



City of Chicago



O2016-3890

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/18/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 17-O at 7021 N Overhill Ave and 7025 N Overhill Ave - App No. 18770T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1877071
INTRO DATE
05-18-16

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 the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.17-0 in the area bounded by

a line 921.80 feet north of and parallel to West Ibsen Street; a line 125 feet east of and parallel to North Overhill Avenue; a line 834.40 feet north of and parallel to West Ibsen Street; and North Overhill Avenue,

to those of a RS3 Residential Single-Unit (Detached House) District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 7021 and 7025 North Overhill Avenue

FILED
MAY 19 2016
CLERK

18770

NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
7021-25 N Overhill Ave

The Applicant wishes to change the zoning for 7021-25 N Overhill Avenue from RS-2 to RS-3. The Applicant intends to divide the property into two 43.70x125 lots and build two 2-story single family residences with basement and a 2-car attached garage with no commercial space.

LOT AREA: 5,462.5 SQUARE FEET

FLOOR AREA RATION: 0.52

BUILDING AREA: 2,830 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A 2-CAR ATTACHED GARAGE PER HOME

FRONT SETBACK: 30'-43" (7021 N Overhill) and 30'576" (7025 N Overhill)

REAR SETBACK: 35'

SIDE SETBACK: 3.496' AND 5.244' = 8.74' TOTAL

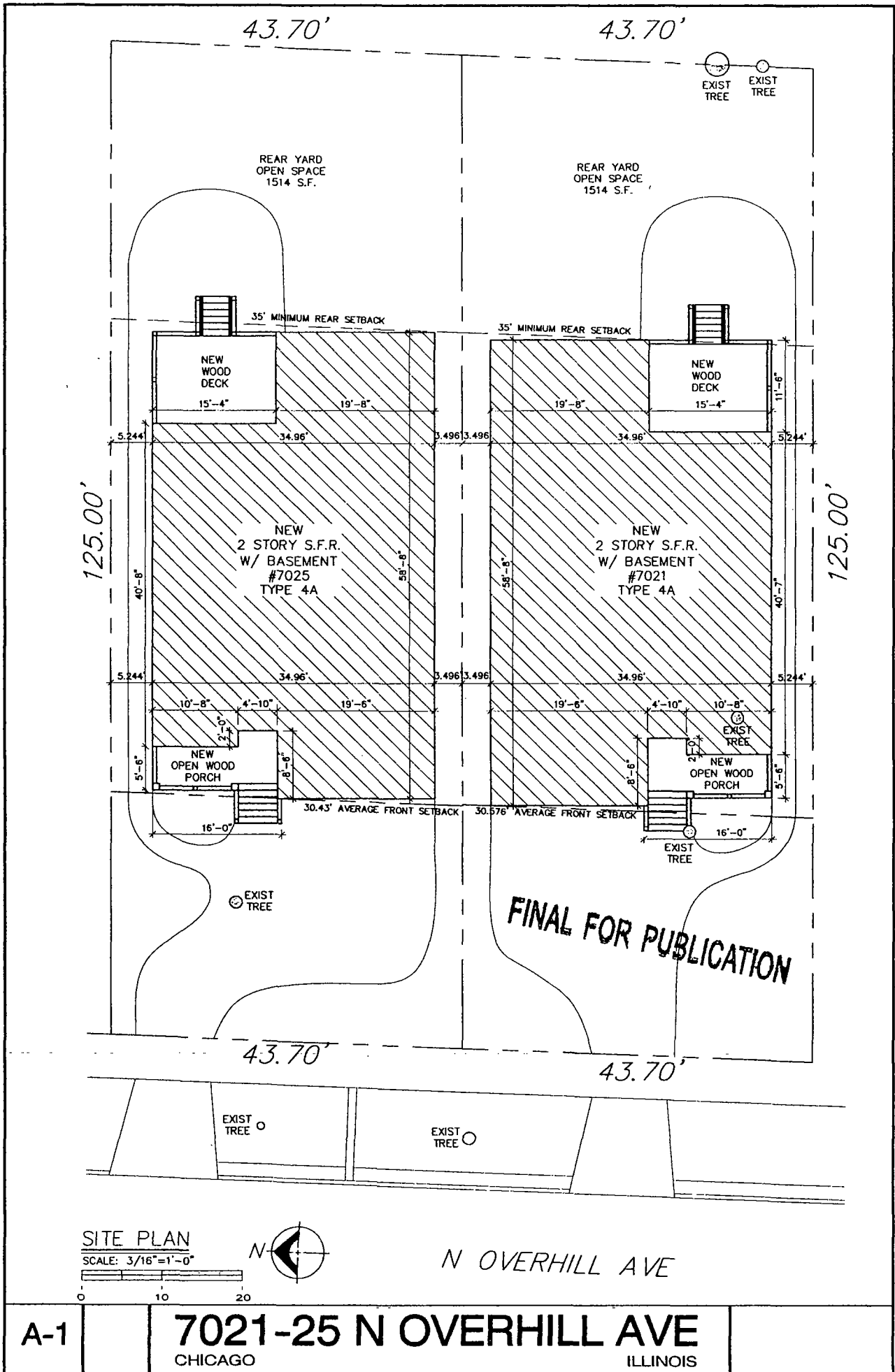
REAR YARD OPEN SPACE: 1,514 SQUARE FEET

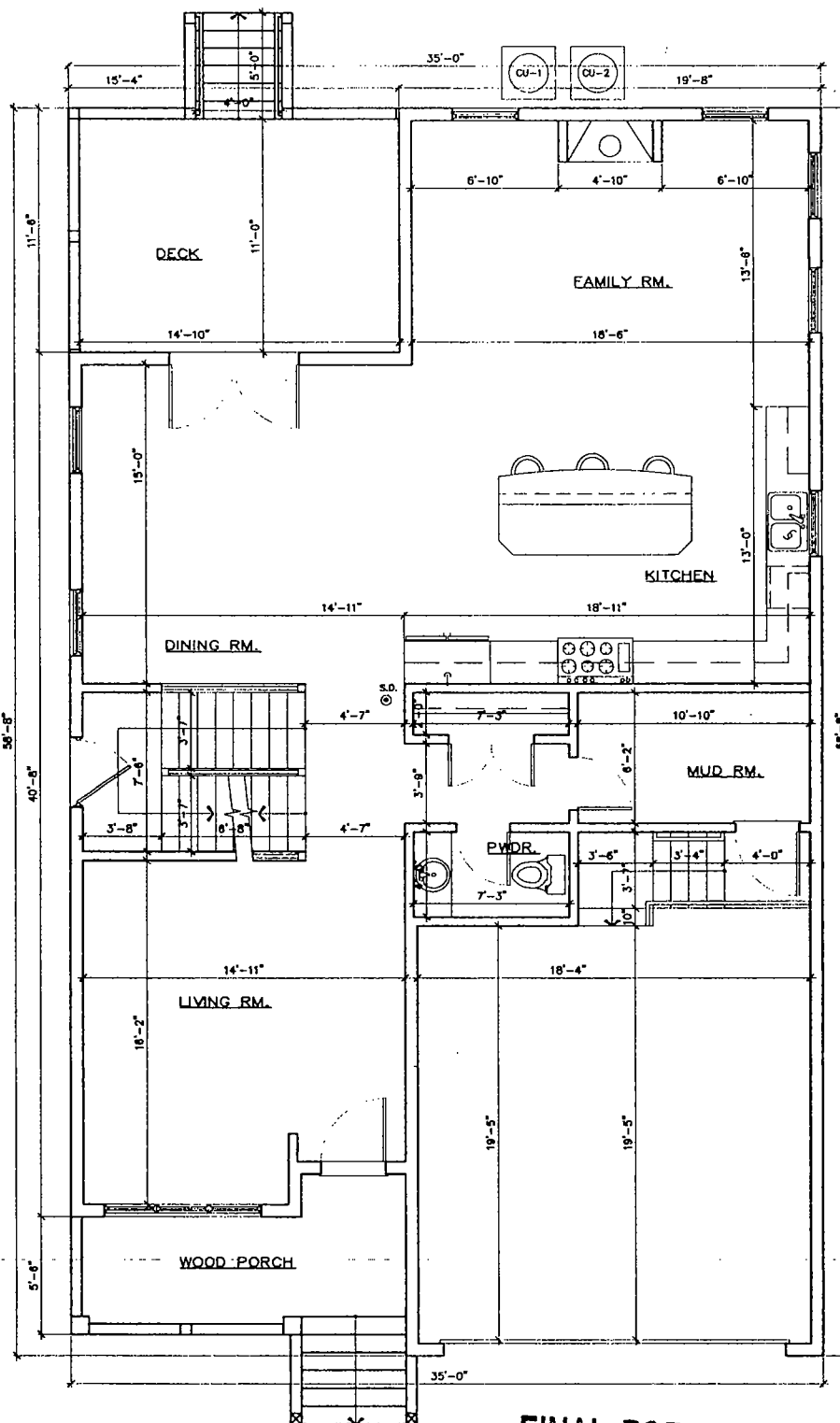
BUILDING HEIGHT: 29'6"

Both homes will be frame homes with Hardie board siding and stone accents.

Elevations are attached.

FINAL FOR PUBLICATION





FINAL FOR PUBLICATION

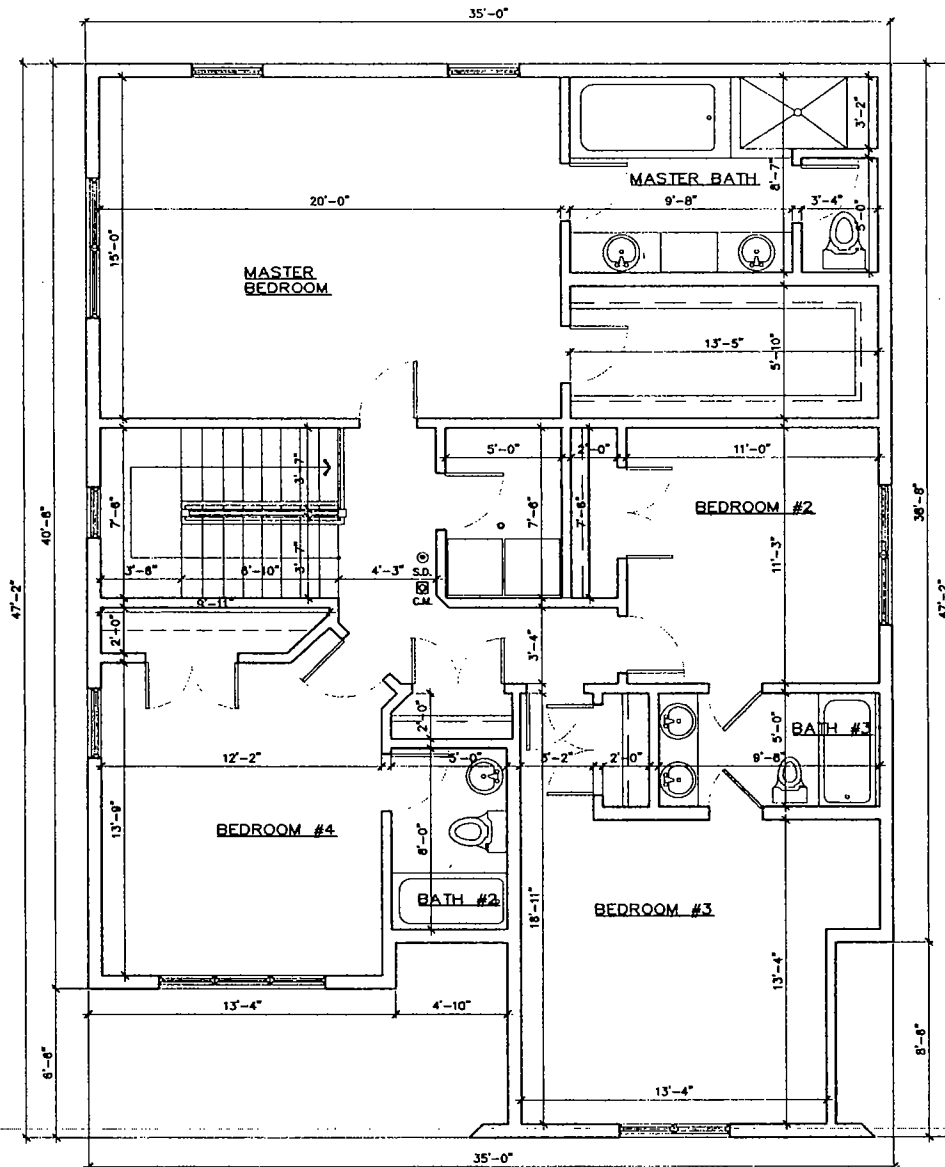
1ST FLOOR PLAN

SCALE: 3/16"=1'-0"



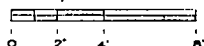
A-3

7021-25 N OVERHILL AVE
CHICAGO ILLINOIS



2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

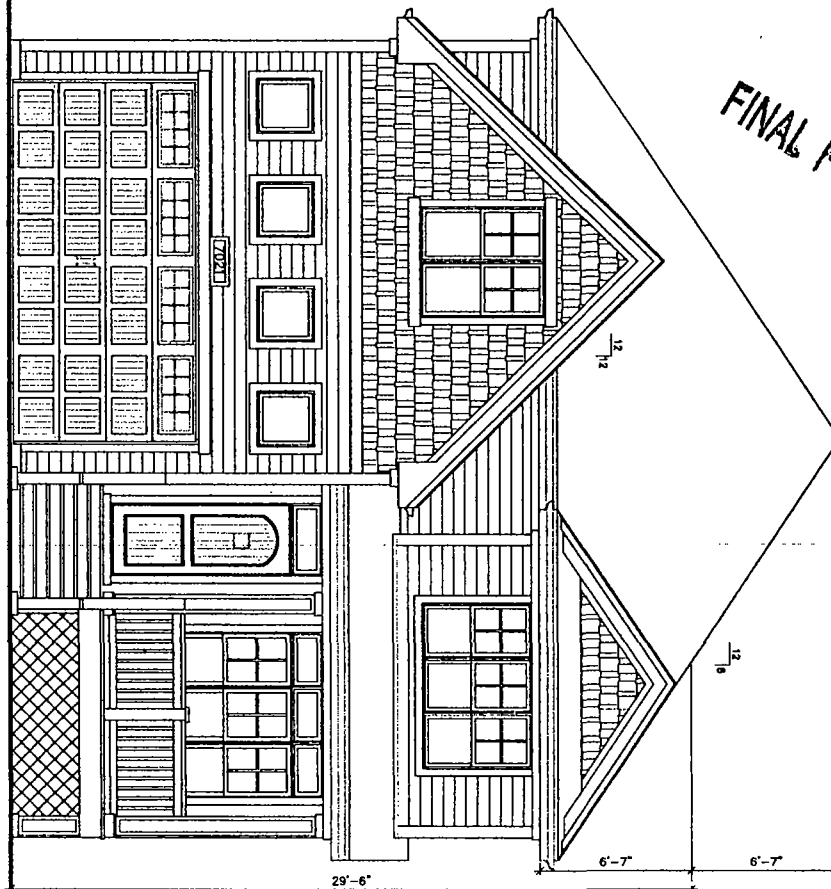
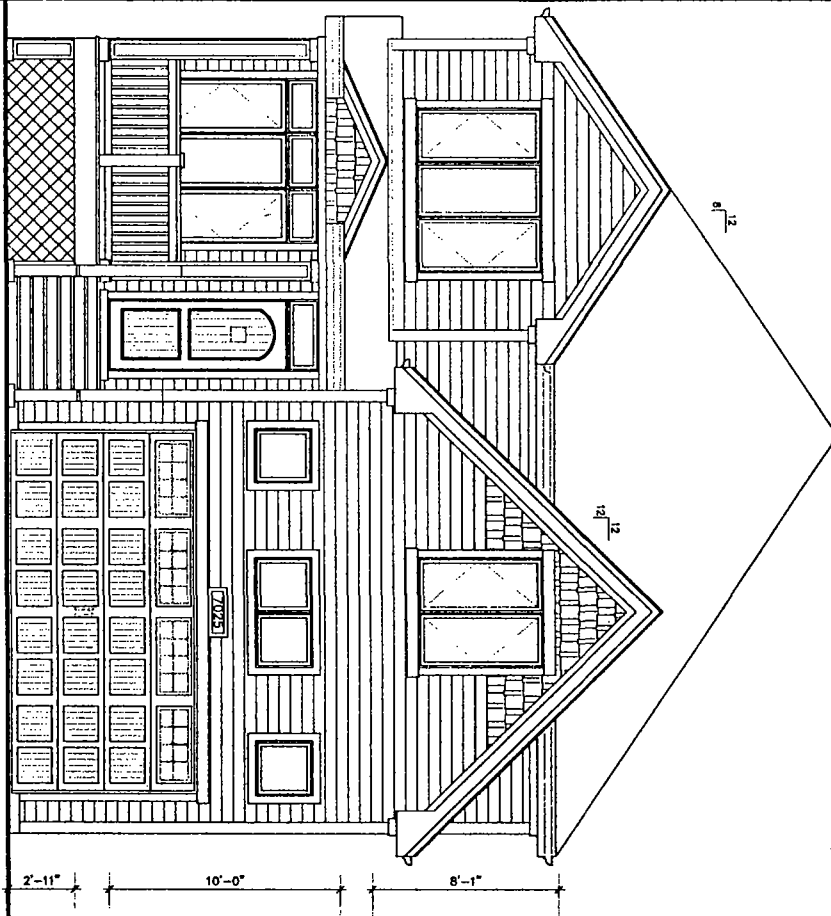


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7021-25 N OVERHILL AVE
CHICAGO ILLINOIS

WEST ELEVATION
SCALE 3/8"=1'-0"

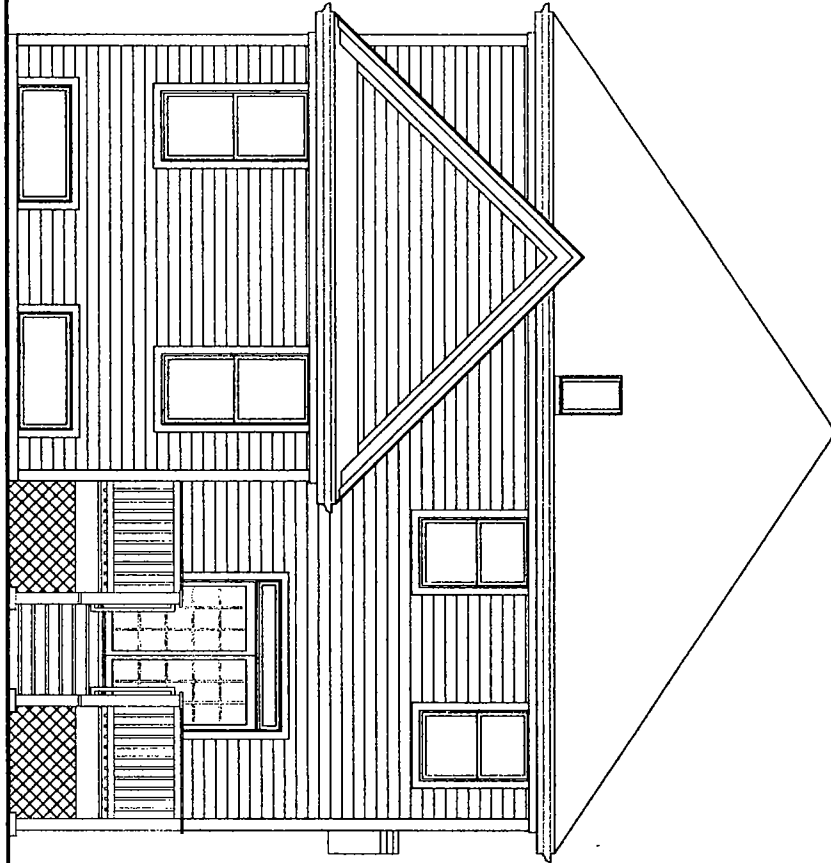


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7021-25 N OVERHILL AVE
CHICAGO ILLINOIS

EAST ELEVATION
SCALE 3/16"=1'-0"

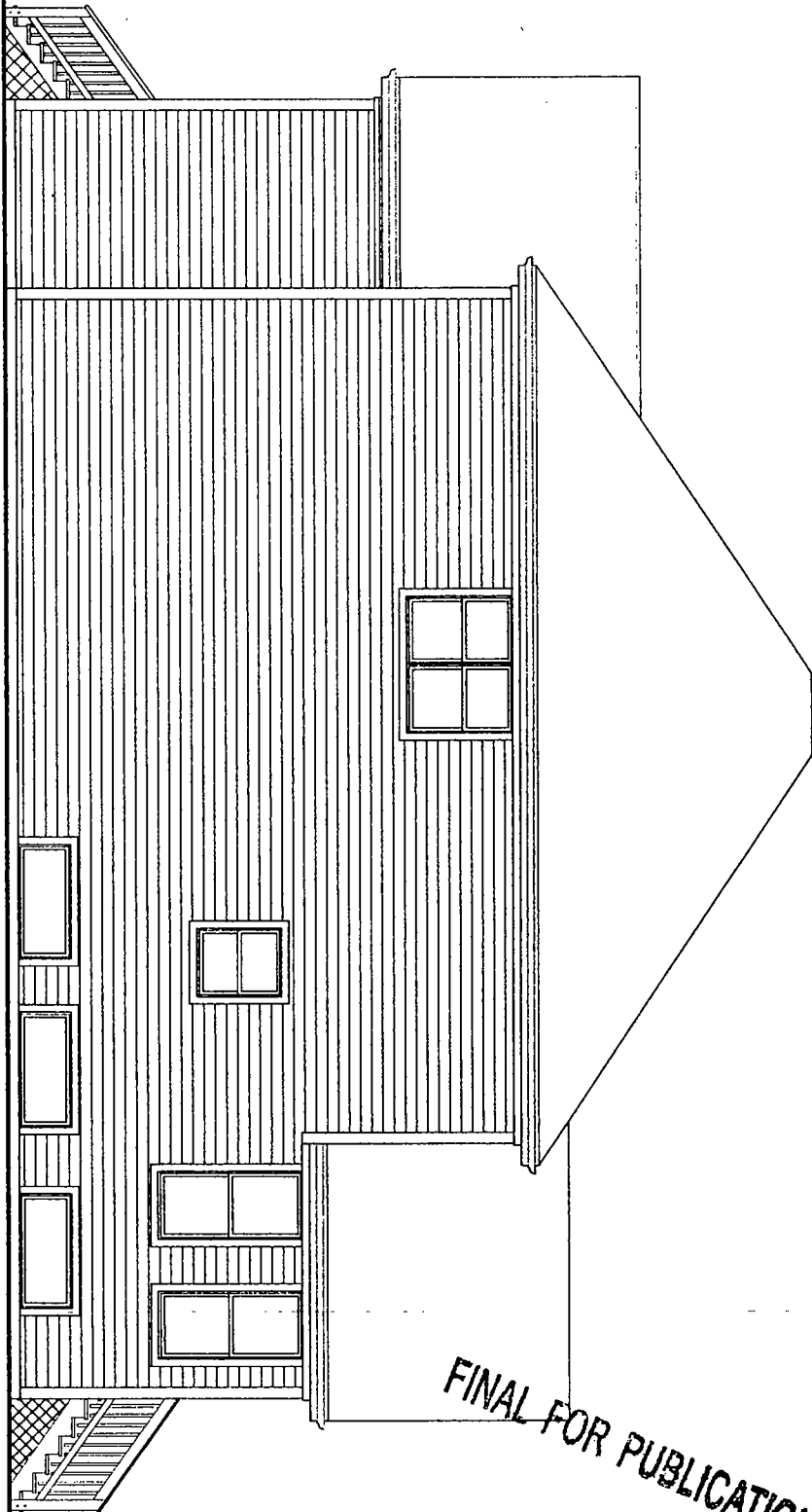


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7021-25 N OVERHILL AVE
CHICAGO ILLINOIS

SOUTH ELEVATION
SCALE: 3/16"=1'-0"

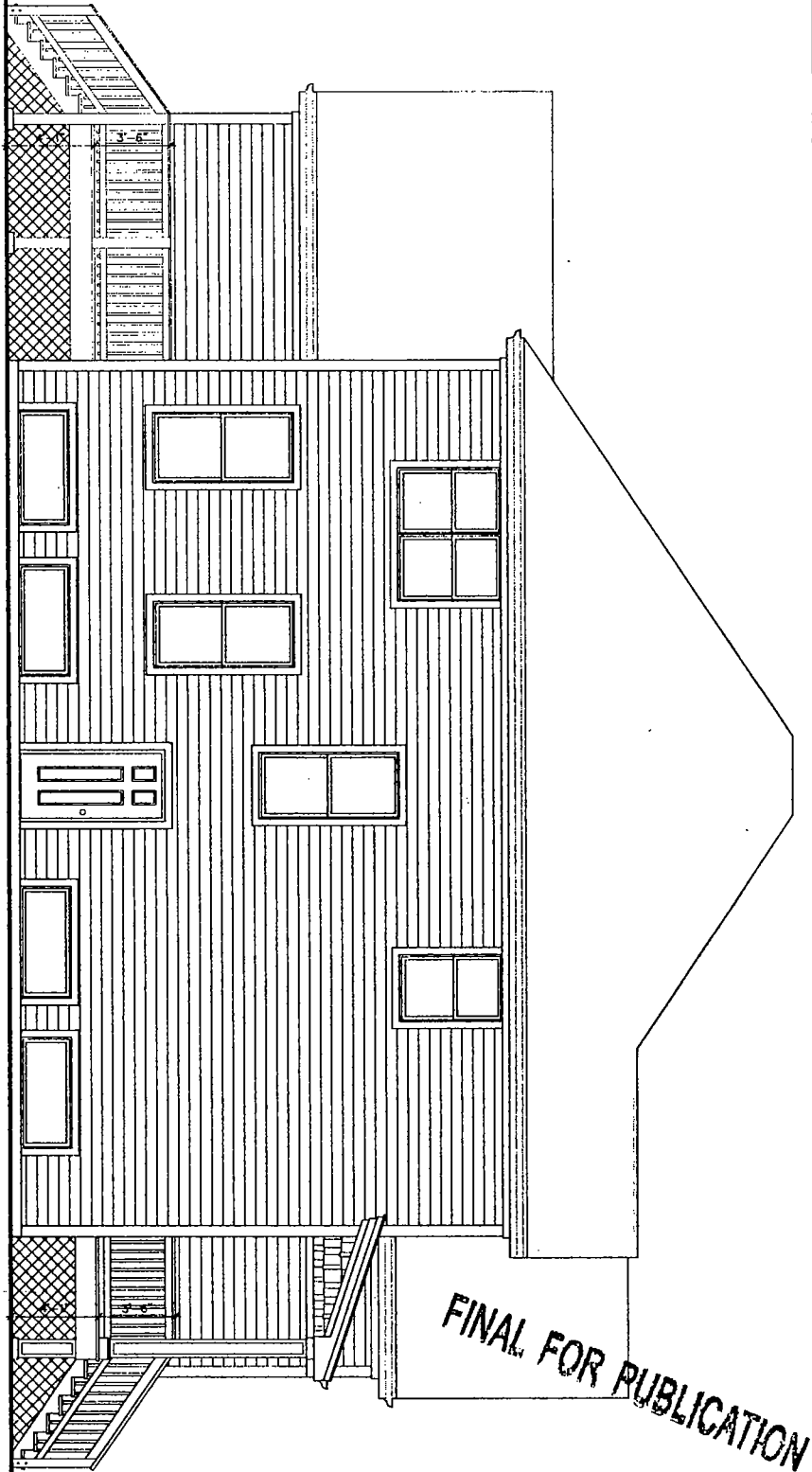


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7021-25 N OVERHILL AVE
CHICAGO ILLINOIS

NOT TO SCALE
SCALE: 3/8" = 1'-0"



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7021-25 N OVERHILL AVE
CHICAGO ILLINOIS