Office of the City Clerk

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Legislation Text

File #: O2016-3890, **Version:** 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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.

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 properly 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: J/18"-1-0*

o   2"   *• a'

A-2   # 7021 -25 N OVERHILL AVE
CHICAGO ILLINOIS

o3

DECK.

FAMILY RM.

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MUP RM.

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LIVING RM.

WOOD PORCH

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O   2* +'
ILLINOIS

7021-25 N OVERHILL AVE
CHICAGO

WAL FOR PWIMTIOH
ILLINOIS

7021 -25 N OVERHILL AVE

CHICAGO