



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2017-2221, 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 ail of the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-1 in the area bounded by

North Talman Avenue: A line 50 feet north of and parallel to West Altgeld Street; A line 125.92 feet east of and parallel to North Talman Avenue; West Altgeld Street

to those of a 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: 2501 -2503 North Talman Avenue

SUBSTITUTE PROJECT NARRATIVE TYPE 1 ZONING AMENDMENT 2501-2503 NORTH

TALMAN

RM-4.5 Residential Multi-Unit District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit (Detached House) District to a RM-4.5 Residential Multi-Unit District to divide a single zoning lot of 50 x 125.92 into two zoning lots of 25 x 125.92 and 25 x 125.92. The property at 2503 North Talman contains a 2 unit building with a rear building containing 2 units. The rear building will be deconverted into a single family residence. The existing buildings at 2503 North Talman will remain. The lot at 2501 North Talman will contain a single family home with 2 parking spaces.

	2501 North Talman Avenue	2503 North Talman Avenue
Lot Area	3,148 square feet	3,148 square feet
Parking	2	0
Rear Setback	43 feet	0 (existing)
North Setback	3 feet	0 feet
Front Setback	11.5 feet	9 feet
South Setback	2 feet	0 feet
FAR	.90	1.70
Building Square Footage	2,833 square feet	5,351 square feet (existing)
Building Height	25 feet 10 inches	23 feet and 25 feet.(existing)

**FIN/i FOR
PUBLICATION**

N. TALMAN AVE.

ONE-WAY TRAFFIC

25.00' P.L

14'PUBLIC ALLEY

2

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3



KENNEDY MANN ARCHITECTURE

Proposed First Floor Plan

02.09.17

TOPOGRAPHY: PET UNDERSIDE OF JOIST AT SECOND FLOOR

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