



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-1862
Type: Ordinance
File created: 4/22/2020
Status: Passed
In control: City Council
Final action: 5/20/2020
Title: Zoning Reclassification Map No. 3-I at 2655 W Haddon Ave - App No. 20364T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-I
Attachments: 1. O2020-1862 (V1).pdf, 2. O2020-1862.pdf

Date	Ver.	Action By	Action	Result
5/20/2020	1	City Council	Passed	Pass
5/19/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/22/2020	1	City Council	Referred	

Final for Publication

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 be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-1 in the area bounded by

West Hadden Avenue; a line 75 feet east of and parallel to North Washtenaw Avenue; the alley next south of and parallel to West Haddon Avenue; and a line 50 feet east of and parallel to North Washtenaw Avenue,

to those of a RM6 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2655 West Haddon Avenue
17-J3-0303-C (1) Narrative Zoning Analysis
2655 West Haddon Avenue, Chicago, Illinois

Proposed Zoning: RM-6 Multi-Unit District Lot Area: 3,009.75

square feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the rehabilitation of the existing three-story residential building, at the subject site, and to bring the existing non-conforming improvements into compliance under the current Zoning Ordinance. The subject property is currently improved with a three-story (with basement) all residential building and a detached coach house. The existing principal building presently contains seven (7) dwelling units, while the existing coach house presently contains two (2) dwelling units - for a total of nine (9) dwelling units at the subject site. The existing buildings and improvements, therefore, are non-conforming, under the current Zoning Ordinance. The rehabilitation plan does not call for the physical expansion of the footprint or envelope of the existing principal building and does not call for any work affecting the existing coach house. There is currently no off-street vehicular parking, at the site, and no new onsite parking is proposed. The existing principal building is (and will remain) masonry in construction and measures 44 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 5,745 square feet (approximately) (2.0 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 9 dwelling units (334 square feet)
- C) The amount of off-street parking: 0 vehicular parking spaces
**The existing residential buildings have been in existence for 50 or more years, with no off-street parking - therefore, no additional or new parking should be required. [17-10-0101-B(2)(a).] If it is determined, however, that additional parking is required, then the Applicant will seek the appropriate relief to accommodate for such parking and/or a reduction in the same.*
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks: East: 0 feet-0 inches West: 0 feet-0 inches
- E) Building Height:
 - 44 feet-0 inches (principal building) 19 feet-6 inches (coach house)

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