has been in lawful existence for 50 or more years, with off-street parking for a single vehicle, therefore, no additional off-street parking is required to permit the one (1) additional dwelling unit. [Sec. 17-13-0101-B(2).]*
- (D) Setbacks:
 - a. Front Setback: 8 feet-8 inches
 - b. Rear Setback: 58 feet-1 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height:
38 feet-0 inches

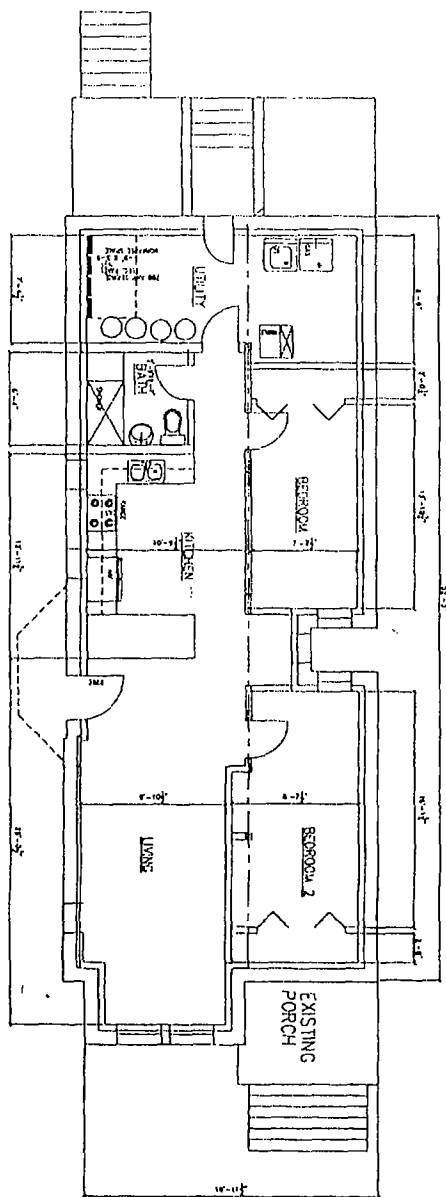


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Sheet No.

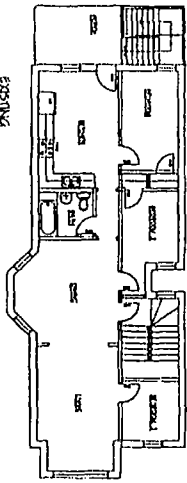
INTERIOR RENOVATION OF EXISTING
2739 W. HADDON AVENUE
CHICAGO, ILLINOIS 60624

ISSUE	DATE
PRELIMINARY FOR PERMIT	03-02-21
CODE REVISION	

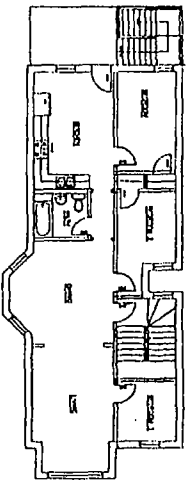
JAKI BRANDEIS ARCHITECTS LTD.
1800 W. HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
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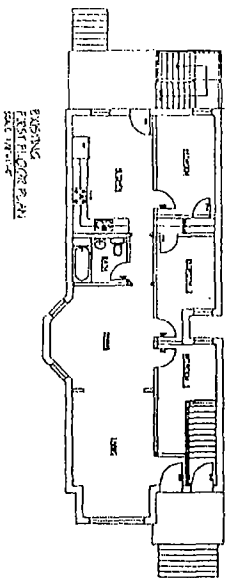
PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- NEW 2x4 INSULATED WALL
- EXISTING WALL OPERATIONS
- EXISTING WALL TO BE REMOVED
- NEW 2x4 STUD @ 16" O.C.
- NEW 2x4 JOIST @ 16" O.C. / 2x4 BATT INSULATION
- NEW 5/8" REBAR @ 18" O.C. / 4" CONC. SLAB
- EXISTING 2x4 UNINSULATED OUTSIDE WALL
- EXISTING 2x4 INSULATED WALL

NOTE: SEE SHEET 1-1 FOR NEW REINFORCING WINDOW SIZES AND LOCATIONS

DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH	SWING	LOC.
1	6'0" x 2'0" SWING	SW	WOOD	IN	101
2	6'0" x 2'0" SWING	SW	WOOD	IN	102
3	6'0" x 2'0" SWING	SW	WOOD	IN	103
4	6'0" x 2'0" SWING	SW	WOOD	IN	104
5	6'0" x 2'0" SWING	SW	WOOD	IN	105
6	6'0" x 2'0" SWING	SW	WOOD	IN	106
7	6'0" x 2'0" SWING	SW	WOOD	IN	107
8	6'0" x 2'0" SWING	SW	WOOD	IN	108
9	6'0" x 2'0" SWING	SW	WOOD	IN	109
10	6'0" x 2'0" SWING	SW	WOOD	IN	110
11	6'0" x 2'0" SWING	SW	WOOD	IN	111
12	6'0" x 2'0" SWING	SW	WOOD	IN	112
13	6'0" x 2'0" SWING	SW	WOOD	IN	113
14	6'0" x 2'0" SWING	SW	WOOD	IN	114
15	6'0" x 2'0" SWING	SW	WOOD	IN	115
16	6'0" x 2'0" SWING	SW	WOOD	IN	116
17	6'0" x 2'0" SWING	SW	WOOD	IN	117
18	6'0" x 2'0" SWING	SW	WOOD	IN	118
19	6'0" x 2'0" SWING	SW	WOOD	IN	119
20	6'0" x 2'0" SWING	SW	WOOD	IN	120



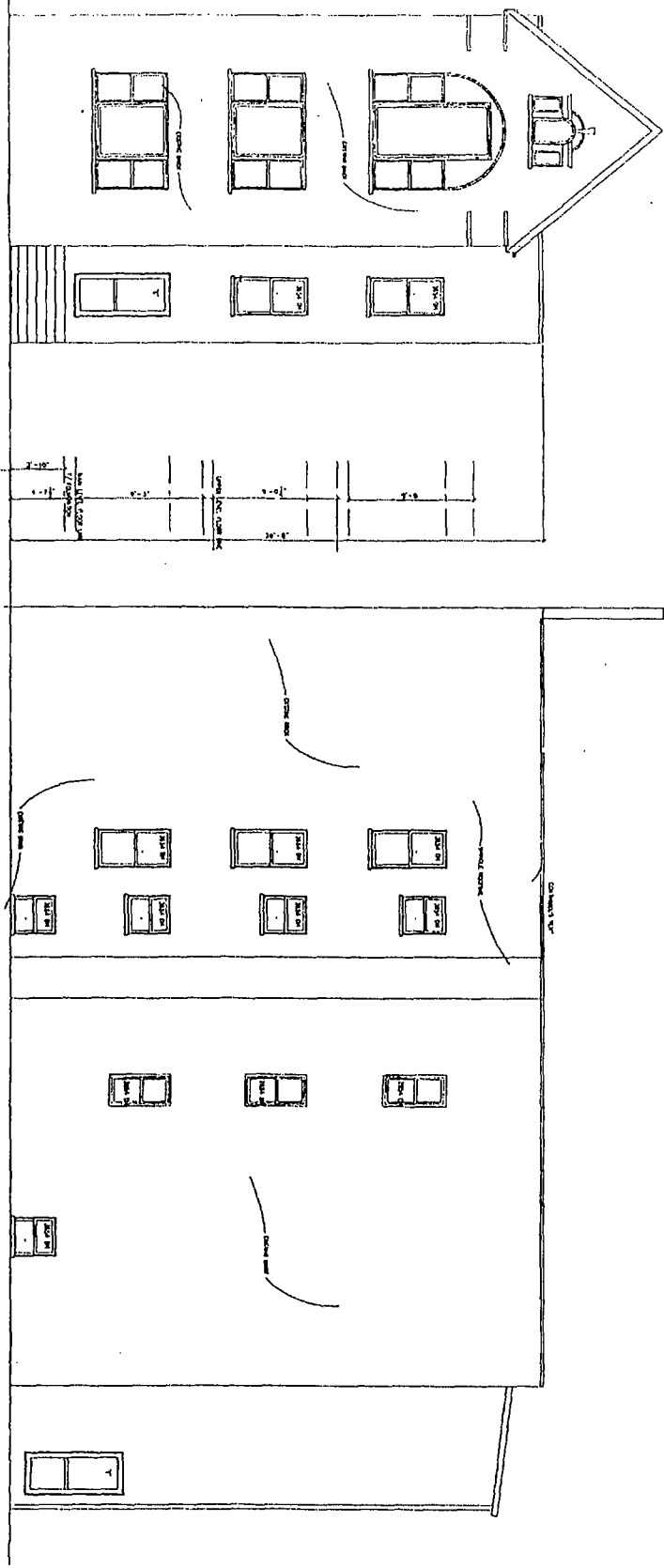
EXP. 11-30-22
DATE 03-21-23

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FOR PERMIT	
CODE REVISION:	

INTERIOR RENOVATION OF EXISTING
2739 W. HADDON AVENUE
CHICAGO, ILLINOIS 60624

SHEET 125
A-3
3 OF 8



FRONT ELEVATION
SCALE: 1/4"=1'-0"

RIGHT ELEVATION
SCALE: 1/4"=1'-0"



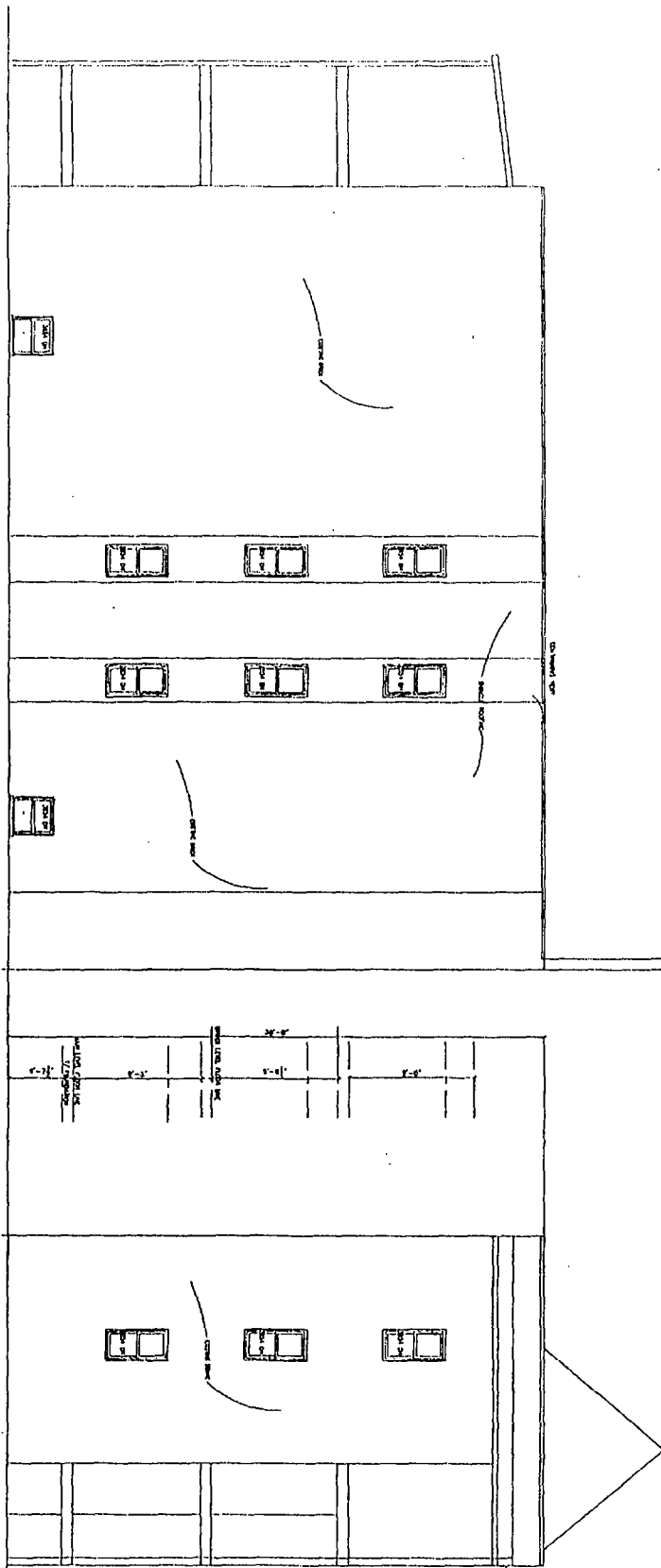
029 11-05-23
DATE 03-20-21

Sheet No.
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INTERIOR RENOVATION OF EXISTING
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ISSUE	DATE
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FOR PERMIT	
SCHE ELEVATION	

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LEFT ELEVATION
SCALE 1/4"=1'-0"

REAR ELEVATION
SCALE 1/4"=1'-0"



Sheet No.
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INTERIOR RENOVATION OF EXISTING
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