

# Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

### Legislation Details (With Text)

File #: SO2018-8073

Type: Ordinance Status: Passed

File created: 10/31/2018 In control: City Council

**Final action:** 12/12/2018

Title: Zoning Reclassification Map No. 3-I at 2449 W Haddon Ave - App No. 19856T1

**Sponsors:** Misc. Transmittal

Indexes: Map No. 3-I

Attachments: 1. O2018-8073.pdf, 2. SO2018-8073.pdf

Date	Ver.	Action By	Action	Result
12/12/2018	1	City Council	Passed as Substitute	Pass
12/6/2018	1	Committee on Zoning, Landmarks and Building Standards		
10/31/2018	1	City Council	Referred	

#### **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. 3-1 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

File #: SO2018-8073, Version: 1

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 2449 West Haddon Avenue, Chicago

## FINAL FCR 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 <sup>1</sup>A Inches West Side: 2 Feet /

East Side: 3 Feet Rear: 36 Feet, 1 V2 Inches Rear Yard Open space: 196 Square Feet

Building height: 37 Feet 9 Inches

## FINAL FCR PUBLICATION