



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-4196
Type: Ordinance **Status:** Passed
File created: 5/28/2014 **In control:** City Council
Final action: 1/13/2016
Title: Zoning Reclassification Map No. 3-G at 1531 W Haddon Ave - App No. 18065T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. SO2014-4196.pdf, 2. O2014-4196.pdf

Date	Ver.	Action By	Action	Result
1/13/2016	1	City Council	Passed as Substitute	Pass
1/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
3/17/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/28/2014	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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 3 - G in the area bounded by:

West Haddon Avenue; a line 220 feet East of and parallel to North Ashland Avenue; the public alley next south of and parallel to West Haddon Avenue; a line 196 feet East of and parallel to North Ashland Avenue.

To those of an RMS Residential Multi -Unit Zoning District

SECTION 2. This Ordinance takes effect after its passage and approval.

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Common address of property: 1531 West Haddon Avenue, Chicago

Application Number: 18065 TI

**SUBSTITUTE TYPE 1 NARRATIVE AND PLANS FOR FOR 1531
WEST HADDON AVENUE, CHICAGO**

Project Description:

The subject property is currently improved with a multi-unit residential building. The Applicant needs a zoning change to comply with the minimum lot area and the minimum floor area to build a new four story, 3 dwelling unit residential building. The existing building will be demolished.

Zoning Change Requested: Zoning Change from RS3 to RM5 Land Use: 3

DU Residential Building Floor Area Ratio:

Lot Area: 2,976 SF

Building Floor Area: 5,814 SF

Proposed FAR: 1.95 Density: 992

Square Feet per DU Off-Street Parking: 3

spaces Setbacks:

East Side Setback: 2'-0"

West Side Setback: 3'-0"

Front Setback: 7'-8 % "

Rear Setback: 37'-3 % "

Rear Yard Open Space: 213 sf

Building Height: 44'-10"

W. HADDON AVEg;

16 FT. ALLEY

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