



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2021-3169  
**Type:** Ordinance  
**File created:** 7/21/2021  
**Status:** Passed  
**In control:** City Council  
**Final action:** 9/14/2021  
**Title:** Zoning Reclassification Map No. 3-I at 2739 W Haddon Ave - App No. 20795T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-I  
**Attachments:** 1. O2021-3169 (V1).pdf, 2. O2021-3169.pdf

Date	Ver.	Action By	Action	Result
9/14/2021	1	City Council	Passed	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2021	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, the Chicago Zoning Ordinance, be amended by changing all the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-1 in the area bounded by

West Haddon Avenue; a line 222.25 feet east of and parallel to North California Avenue; the alley next south of and parallel to West Haddon Avenue; and a line 197.25 feet east of and parallel to North California Avenue,

to those of an RM-4.5 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: 2739 West Haddon Avenue

# Rnai for Publication

17-13-0303-C (1) Narrative Zoning Analysis  
2739 West Haddon Avenue, Chicago, Illinois

Proposed Zoning: RM-4.5 Multi-Unit District Lot

Area: 3,010.75 square feet

Proposed Land Use: The subject property is currently improved with a three-story (with basement) residential building, that contains three (3) permitted dwelling units on and between the 1<sup>st</sup> thru 3<sup>rd</sup> Floors and a single (1) dwelling unit in the basement, for which permit records cannot be found. The existing improvements, therefore, are non-conforming under the current Zoning Ordinance. The Applicant is seeking a Zoning Map Amendment in order to permit the existing dwelling unit within the basement of the existing building - for a total of four (4) permitted dwelling units at the subject site and within said building. The proposed Zoning Amendment will, in turn, also bring the existing non-conforming conditions into compliance under the current Zoning Ordinance. The proposal does not call for any physical alterations to or expansion of the existing building, though some minor renovations to the interior of the existing units is contemplated. There is currently off-street surface parking for one (1) vehicle, located at the rear of the site. No new onsite parking is proposed or required. The existing building is, and will remain, masonry in construction and measures 38 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 3,510 square feet (1.17 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 4 dwelling units (753 square feet)
- C) The amount of off-street parking: 1 vehicular parking spaces  
*\*The existing residential building has been in lawful existence for 50 or more years, with off-street parking for a single vehicle, therefore, no additional off-street parking is required to permit the one (1) additional dwelling unit. [Sec. 17-13-0101-13(2).]*
- D) Setbacks:
  - a. Front Setback: 8 feet-8 inches
  - b. Rear Setback: 58 feet-1 inches
  - c. Side Setbacks:
    - North: 0 feet-0 inches
    - South: 0 feet-0 inches
- (E) Building Height:  
38 feet-0 inches

INTERIOR RENOVATION OF EXISTING 2739 W. HADDON AVENUE

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ISSUE  
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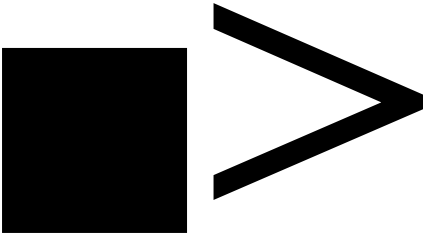
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