



City of Chicago



SO2018-8073

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 2449 W Haddon Ave - App No. 19856T1
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 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-I in the area bounded by:

West Haddon Avenue; a line 125 feet east of and parallel to North Campbell Avenue; the alley next south of and parallel to West Haddon Avenue; and a line 101 feet east of and parallel to North Campbell 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: 2449 West Haddon Avenue, Chicago

FINAL FOR PUBLICATION

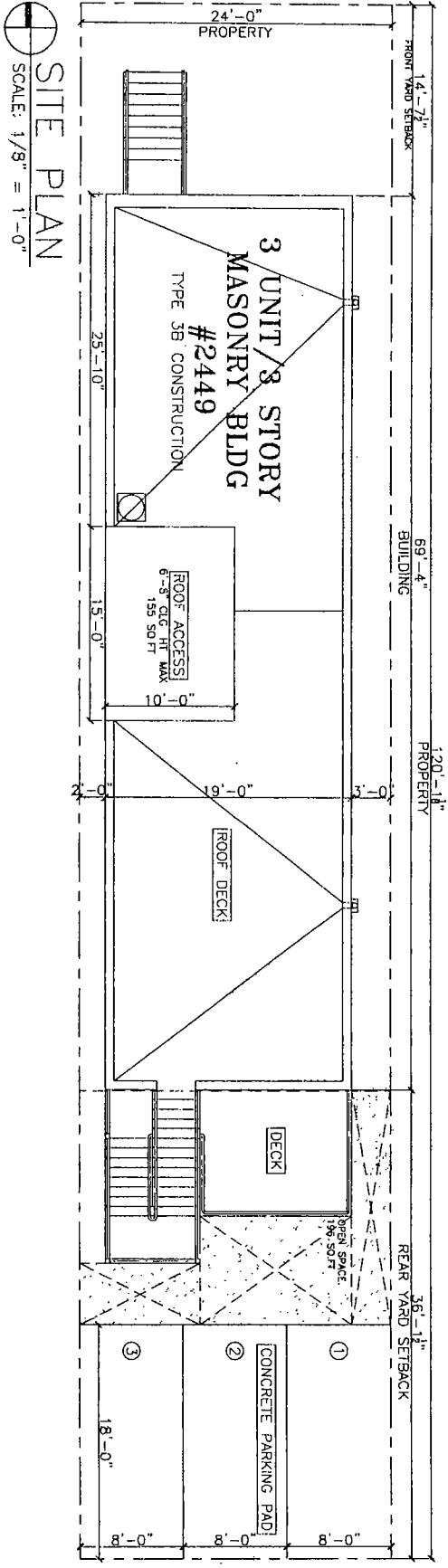
**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR
2449 WEST HADDON AVENUE, CHICAGO, IL**

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with three dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RT4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM4.5, Residential Multi-Unit District
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.4
Lot Area:	2,882.16 Square Feet
Building Floor Area:	3,951 Square Feet
Density:	960 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 14 Feet, 7 ½ Inches West Side: 2 Feet / East Side: 3 Feet Rear: 36 Feet, 1 ½ Inches Rear Yard Open space: 196 Square Feet
Building height:	37 Feet 9 Inches

FINAL FOR PUBLICATION

W. HADDON AVE.



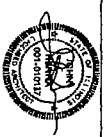
SITE PLAN
SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

© HANNA ARCHITECTS, INC., 2018



PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 194, 010,438



PROJECT NAME & ADDRESS
2449 W. HADDON
3 UNIT / 3 STORY
CHICAGO, ILLINOIS

DATE: 11/15/18

SCALE: 1/8" = 1'-0"

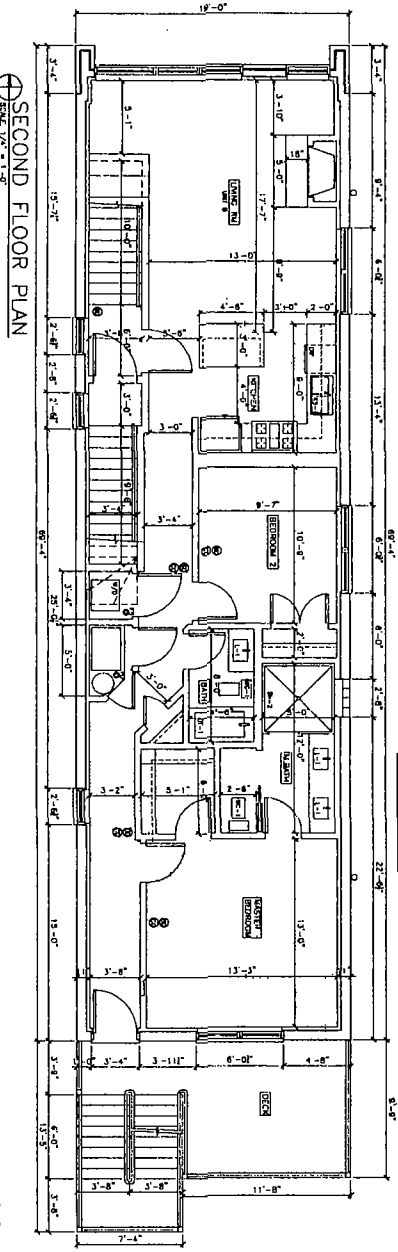
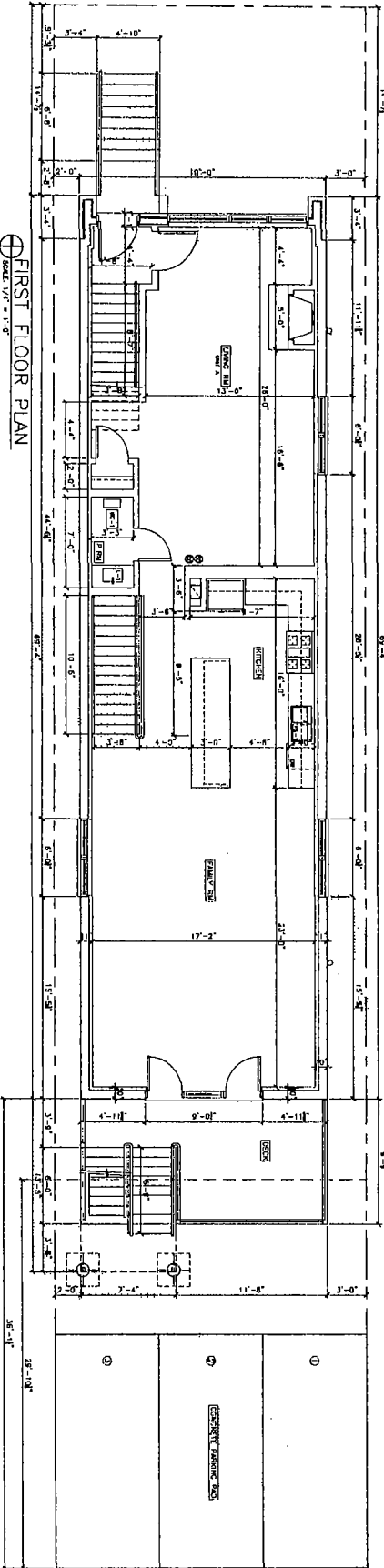
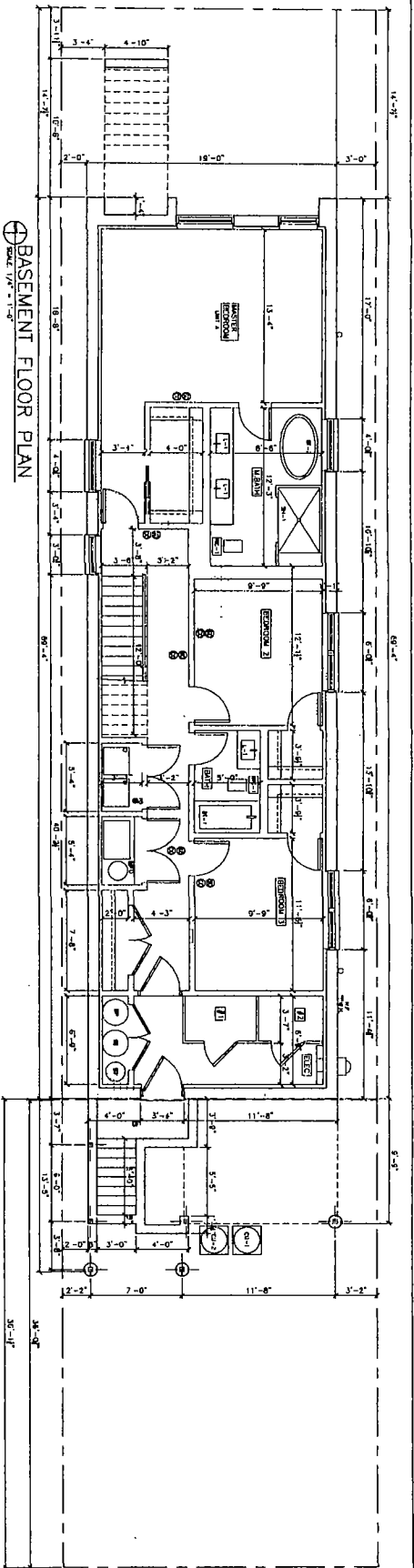
PROJECT NUMBER: A-1

PROJECT NAME & ADDRESS
2449 W. HADDON
3 UNIT / 3 STORY
CHICAGO, ILLINOIS

DATE: 11/15/18

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: A-1



FINAL FOR PUBLICATION

© HANNA ARCHITECTS, INC. 2018

SHEET NUMBER
A-2

TITLE
FLOOR PLANS

PROJECT NAME & ADDRESS
2449 W. HADDON
3 UNIT / 3 STORY
APARTMENT BLDG
CHICAGO, ILLINOIS

DATE
01-11-2018

DESIGNED BY
CHECKED BY
DATE

PROJECT NUMBER
01-11-2018

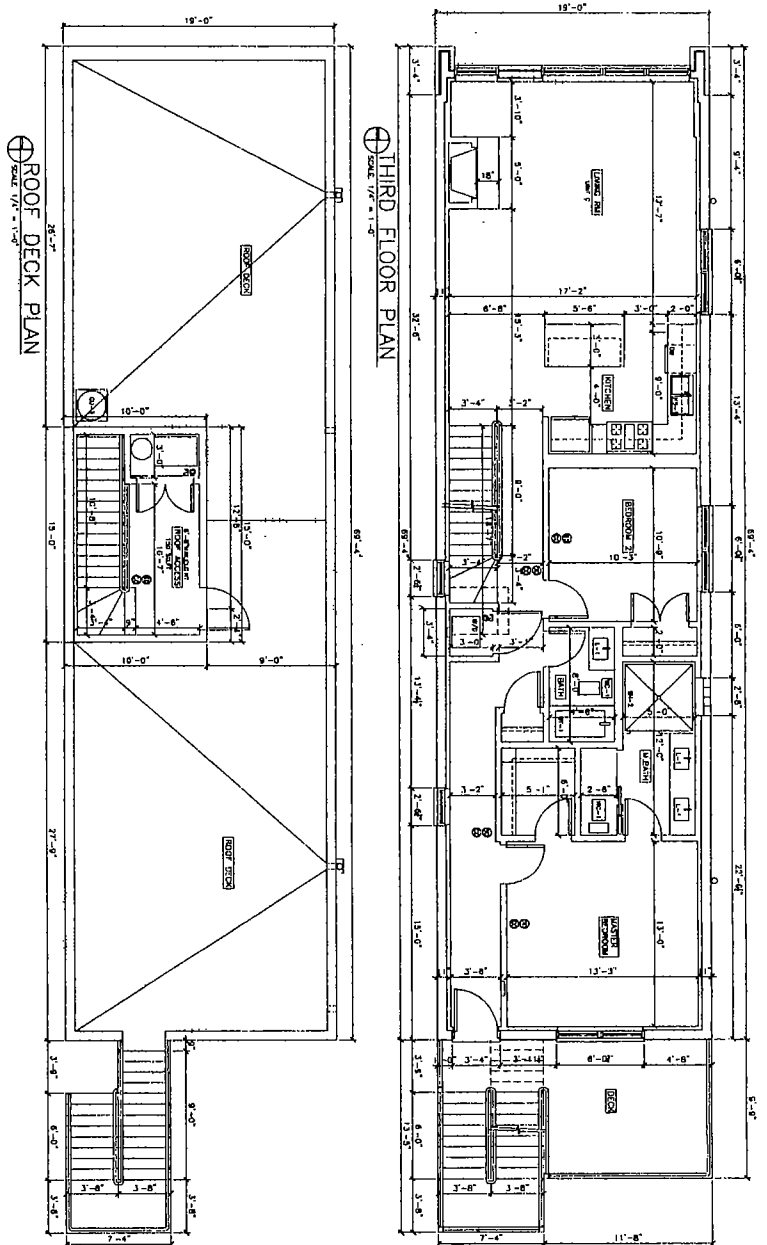


HANNA ARCHITECTS, INC.
1810 W. WASHINGTON
CHICAGO, ILLINOIS 60622
P.O. BOX 1204
CHICAGO, ILLINOIS 60622
(312) 794-1800
www.hannaarchitects.com

PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER: 104 - 011485

HANNA
ARCHITECTS, INC.

FINAL FOR PUBLICATION



© HANNA ARCHITECTS, INC. 2018

PROJECT NAME & ADDRESS
2448 W. HADDON
3 UNIT/3 STORY
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS

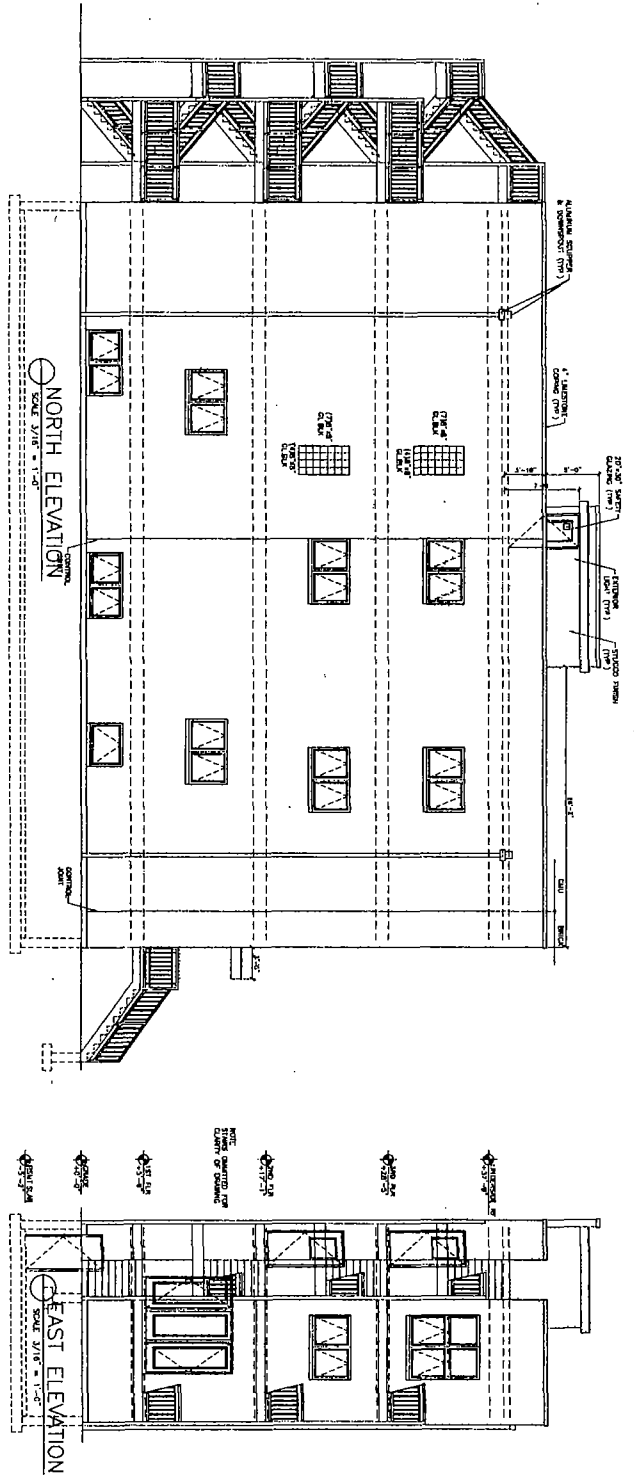
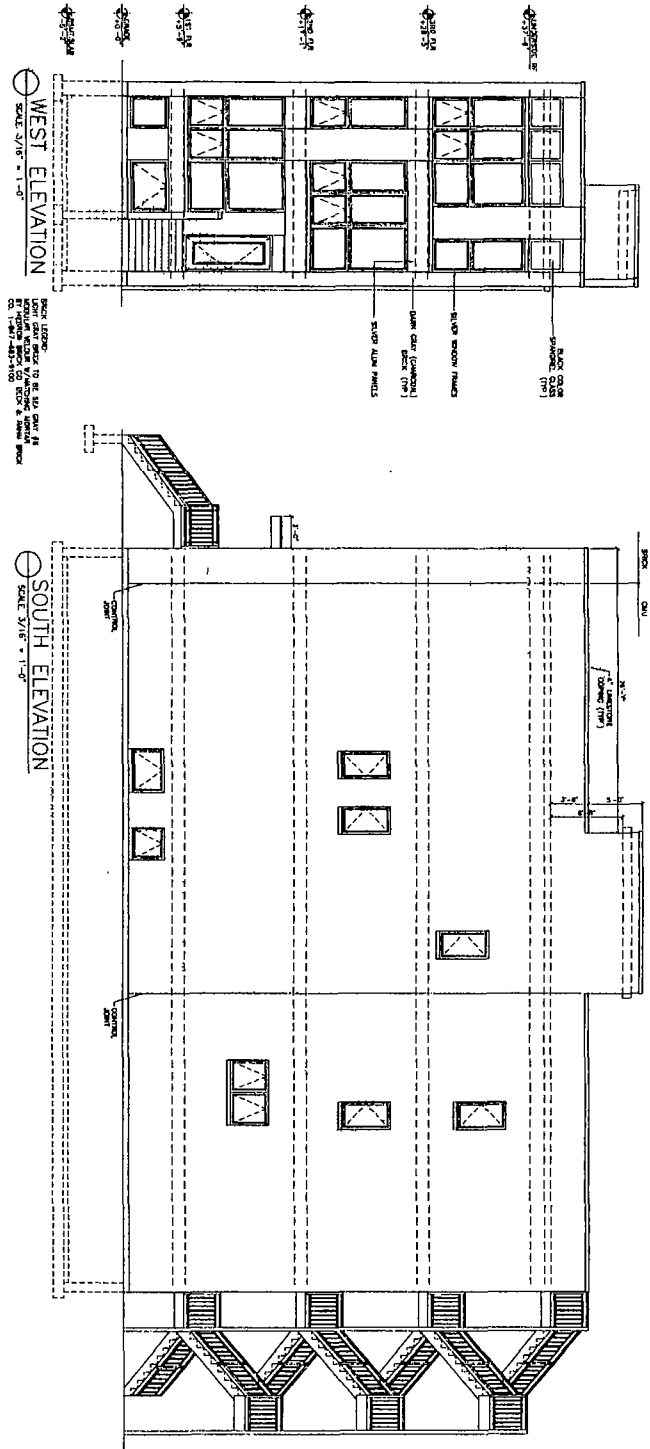
SHEET NUMBER
A-3



DATE FOR SETS
REVISIONS

DATE FOR SETS
REVISIONS

HANNA INC.
(312) 594-1800
160 W. WASHINGTON
CHICAGO, ILLINOIS 60602
P.A.N. (312) 754-1841
PROFESSIONAL ARCHITECT FIRM
ARCHITECT REGISTRATION
LICENSE NUMBER 194 - 01005



FINAL FOR PUBLICATION

© HANNA ARCHITECTS, INC. 2018

<p>(312) 754-1893 181 W. WASHINGTON CHICAGO, ILLINOIS 60602 FAX (312) 754-1811 PROFESSIONAL DESIGN FIRM ARCHITECTIC CORPORATION LICENSE NUMBER 194, 011445</p>	<p>THIS DOCUMENT IS THE PROPERTY OF HANNA ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HANNA ARCHITECTS, INC.</p> <p>DATE: 08/15/18 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN PROJECT: 18-001</p>	<p>PROJECT NAME & ADDRESS 2448 W. HADDON 3 UNIT / 3 STORY APARTMENT BLDG CHICAGO, ILLINOIS</p>	<p>SHEET TITLE ELEVATIONS</p> <p>TITLE BLOCK SHEET NUMBER A-4</p>
--	--	--	---