



# City of Chicago



SO2017-5492

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/26/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-I at 2423 W Haddon Ave - App No. 19309T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE

ORDINANCE

#19309T1  
INTRO. DATE:  
JULY 26, 2017  
(SUB TO T-1)

**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 RT4, Residential Two-Flat, Townhouse and Multi-Unit District symbols as shown on Map No. 3 - 1 in the area bounded by:**

**West Haddon Avenue; a line 196.50 feet West of and parallel to North Western Avenue; the public alley next South of and parallel to West Haddon Avenue; a line 220.50 feet West of and parallel to North Western Avenue.**

**To those of an RM4.5, Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 2423 West Haddon Avenue, Chicago, IL**

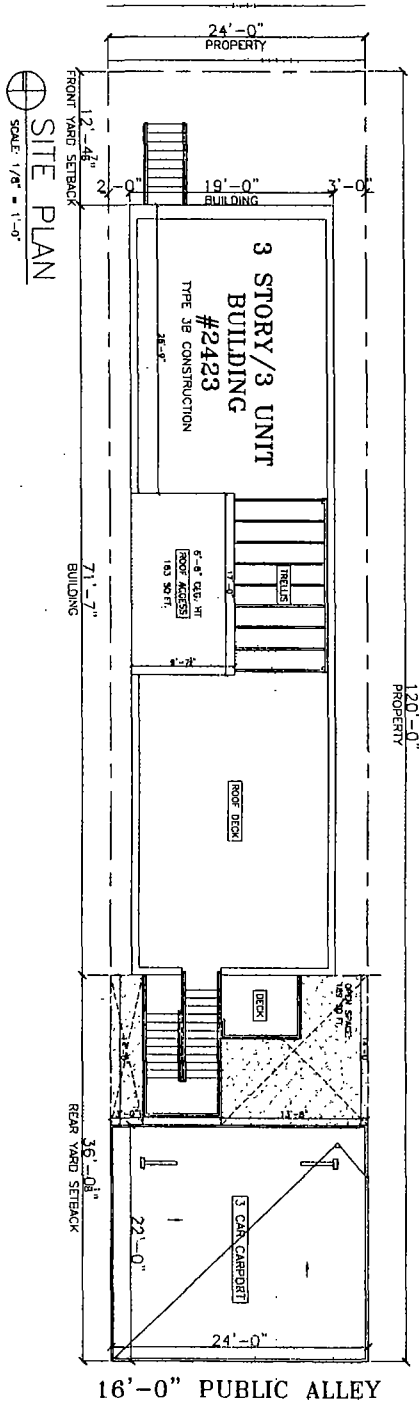
**NARRATIVE FOR TYPE 1 REZONING FOR  
2423 WEST HADDON, CHICAGO, ILLINOIS**

The subject property is currently improved with a residential building. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area in order to build a new 3 story, 3 dwelling unit residential building (the existing building to be demolished).

Project Description:	Zoning Change from an RT4 to an RM4.5
Use:	3 dwelling unit residential building
Floor Area Ratio:	1.39
Lot Area:	2,880 square feet
Building Floor Area:	4,000 square feet
Density:	960 square feet per DU
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 12 feet 4 7/8 inches Side: 2 feet (west) and 3 feet (east) Rear: 36 feet 1/8 inch Rear Yard Open space: 189 square feet
Building height:	37 feet 11 inches

**FINAL FOR PUBLICATION**

W. HADDON AVE



⊕ SITE PLAN  
SCALE: 1/8" = 1'-0"

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PROJECT NAME & ADDRESS  
2423 W HADDON  
3 UNIT BUILDING  
CHICAGO, ILLINOIS

SHEET TITLE  
SITE PLAN

TITLE NAME

SHEET NUMBER  
A-1



DESIGNER NAME  
HANNA ARCHITECTS, INC.  
DESIGNER PHONE NUMBER  
DESIGNER EMAIL ADDRESS  
LICENSED ILLINOIS CONTRACTOR

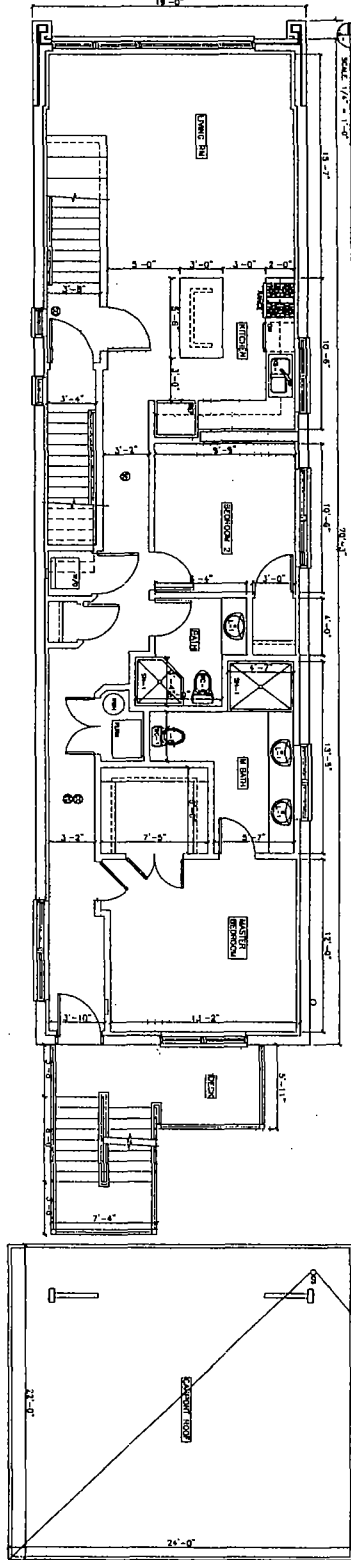
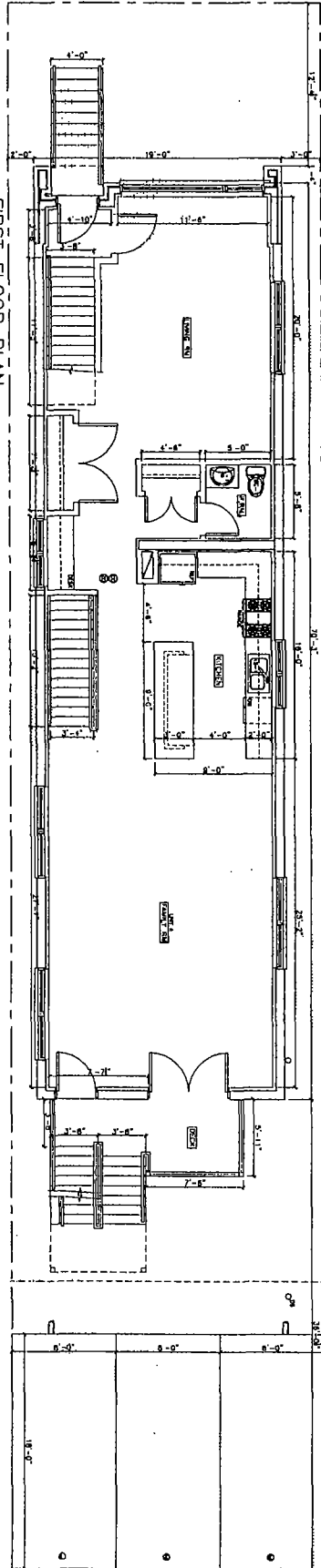
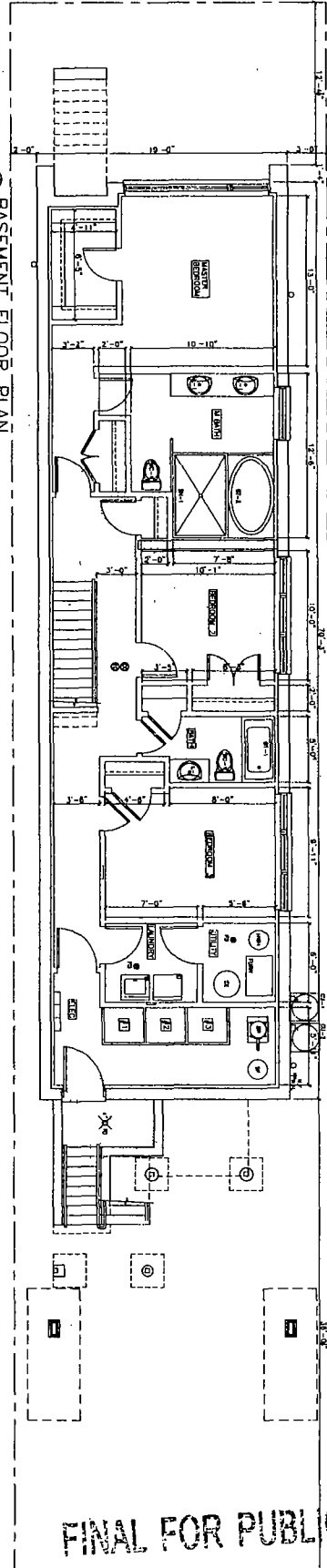
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FAX: 312.734.1811

PROFESSIONAL PERSON: TRAM  
LICENSE NUMBER: 184,110,0445

(312) 734-1811



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**PROJECT NAME & ADDRESS**  
2423 W. MADISON  
3 UNIT BUILDING  
CHICAGO, ILLINOIS

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**DESIGNER**  
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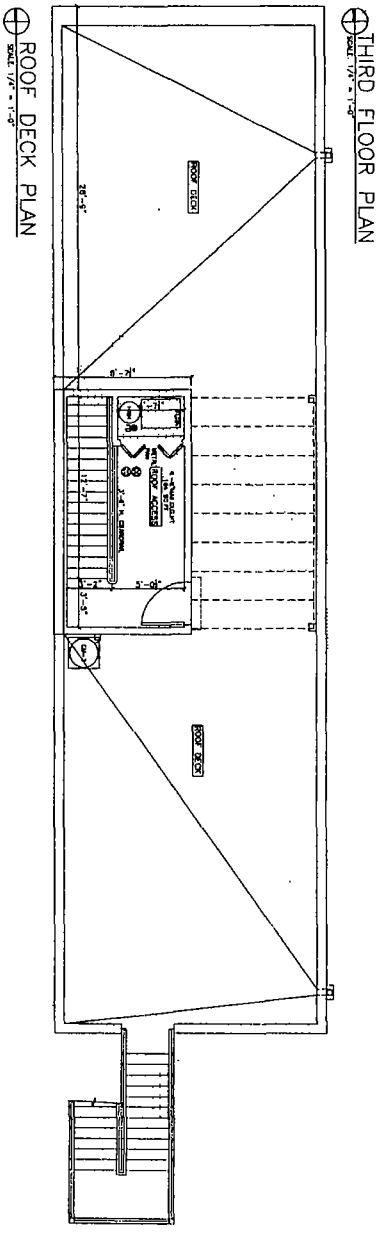
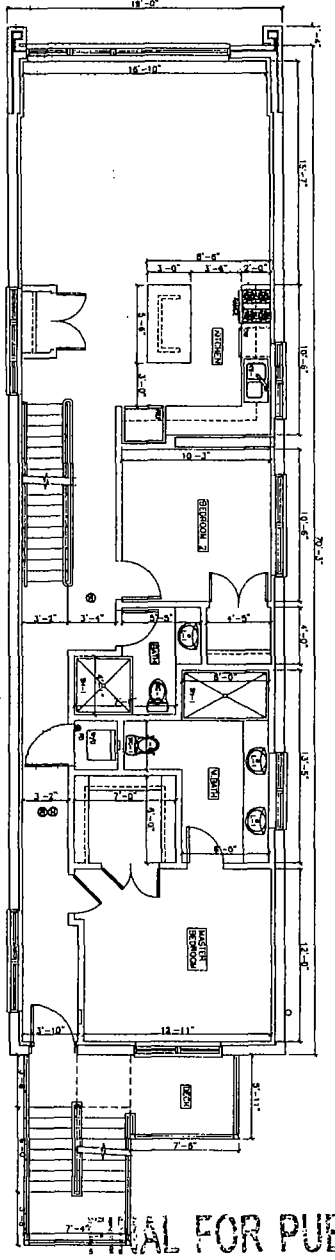
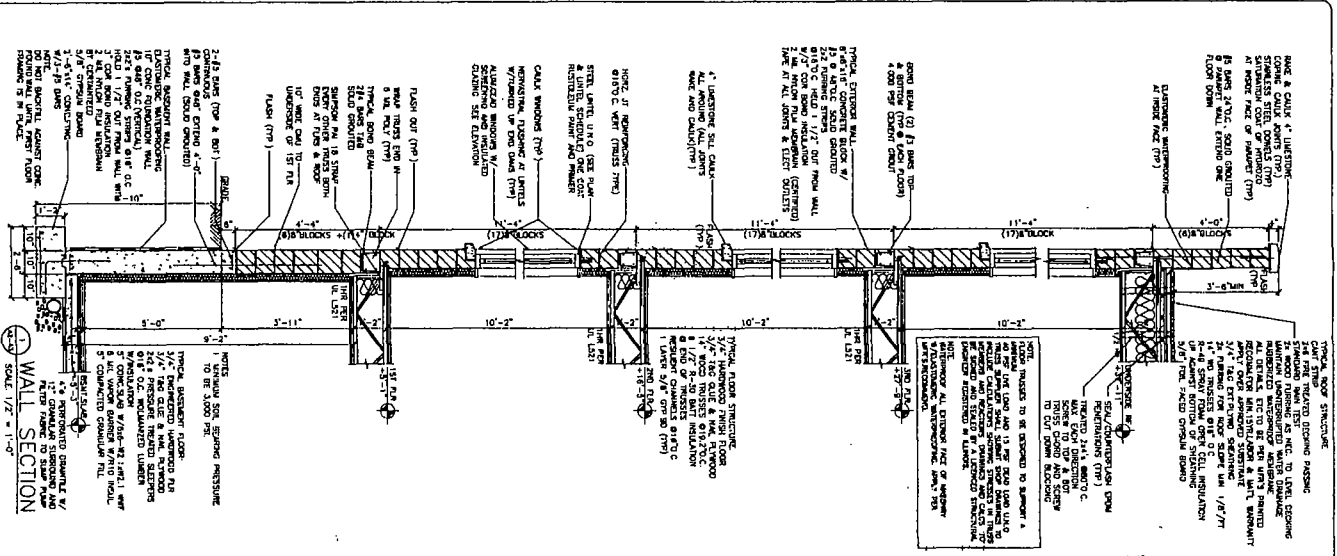
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**PROJECT NUMBER**  
A-2



**REGISTERED PROFESSIONAL ARCHITECT**  
STATE OF ILLINOIS  
LICENSE NUMBER 144-010485

**HANNA**  
180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PHONE: 312.467.1100  
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2x10 RAFTERS (TOP & BOT) BRIDGE  
 CONCRETE SLAB 4\"/>

TYPICAL ROOF STRUCTURE  
 3/4\"/>

1/2\"/>

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SHEET NUMBER  
 A-3

PROJECT NAME & ADDRESS  
 2423 W. HADDON  
 3 UNIT BUILDING  
 CHICAGO, ILLINOIS

ARCHITECT  
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PROJECT NUMBER  
 15-01-001

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 & SECTIONS

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NOT FOR CONSTRUCTION

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 A-3

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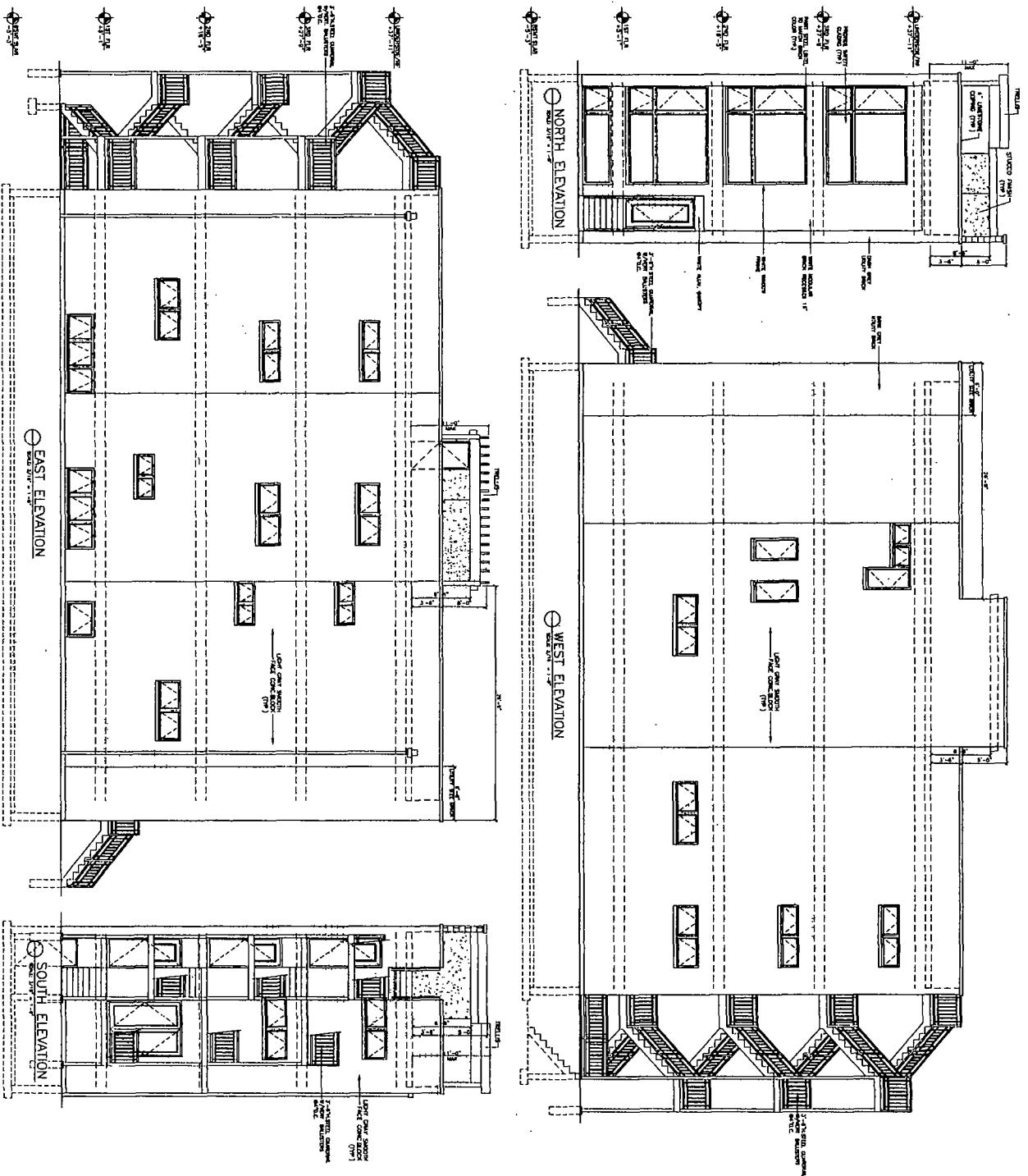
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 3 UNIT BUILDING  
 CHICAGO, ILLINOIS

**SHEET TITLE**  
 ELEVATIONS

**SHEET NUMBER**  
 A-4



**DESIGNED BY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**SCALE:** \_\_\_\_\_  
**PROJECT NO.:** \_\_\_\_\_

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