



City of Chicago



SO2014-4196

Office of the City Clerk Document Tracking Sheet

Meeting Date:	5/28/2014
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1531 W Haddon Ave - App No. 18065T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18065-T1

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 3 - G in the area bounded by :

West Haddon Avenue; a line 220 feet East of and parallel to North Ashland Avenue; the public alley next south of and parallel to West Haddon Avenue; a line 196 feet East of and parallel to North Ashland Avenue.

To those of an RM5 Residential Multi -Unit Zoning District

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 1531 West Haddon Avenue, Chicago

18065-T1
12

Application Number: 18065 T1

**SUBSTITUTE TYPE 1 NARRATIVE AND PLANS FOR
FOR 1531 WEST HADDON AVENUE, CHICAGO**

Project Description:

The subject property is currently improved with a multi-unit residential building. The Applicant needs a zoning change to comply with the minimum lot area and the minimum floor area to build a new four story, 3 dwelling unit residential building. The existing building will be demolished.

Zoning Change Requested: Zoning Change from RS3 to RM5

Land Use: 3 DU Residential Building

Floor Area Ratio:

Lot Area: 2,976 SF

Building Floor Area: 5,814 SF

Proposed FAR: 1.95

Density: 992 Square Feet per DU

Off-Street Parking: 3 spaces

Setbacks:

East Side Setback: 2'-0"

West Side Setback: 3'-0"


Front Setback: 7'-8 ¼ "

Rear Setback: 37'-3 ¾ "

Rear Yard Open Space: 213 sf


Building Height: 44'-10"

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W. HADDON AVE 

EXIST SIDEWALK.

FRONTYARD AVERAGE CALCULATIONS.
 $5.66' + 10.24' + 12.48' + 0.00' = 38.72'$
 $38.72' \div 4 = 9.68'$

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

SCALE 1/8" = 1'-0"

4 STORY MAS.
3 UNIT BLDG
W/BSMT #1531
TYPE 33 CONSTRUCTION

RCDF TOP
DECK

RCO: ACCESS
130 SQ.FT.

1

SECRET

**ROOF TOP
DECK**

0201

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	157 SQ. FT	157	SQ. FT	1.50	235.50
2	217 SQ. FT	217	SQ. FT	1.50	325.50
3	157 SQ. FT	157	SQ. FT	1.50	235.50
4	217 SQ. FT	217	SQ. FT	1.50	325.50
5	157 SQ. FT	157	SQ. FT	1.50	235.50
6	217 SQ. FT	217	SQ. FT	1.50	325.50
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1.

16 FT. ALLEY

15-227
18-6
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SHEET NUMBER

A-1

TELEPHONE

SITE PLAN & NOTES

SUBJECT INDEX

1531 W HADDON AVE
4 STORY 3 UNIT
APT. BLDG W/BSMT
CHICAGO, ILL: NOIS



ISSUED FOR REVIEW _____
 ISSUED FOR REVIEW _____
 ISSUED FOR REVIEW: NOVEMBER 21, 2015 _____
 ISSUED FOR BID _____

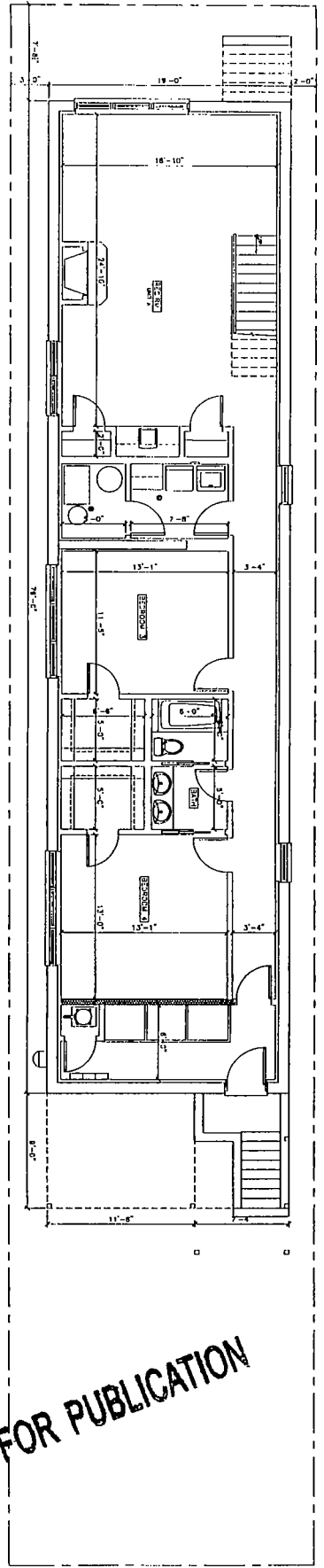
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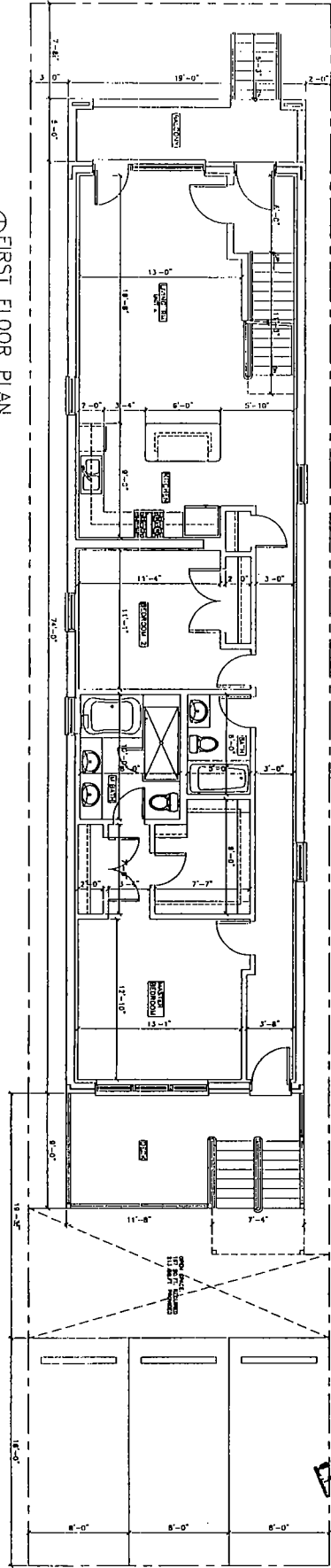
ELI HANNA,
NORTH BETH, INC.



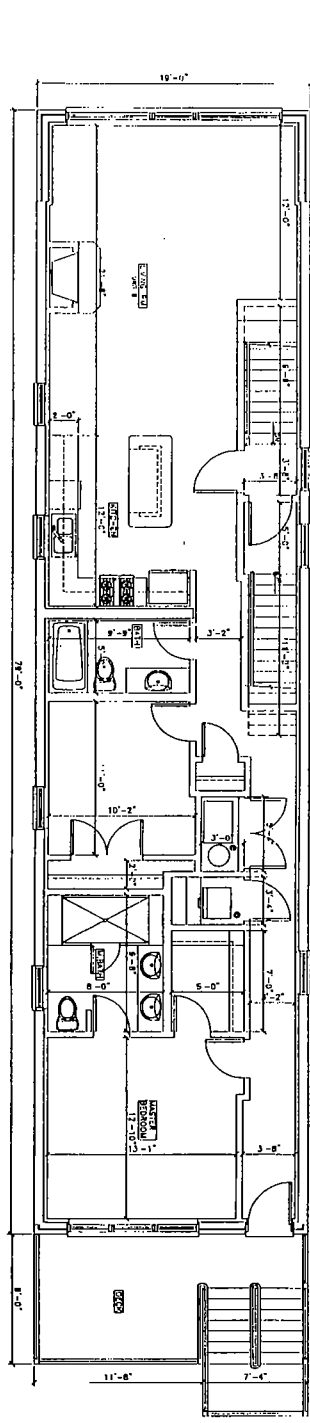
⊕ BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

REVISIONS: 1. 11-10-18
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⊕ FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



⊕ SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

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PROJECT NAME & ADDRESS
1581 W. HADDON AVE.
4 STORY 3 UNIT
APARTMENT B/BSMT
CHICAGO, ILLINOIS

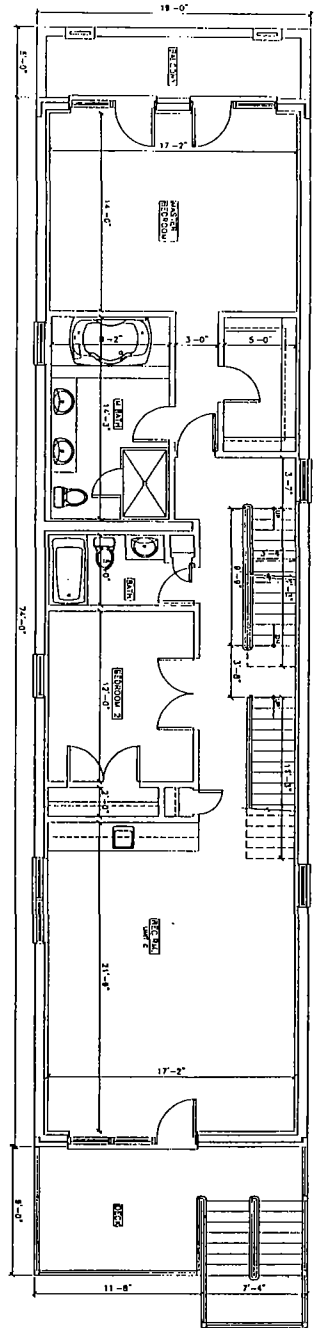
BASEMENT TITLE
BASEMENT
THRU SECOND
FLOOR PLANS

DATE
11-10-18

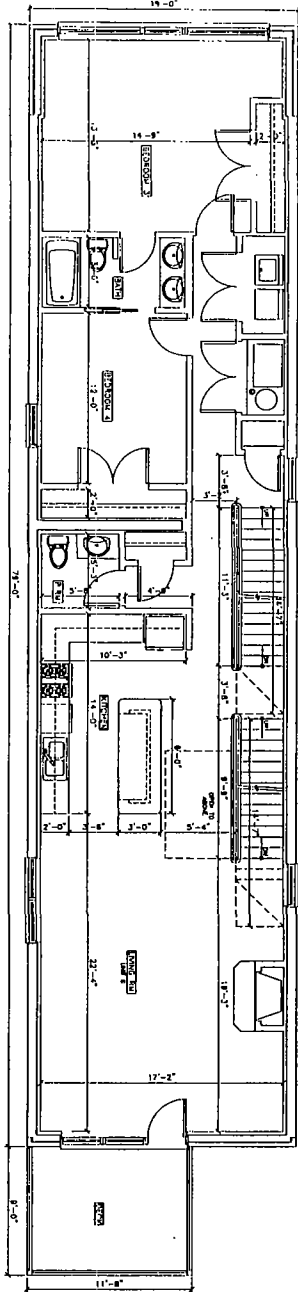
DESIGNER
HANNA ARCHITECTS, INC.
1581 W. HADDON AVE.
CHICAGO, IL 60641
(312) 464-1888

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ARCHITECT CORPORATION
1581 W. HADDON AVE.
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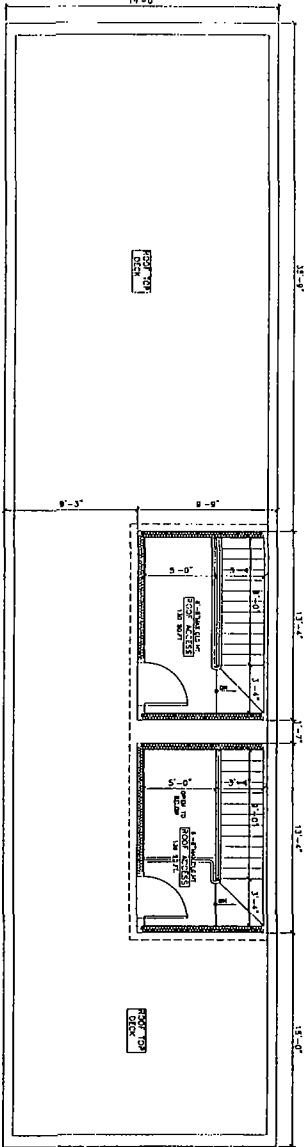
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⊕ THIRD FLOOR PLAN
SCALE 1/8" = 1'-0" (ON RAISED FLOOR)



⊕ FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0" (ON THIRD FLOOR)



⊕ ROOF DECK PLAN
SCALE 1/8" = 1'-0"

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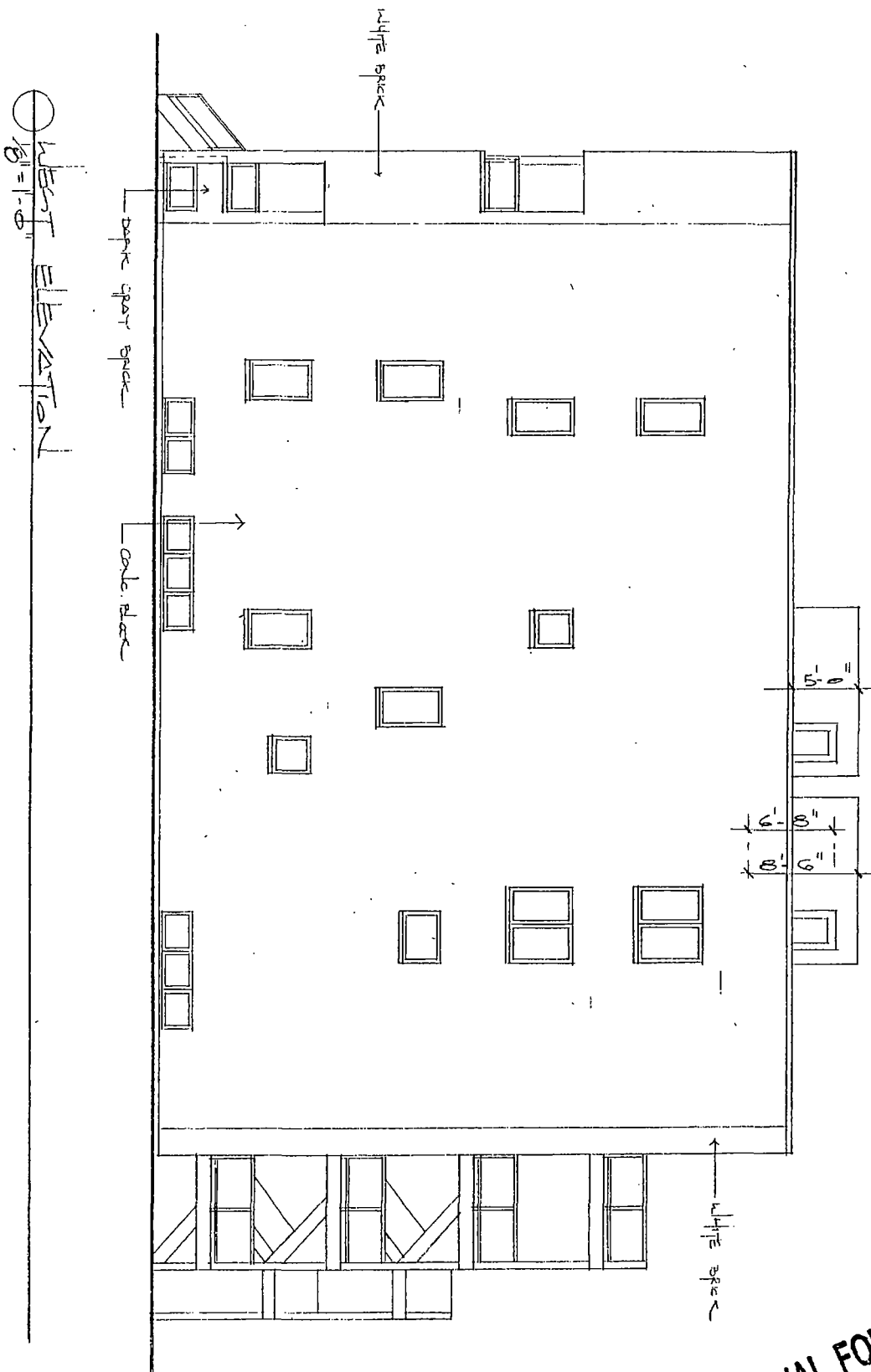
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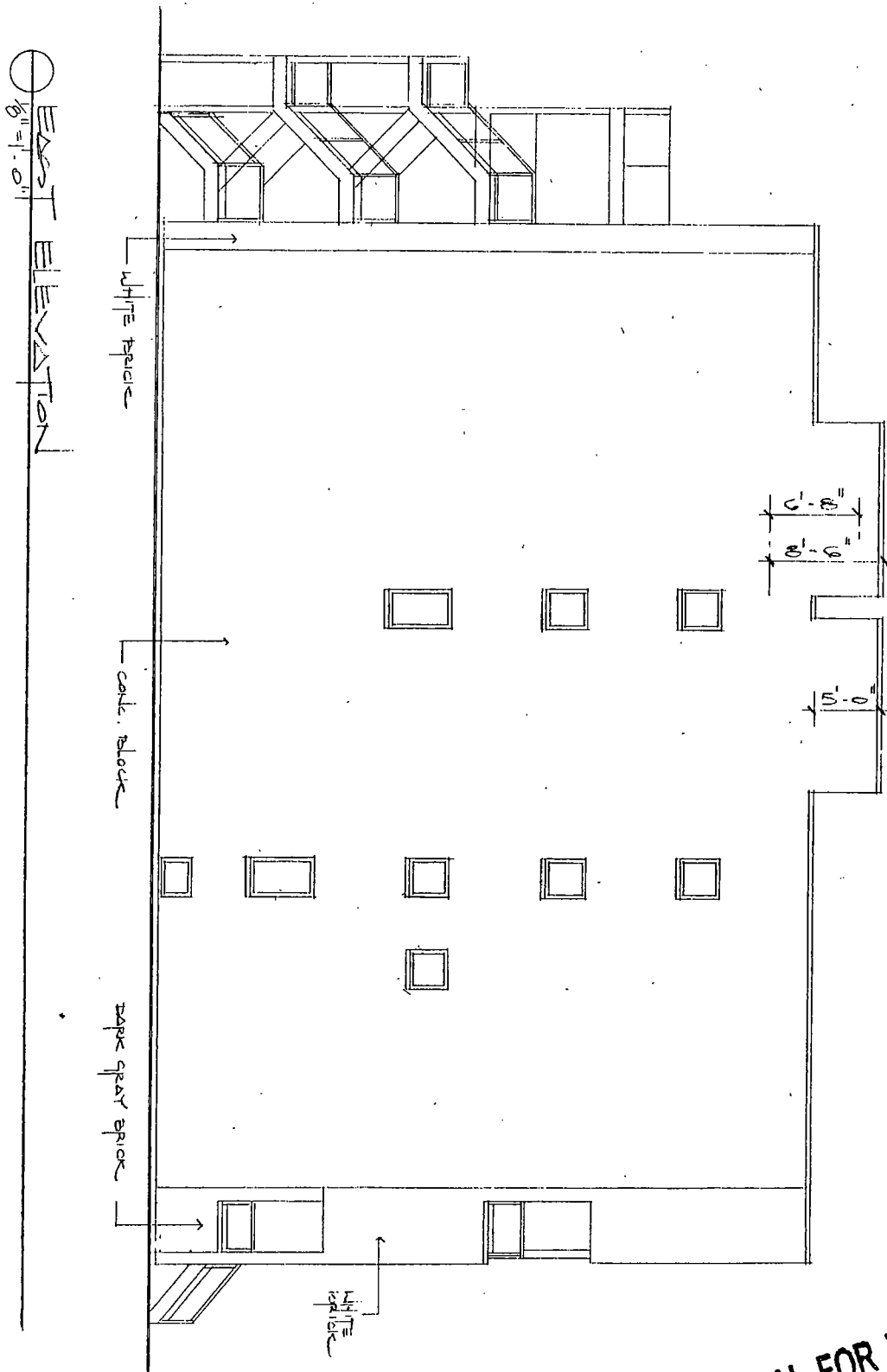


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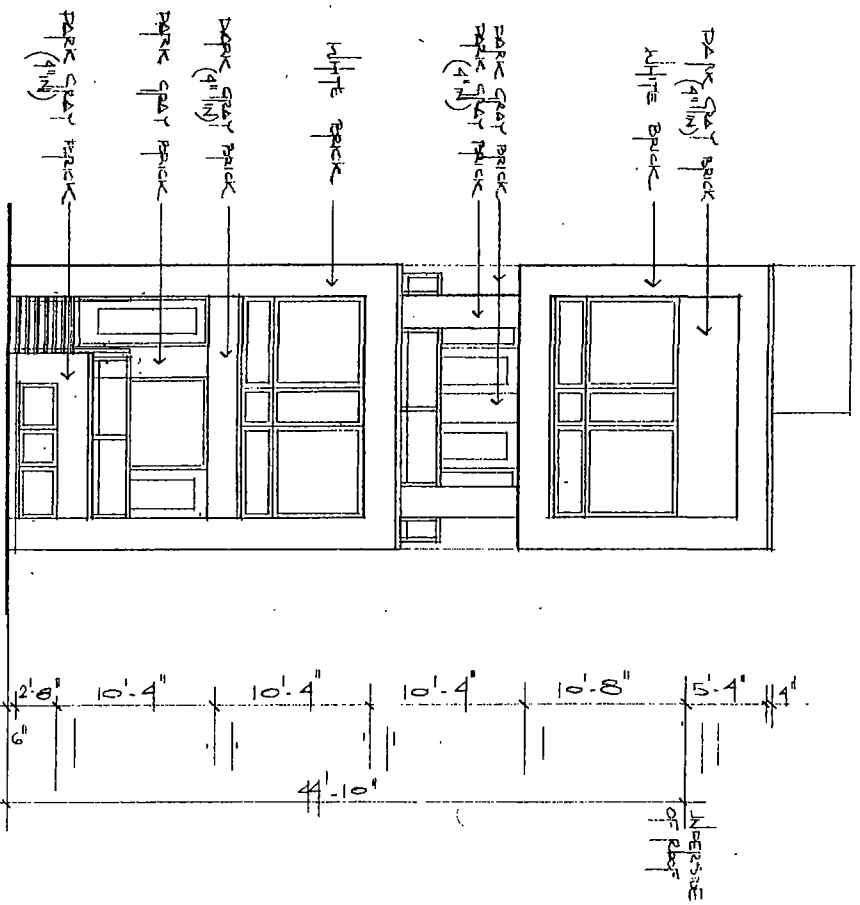
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○ FRONT ELEVATION
1/8" = 1'-0"

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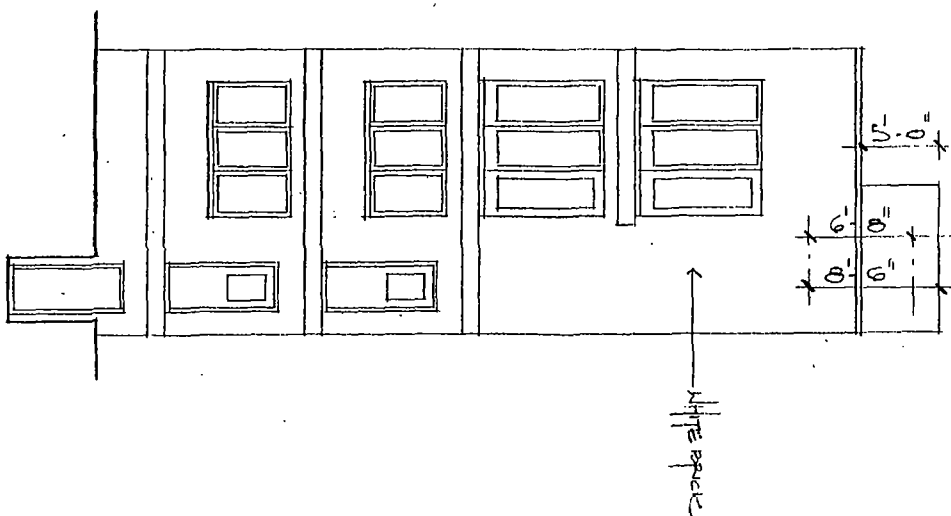
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REAR ELEVATION
1/8" = 1'-0"

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