



City of Chicago



O2020-1862

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 4/22/2020 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 3-1 at 2655 W Haddon Ave - App No. 20364T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

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 be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-I in the area bounded by

West Hadden Avenue; a line 75 feet east of and parallel to North Washtenaw Avenue; the alley next south of and parallel to West Haddon Avenue; and a line 50 feet east of and parallel to North Washtenaw Avenue,

to those of a RM6 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: 2655 West Haddon Avenue

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17-13-0303-C (1) Narrative Zoning Analysis
2655 West Haddon Avenue, Chicago, Illinois

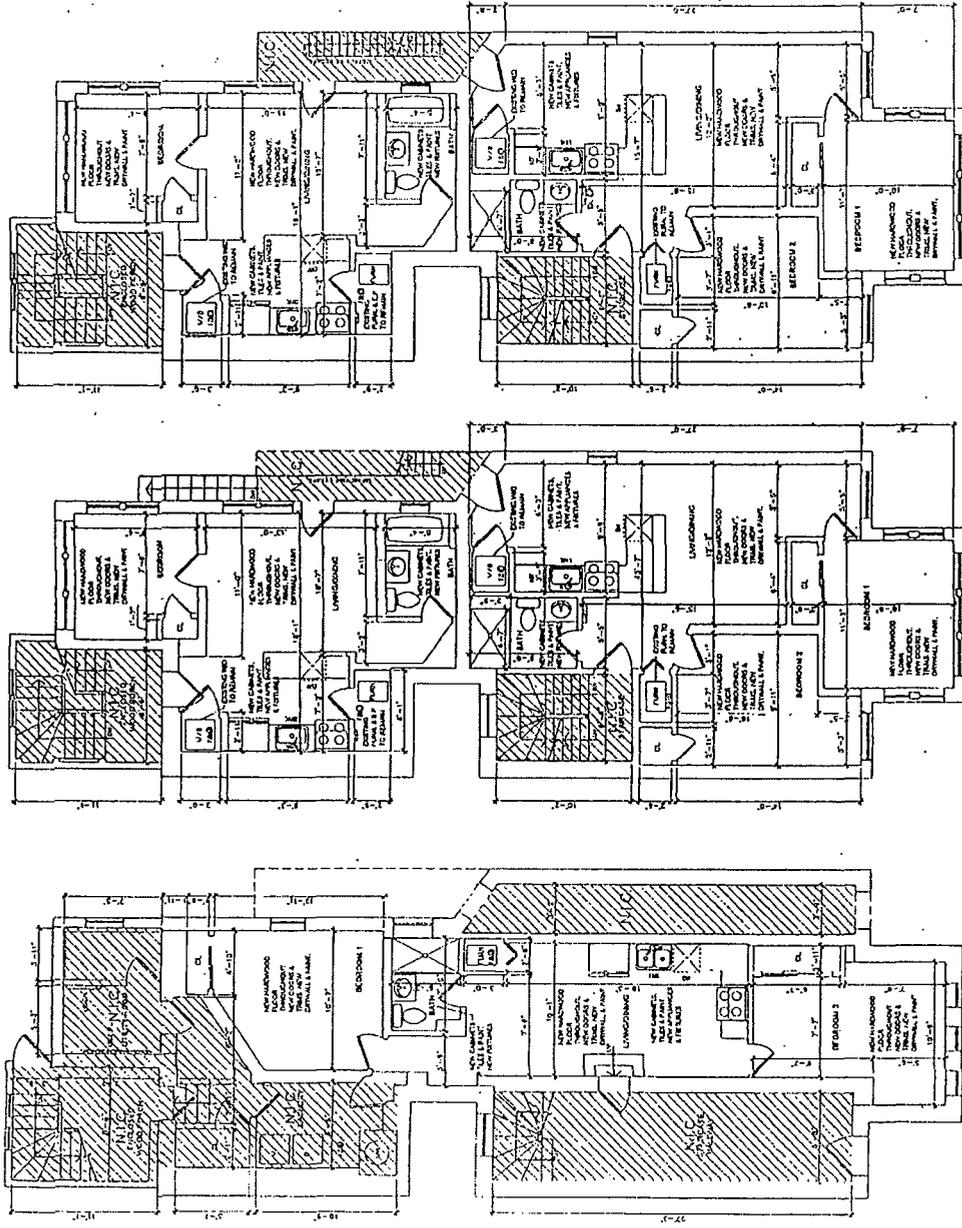
Proposed Zoning: RM-6 Multi-Unit District

Lot Area: 3,009.75 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the rehabilitation of the existing three-story residential building, at the subject site, and to bring the existing *non-conforming* improvements into compliance under the current Zoning Ordinance. The subject property is currently improved with a three-story (with basement) all residential building and a detached coach house. The existing principal building presently contains seven (7) dwelling units, while the existing coach house presently contains two (2) dwelling units – for a total of nine (9) dwelling units at the subject site. The existing buildings and improvements, therefore, are *non-conforming*, under the current Zoning Ordinance. The rehabilitation plan does not call for the physical expansion of the footprint or envelope of the existing principal building and does not call for any work affecting the existing coach house. There is currently no off-street vehicular parking, at the site, and no new onsite parking is proposed. The existing principal building is (and will remain) masonry in construction and measures 44 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 5,745 square feet (approximately) (2.0 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 9 dwelling units (334 square feet)
- (C) The amount of off-street parking: 0 vehicular parking spaces
**The existing residential buildings have been in existence for 50 or more years, with no off-street parking - therefore, no additional or new parking should be required. [17-10-0101-B(2)(a).] If it is determined, however, that additional parking is required, then the Applicant will seek the appropriate relief to accommodate for such parking and/or a reduction in the same.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - East: 0 feet-0 inches
 - West: 0 feet-0 inches
- (E) Building Height:
 - 44 feet-0 inches (principal building)
 - 19 feet-6 inches (coach house)

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ARCH. BSMT. PLAN
3/16" = 1'-0"

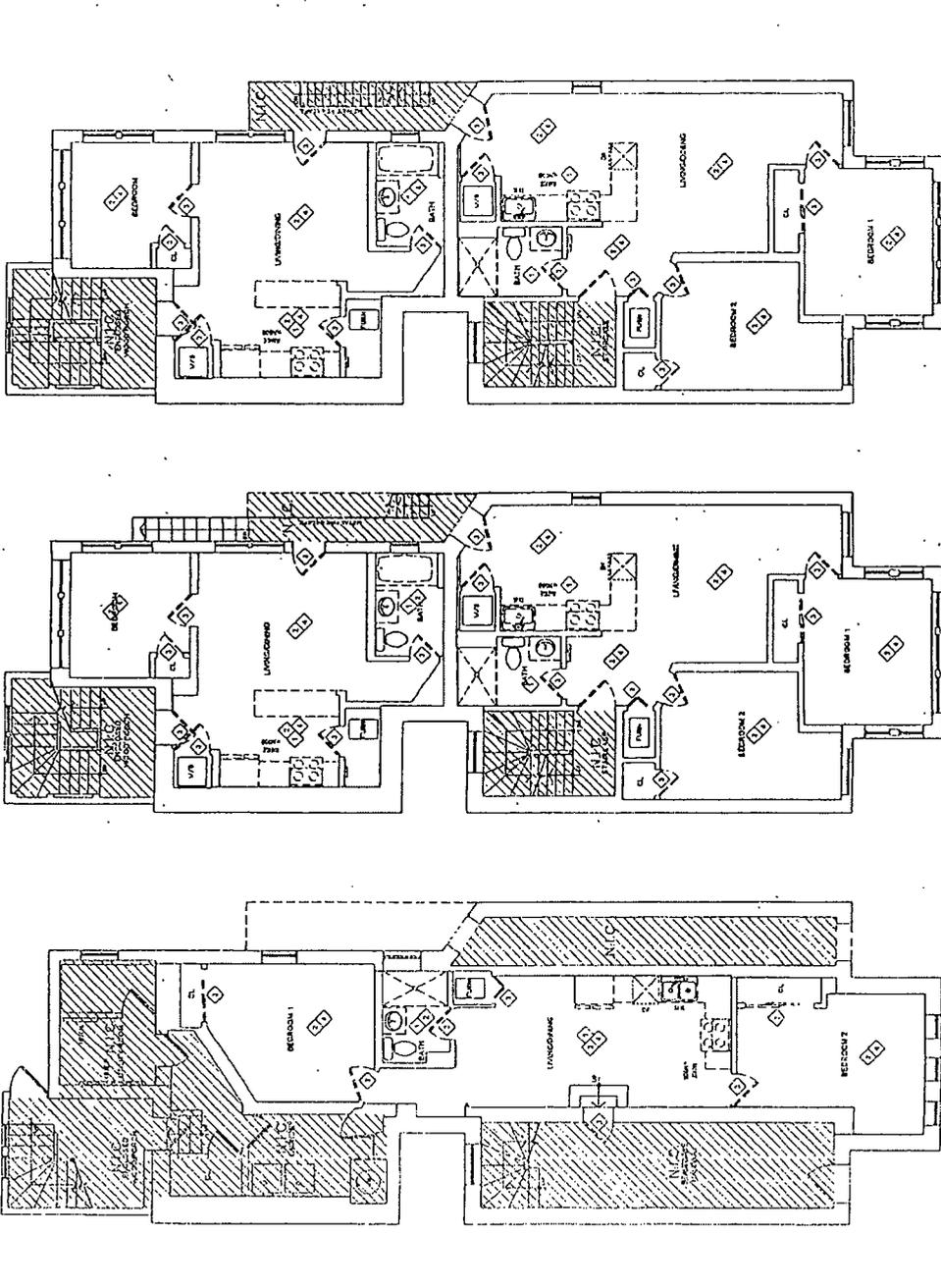
ARCH. 1ST FL. PLAN
1/16" = 1'-0"

ARCH. TYP FL. PLAN (RND 3, 2RD)
1/16" = 1'-0"

| | | | | | |
|---|---|--|--|---|---------------------------------------|
| <p>SAFETY & LIABILITY</p> <p>THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE WORK OR FOR THE ACCIDENTS OR INJURIES THAT MAY OCCUR THEREFROM. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIMSELF OR HIS FIRM.</p> | <p>GANSARI & ASSOCIATES LLC</p> <p>ARCHITECTS</p> <p>2655 W HADDON AVE CHICAGO, IL 60622</p> | <p>ARCHITECTURAL FLOOR PLANS</p> <p>2655 W HADDON AVE CHICAGO, IL 60622</p> | <p>DATE: 01-20-22</p> <p>PROJECT: 2655 W HADDON AVE</p> <p>NO. 001-000001</p> | <p>1/A</p> <p>2/A</p> <p>3/A</p> <p>4/A</p> <p>5/A</p> <p>6/A</p> <p>7/A</p> <p>8/A</p> <p>9/A</p> <p>10/A</p> <p>11/A</p> <p>12/A</p> <p>13/A</p> <p>14/A</p> <p>15/A</p> <p>16/A</p> <p>17/A</p> <p>18/A</p> <p>19/A</p> <p>20/A</p> <p>21/A</p> <p>22/A</p> <p>23/A</p> <p>24/A</p> <p>25/A</p> <p>26/A</p> <p>27/A</p> <p>28/A</p> <p>29/A</p> <p>30/A</p> <p>31/A</p> <p>32/A</p> <p>33/A</p> <p>34/A</p> <p>35/A</p> <p>36/A</p> <p>37/A</p> <p>38/A</p> <p>39/A</p> <p>40/A</p> <p>41/A</p> <p>42/A</p> <p>43/A</p> <p>44/A</p> <p>45/A</p> <p>46/A</p> <p>47/A</p> <p>48/A</p> <p>49/A</p> <p>50/A</p> <p>51/A</p> <p>52/A</p> <p>53/A</p> <p>54/A</p> <p>55/A</p> <p>56/A</p> <p>57/A</p> <p>58/A</p> <p>59/A</p> <p>60/A</p> <p>61/A</p> <p>62/A</p> <p>63/A</p> <p>64/A</p> <p>65/A</p> <p>66/A</p> <p>67/A</p> <p>68/A</p> <p>69/A</p> <p>70/A</p> <p>71/A</p> <p>72/A</p> <p>73/A</p> <p>74/A</p> <p>75/A</p> <p>76/A</p> <p>77/A</p> <p>78/A</p> <p>79/A</p> <p>80/A</p> <p>81/A</p> <p>82/A</p> <p>83/A</p> <p>84/A</p> <p>85/A</p> <p>86/A</p> <p>87/A</p> <p>88/A</p> <p>89/A</p> <p>90/A</p> <p>91/A</p> <p>92/A</p> <p>93/A</p> <p>94/A</p> <p>95/A</p> <p>96/A</p> <p>97/A</p> <p>98/A</p> <p>99/A</p> <p>100/A</p> | <p>A-1</p> <p>SHEET</p> |
|---|---|--|--|---|---------------------------------------|

EXPLANATION OF SYMBOLS AND NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
- 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES, THE ILLINOIS CONSTRUCTION CODE, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND ORDINANCES.
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DEMO. BSMT. PLAN
1/8" = 1'-0"

DEMO 1ST FL. PLAN
1/8" = 1'-0"

DEMO TYP. FL. PLAN
1/8" = 1'-0"

SAFETY & LIABILITY

THE ARCHITECT HAS NO LIABILITY FOR THE ACCIDENTS, INJURIES, DEATHS, OR DAMAGES OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE DEMOLITION OF THE PROJECT OR FROM THE USE OF THE DEMOLITION PLANS OR NOTES.

GANSARI & ASSOCIATES LLC
424 N. BRIDGEMAN ST.
SUITE 110
CHICAGO, IL 60610
TEL: 312.467.1234



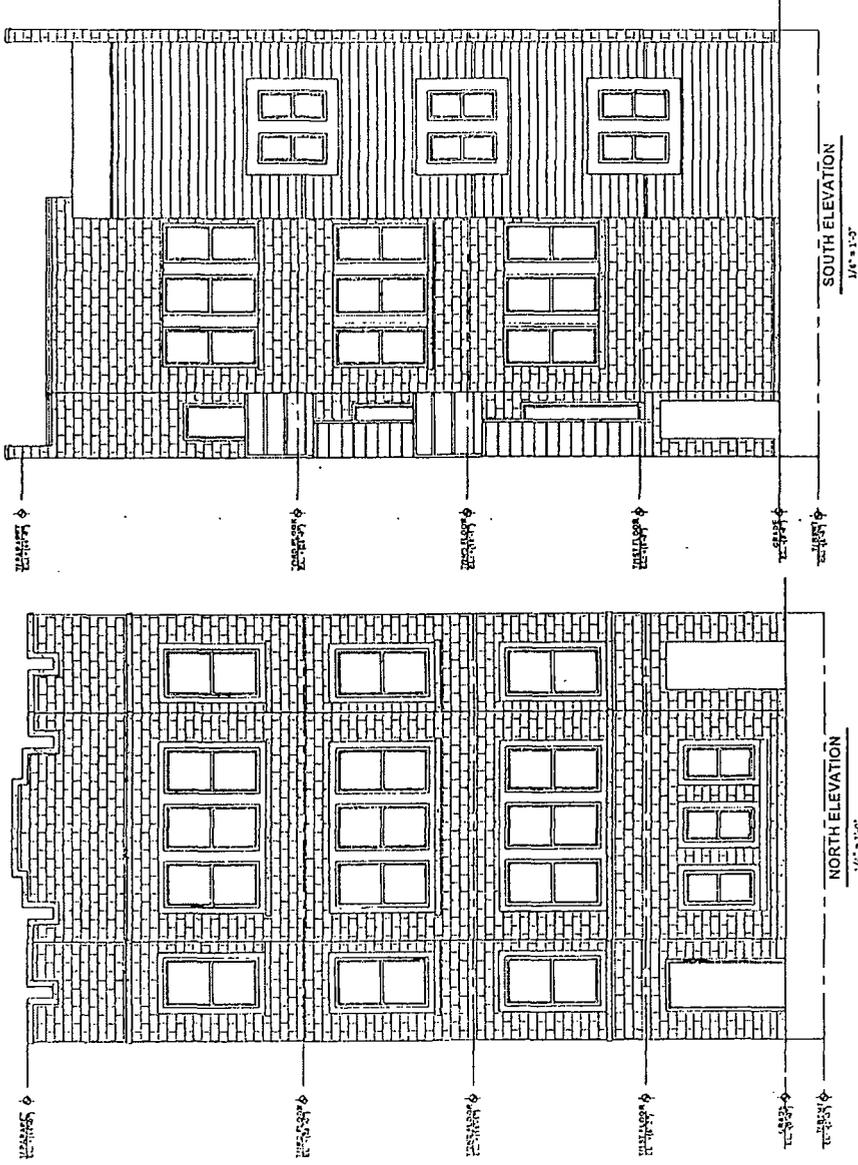
DEMOLITION
FLOOR PLANS & NOTES
2655 W. HADDON AVE.
CHICAGO, IL 60622

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 10/15/24 | ISSUED FOR PERMIT |
| 2 | 10/15/24 | ISSUED FOR PERMIT |
| 3 | 10/15/24 | ISSUED FOR PERMIT |
| 4 | 10/15/24 | ISSUED FOR PERMIT |
| 5 | 10/15/24 | ISSUED FOR PERMIT |
| 6 | 10/15/24 | ISSUED FOR PERMIT |
| 7 | 10/15/24 | ISSUED FOR PERMIT |
| 8 | 10/15/24 | ISSUED FOR PERMIT |
| 9 | 10/15/24 | ISSUED FOR PERMIT |
| 10 | 10/15/24 | ISSUED FOR PERMIT |

D-1

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A-1

NORTH & SOUTH
ELEVATIONS
2645 W HADDON AVE
CHICAGO, IL 60622

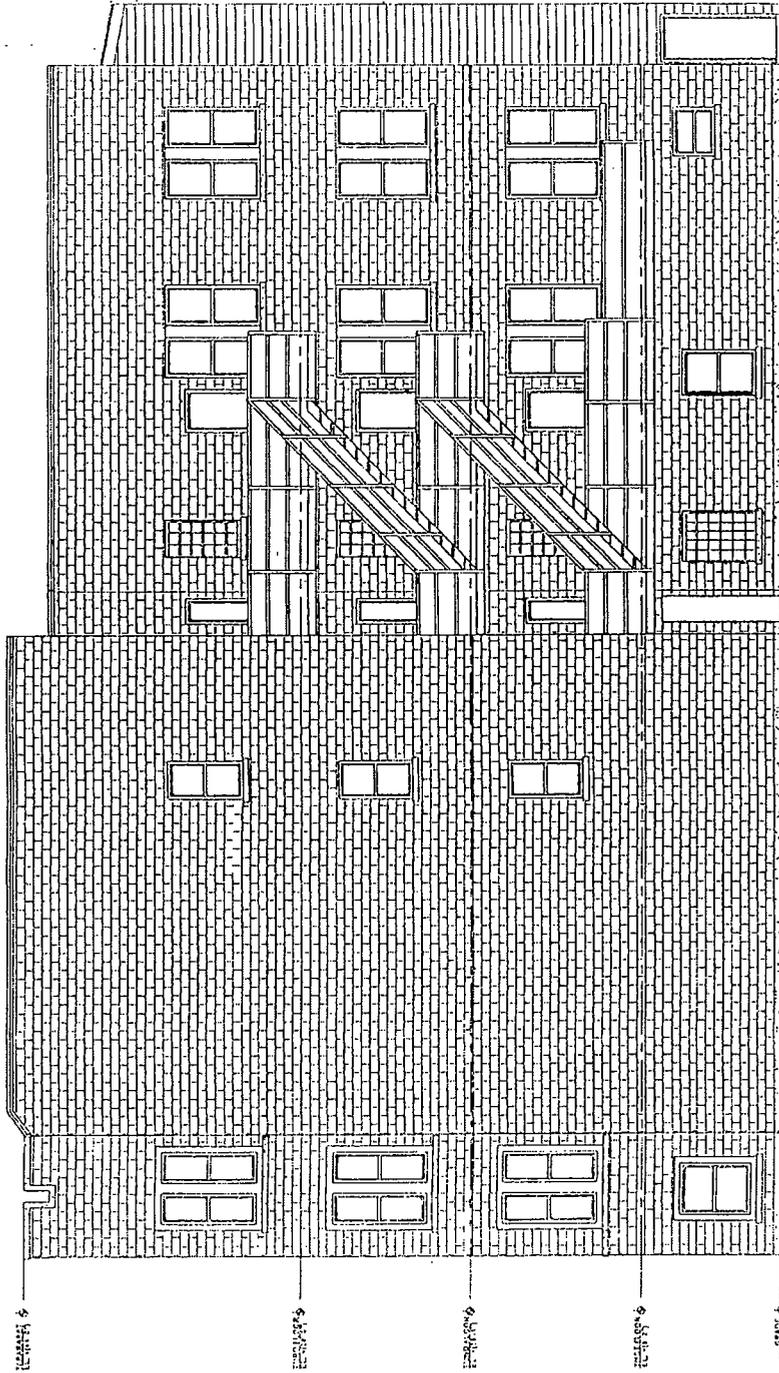
GANSARI'S
ASSOCIATES
LLC

4750 W BUCKINGHAM CT
EAST ELSTON
CHICAGO, IL 60630
PHONE: 773-334-1000

2645 W HADDON AVE
CHICAGO, IL 60622

| | |
|-----------|--------------------------|
| DATE | 11/17/17 |
| SCALE | 1/4" = 1'-0" |
| PROJECT | 2645 W HADDON AVE |
| CLIENT | GANSARI'S ASSOCIATES LLC |
| ARCHITECT | GANSARI'S ASSOCIATES LLC |
| ENGINEER | |
| DATE | |
| SCALE | |
| PROJECT | |
| CLIENT | |
| ARCHITECT | |
| ENGINEER | |

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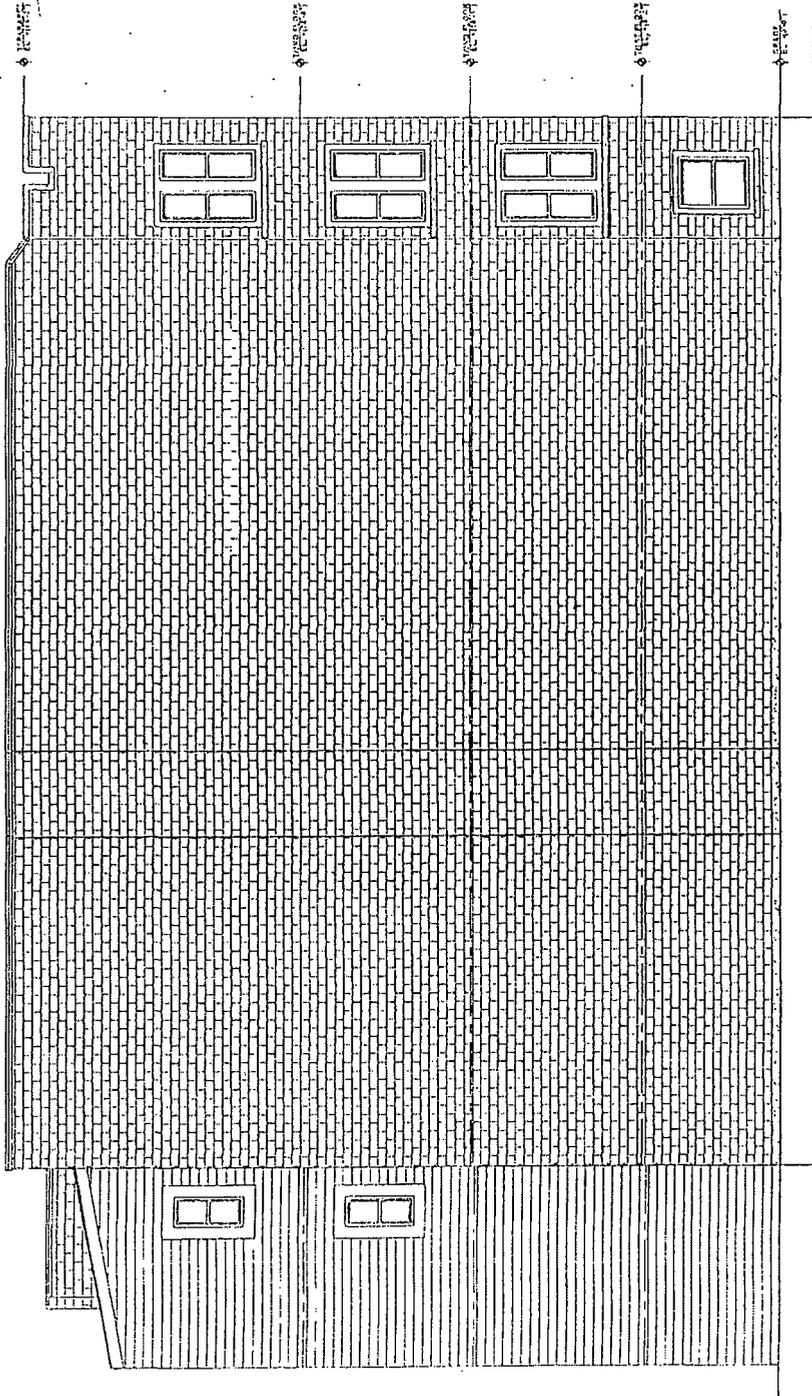


WEST ELEVATION
1/4" = 1'-0"

| | |
|--------------------|--|
| PROJECT & LOCATION | WEST ELEVATION |
| ARCHITECT | GAUSARI & ASSOCIATES, LLC |
| CLIENT | 2655 W HADDON AVE CHICAGO, IL 60622 |
| DATE | 1/14/14 |
| SCALE | 1/4" = 1'-0" |
| DESIGNED BY | J. L. Gausari |
| DRAWN BY | J. L. Gausari |
| CHECKED BY | J. L. Gausari |
| DATE | 1/14/14 |

A-3

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EAST ELEVATION
1/8" = 1'-0"

NOT TO SCALE
DATE: 11/11/11

THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF GANSARIA ASSOCIATES, L.L.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PARTS OF THIS DRAWING ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GANSARIA ASSOCIATES, L.L.C.

GANSARIA ASSOCIATES, L.L.C.

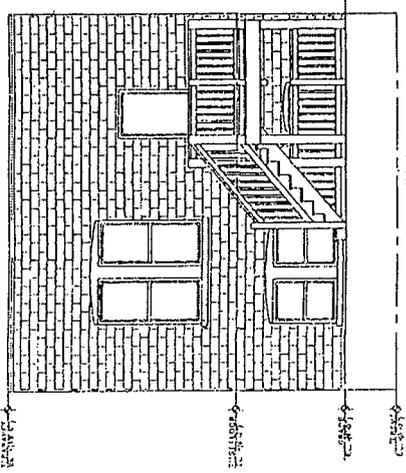
4501 BROADWAY, SUITE 1100
CHICAGO, ILLINOIS 60632

EAST ELEVATION
2655 W HADDON AVE
CHICAGO, IL 60622

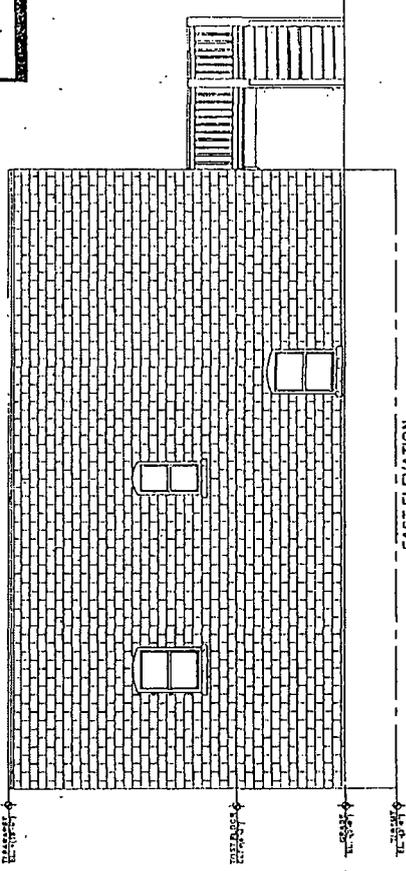
| |
|-----------------|
| 1/2" |
| 3/4" |
| 1/4" |
| DATE: 11/11/11 |
| DRAWN BY: JLC |
| CHECKED BY: JLC |
| SCALE: AS SHOWN |

A-2

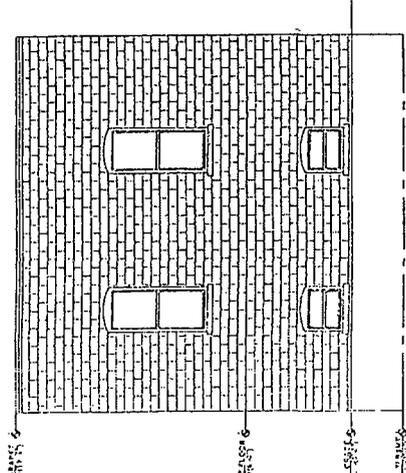
Final for Publication



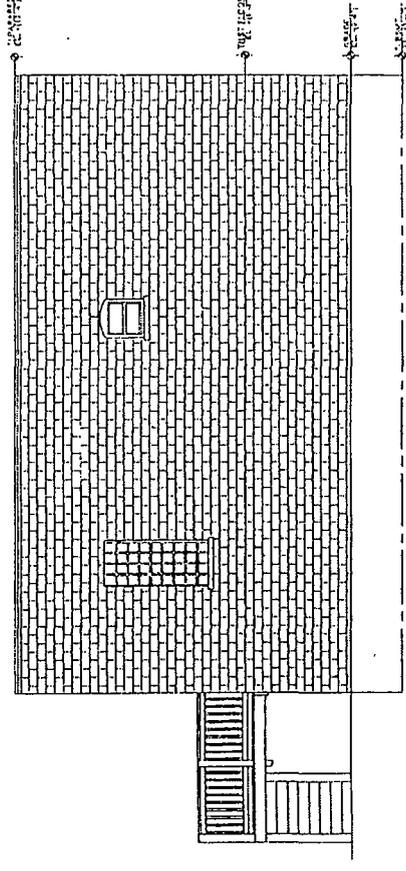
NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

| | | | | | |
|---------------------------------------|---|--|------------|---|------------|
| PROJECT NO. 2013-001 DATE 02/13/13 | ARCHITECT GANSARI & ASSOCIATES LLC. 137 N. MICHIGAN ST. SUITE 1111 CHICAGO, IL 60610 | CLIENT 2655 W. HADDON AVE. CHICAGO, IL 60622 | ELEVATIONS | SCALE: 1/4" = 1'-0" DATE: 02/13/13 DRAWN BY: J.E. CHECKED BY: J.E. | A-1 |
|---------------------------------------|---|--|------------|---|------------|