



Office of the City Clerk

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Legislation Text

File #: SO2018-8073, Version: 1

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

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 ¹ / ₄ Inches West Side: 2 Feet / East Side: 3 Feet Rear: 36 Feet, 1 ¹ / ₂ Inches Rear Yard Open space: 196 Square Feet
Building height:	37 Feet 9 Inches

FINAL FCR PUBLICATION