



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

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**File #:** SO2018-8073  
**Type:** Ordinance  
**File created:** 10/31/2018  
**Status:** Passed  
**In control:** City Council  
**Final action:** 12/12/2018  
**Title:** Zoning Reclassification Map No. 3-I at 2449 W Haddon Ave - App No. 19856T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-I  
**Attachments:** 1. O2018-8073.pdf, 2. SO2018-8073.pdf

Date	Ver.	Action By	Action	Result
12/12/2018	1	City Council	Passed as Substitute	Pass
12/6/2018	1	Committee on Zoning, Landmarks and Building Standards		
10/31/2018	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 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 <sup>1</sup> / <sub>4</sub> Inches West Side: 2 Feet / East Side: 3 Feet Rear: 36 Feet, 1 <sup>1</sup> / <sub>2</sub> Inches Rear Yard Open space: 196 Square Feet
Building height:	37 Feet 9 Inches

## **FINAL FCR PUBLICATION**