

7021 and 7025 North Overhill Avenue

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**

43.70'

N OVERHILL AVE

7021-25 N OVERHILL AVE

CHICAGO ILLINOIS

BASEMENT PLAN

SCALE: 1/18"=1'-0"

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A-2

7021 -25 N OVERHILL AVE

CHICAGO ILLINOIS

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WOOD PORCH

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7021-25 N OVERHILL AVE

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7021 -25 N OVERHILL AVE

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