



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-3890
Type: Ordinance
Status: Passed
File created: 5/18/2016
In control: City Council
Final action: 6/22/2016
Title: Zoning Reclassification Map No. 17-O at 7021 N Overhill Ave and 7025 N Overhill Ave - App No. 18770T1
Sponsors: Misc. Transmittal
Indexes: Map No. 17-O
Attachments: 1. O2016-3890 (V1).pdf, 2. O2016-3890.pdf

Date	Ver.	Action By	Action	Result
6/22/2016	1	City Council	Passed	Pass
6/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
5/18/2016	1	City Council	Referred	

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 property 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: 1/18"=1'-0"

0 2" 4' 8"

A-2

7021 -25 N OVERHILL AVE

CHICAGO ILLINOIS

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DECK.

FAMILY RM.

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MUP RM.

1-4 1/2 4-0

LIVING RM.

WOOD PORCH

FINAL FOR PUBLICATION

0 2" 4'

ILLINOIS

7021-25 N OVERHILL AVE

CHICAGO

WAL FOR PWIMTIOH

ILLINOIS

7021 -25 N OVERHILL AVE

CHICAGO