



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2014-4196, Version: 1

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 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 parallel 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.

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Common address of property: 1531 West Haddon Avenue, Chicago

Application Number: 18065 TI

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;

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