



# Office of the City Clerk

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## Legislation Text

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**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 196.50 feet West of and parallel to North Western Avenue; the public alley next South of and parallel to West Haddon Avenue; a line 220.50 feet West of and parallel to North Western 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: 2423 West Haddon Avenue, Chicago, IL**

## NARRATIVE FOR TYPE 1 REZONING FOR 2423 WEST HADDON, CHICAGO, ILLINOIS

The subject property is currently improved with a residential building. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area in order to build a new 3 story, 3 dwelling unit residential building (the existing building to be demolished).

Project Description:	Zoning Change from an RT4 to an RM4.5
Use:	3 dwelling unit residential building
Floor Area Ratio:	1.39
Lot Area:	2,880 square feet
Building Floor Area:	4,000 square feet
Density:	960 square feet per DU
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 12 feet 4 7/8 inches Side: 2 feet (west) and 3 feet (east) Rear: 36 feet 1/8 inch Rear Yard Open space: 189 square feet
Building height:	37 feet 11 inches

## FINAL FOR PUBLICATION

W. HADDON AVE

24'-0"  
PROPERTY

16'-0" PUBLIC ALLEY

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