

Legislation Details (With Text)

File #:	SO2	014-4196				
Туре:	Ordi	nance Status:		Passed		
File created:	5/28	/2014 In cont	ol:	City Council		
		Final a	ction:	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					
	1. SO2014-4196.pdf, 2. O2014-4196.pdf					
Attachments:	1. S	O2014-4196.pdf, 2. O2014-4196.pd	t			
Attachments:	1. S Ver.	O2014-4196.pdf, 2. O2014-4196.pd Action By	† Actic	on	Result	
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Date	Ver.	Action By	Actio Pas			
Date 1/13/2016	Ver. 1	Action By City Council Committee on Zoning, Landmarks	Actic Pas Ame	sed as Substitute	Pass	
Date 1/13/2016 1/5/2016	Ver. 1 1	Action By City Council Committee on Zoning, Landmarks and Building Standards Committee on Zoning, Landmarks	Actio Pas Ame Hele	sed as Substitute ended in Committee	Pass Pass	

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 paralld 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.

f~ <>: :>[:] Common address of property: 1531 West Haddon Avenue, Chicago Application Number: 18065 Tl

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

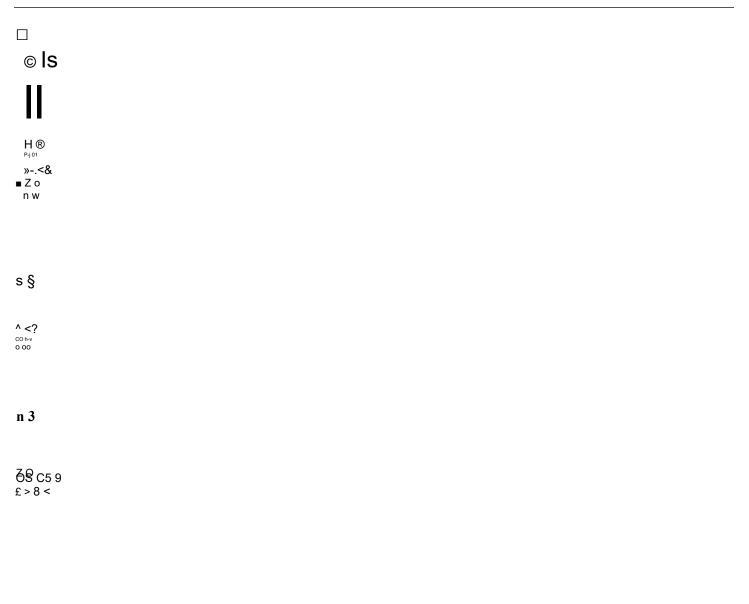
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