



City of Chicago



SO2019-7948

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/16/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 1-I at 2423-2425 W Warren Blvd - App No. 20202T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

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, is hereby amended by changing all of the M1-1, Limited Manufacturing/ Business Park District and RM-5, Residential Multi-Unit District symbols and indications as shown on Map No. 1-I in an area bound by

West Warren Boulevard; a line 208.0 feet west of and parallel to North Western Avenue; the public alley next south of and parallel to West Warren Boulevard; And a line 258.0 feet west of and parallel to North Western Avenue

to those of a RM-5, Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2423-25 West Warren Boulevard

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Type-1 Zoning Map Amendment: SUBSTITUTE NARRATIVE & PLANS

2423-25 West Warren Boulevard - M1-1 and RM-5 to RM-5

The applicant wishes to construct a 4½-story, 8 dwelling unit building with 8 parking stalls (4 interior spaces, 4 uncovered exterior spaces) accessed from the public alley at the rear of the property. There are no planned commercial spaces at the subject property.

FAR	1.43
Lot Area	6,350 Square Feet
Lot Area Per Unit	793.75 Square Feet
Building Area	9,115 Square Feet
Building Height	47 Feet 0 Inches
Front Setback	14 Feet 1½ Inches
Rear Setback	40 Feet 2½ Inches
East side Setback	5 Feet 0 Inches
West side Setback	5 Feet 0 Inches
Parking	8 Parking Stalls

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2423-25 W WARREN BLVD

ZONING DATA

ADDRESS 2423-25 W WARREN BLVD
 LOT SIZE 127'0" x 50'0" (SEE PLAT OF SURVEY)
 LOT AREA 6,350 SQ. FT.

	CURRENT ZONING	NEW ZONING	PROVIDED
ZONING DISTRICT:	MI-1/RM-5	RM-5	RM-5
FAR	1.2 FOR MI-1	2.0	2.0
MINIMUM LOT AREA	400 SQ. FT. FOR RM-5	400 SQ. FT. / UNIT	-
MAXIMUM BUILDABLE AREA	12,700 SQ. FT. FOR RM-5	12,700 SQ. FT.	9,115 SQ. FT.
MAXIMUM NUMBER OF UNITS	15 RESIDENTIAL UNITS	15 RESIDENTIAL UNITS	8 RESIDENTIAL UNITS
MAXIMUM BUILDING HEIGHT	47'-0" FOR RM-5	47'-0"	47'-0"
SETBACKS			
FRONT YARD	16'-0 5/8" (AVG) FOR RM-5	14'-1 1/2" (AVG)	14'-1 1/2"
REAR YARD	38'-1 1/4" FOR RM-5	38'-1 1/4"	40'-2 1/2"
SIDE YARDS	10'-0" COMBINED FOR RM-5, 4'-0" EA SIDE	10'-0" COMBINED, 4'-0" EA SIDE	5'-0" EA SIDE
MINIMUM PARKING	1 SPACE / RES. UNIT	1 SPACE / RES. UNIT	8 PARKING SPACES
REAR YARD OPEN SPACE	333.38 SQ. FT. FOR RM-5	333.38 SQ. FT.	424 SQ. FT.
LOADING BERTH	NOT REQUIRED	NOT REQUIRED	N/A
COMMERCIAL SPACE	NOT REQUIRED FOR RM-5	NOT REQUIRED	N/A

F.A.R. SQUARE FOOTAGE BREAKDOWN

ROOF	1,160 SQ. FT.
THIRD FLOOR	2,928 SQ. FT.
SECOND FLOOR	2,928 SQ. FT.
FIRST FLOOR	2,099 SQ. FT.
BASEMENT	(N/A)
TOTAL SQUARE FOOTAGE	9,115 SQ. FT.

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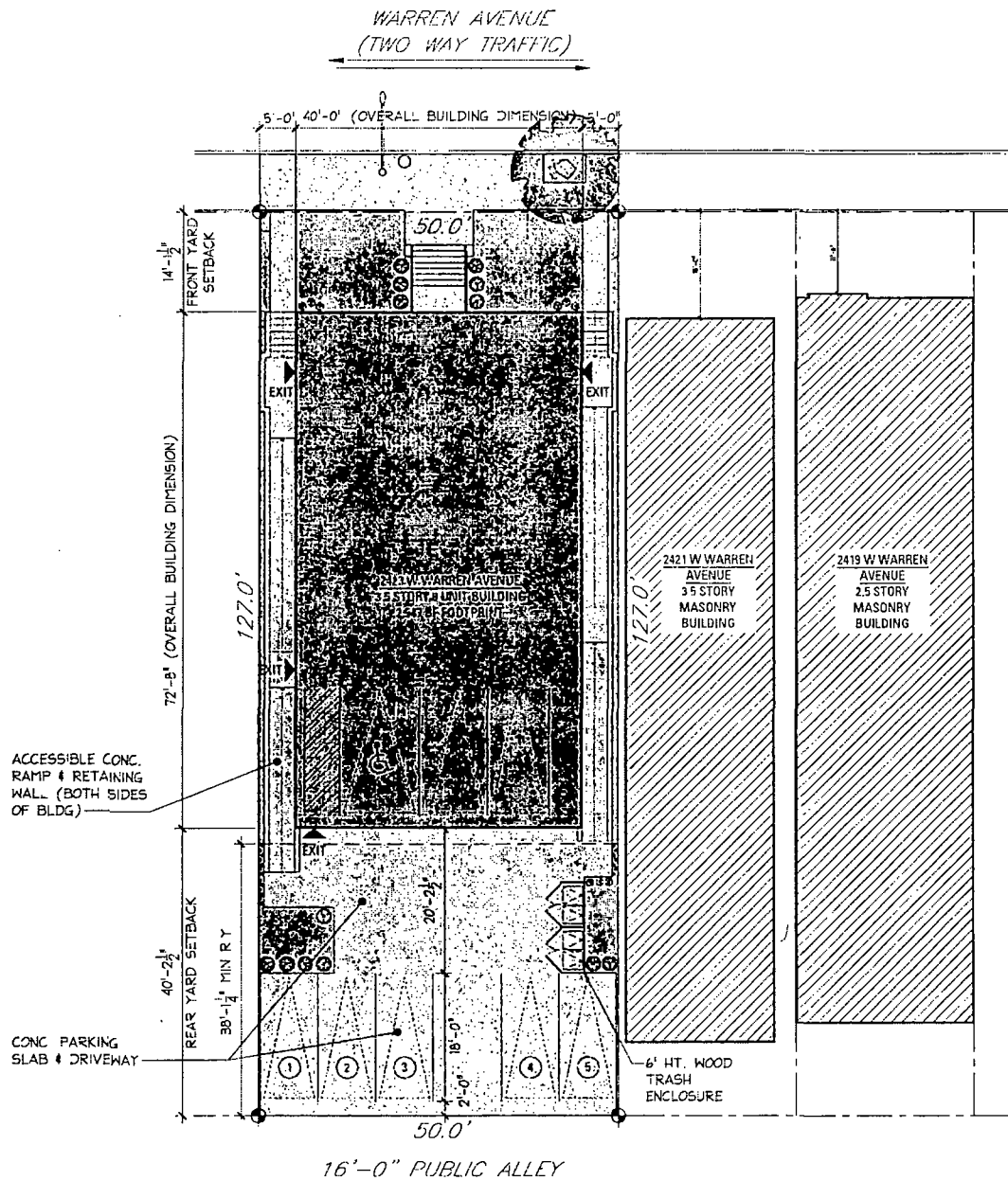
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proj. 5 UNIT RESIDENTIAL DEVELOPMENT
 NEW CONSTRUCTION
 2423 W WARREN BLVD
 CHICAGO, IL

description 11/2010 ISSUED FOR REVIEW



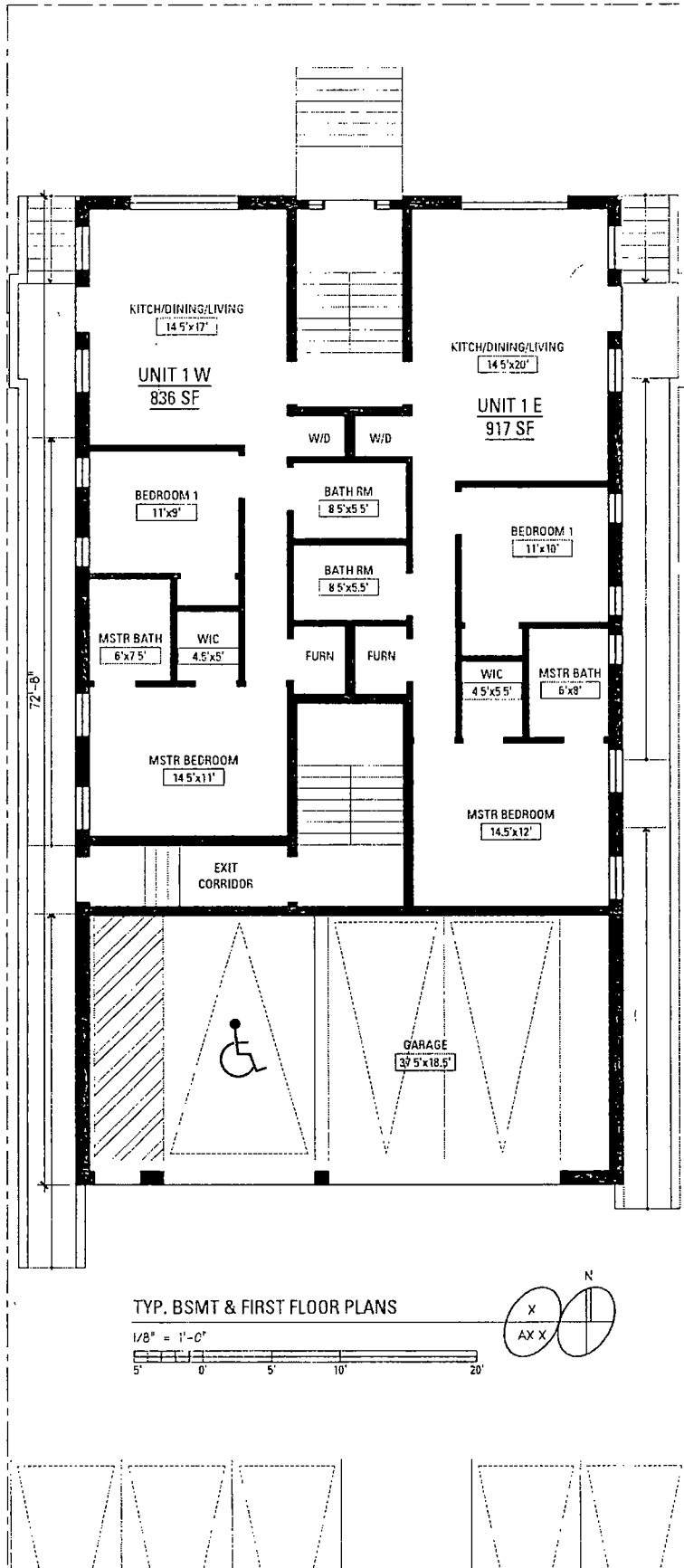
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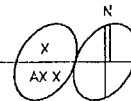
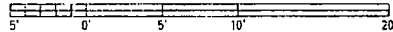
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NEW CONSTRUCTION
2423 W WARREN BLVD
CHICAGO, IL
description 6/20/16 ISSUED FOR PERMITS

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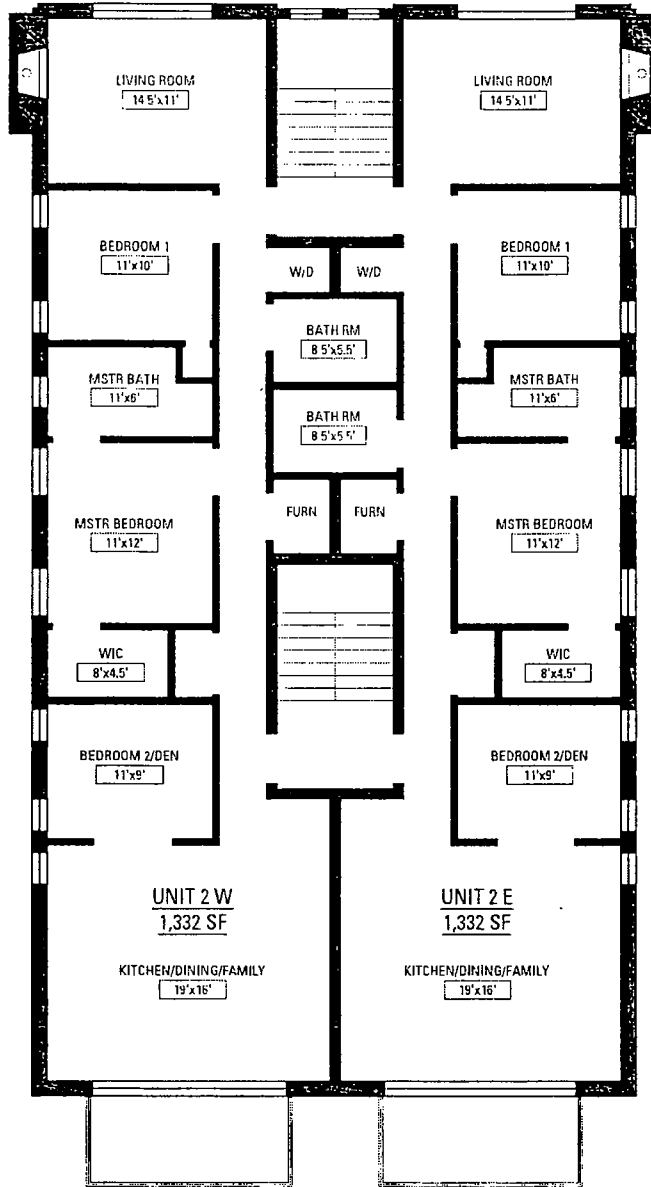


TYP. BSMT & FIRST FLOOR PLANS

1/8" = 1'-0"

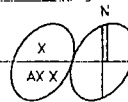
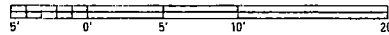


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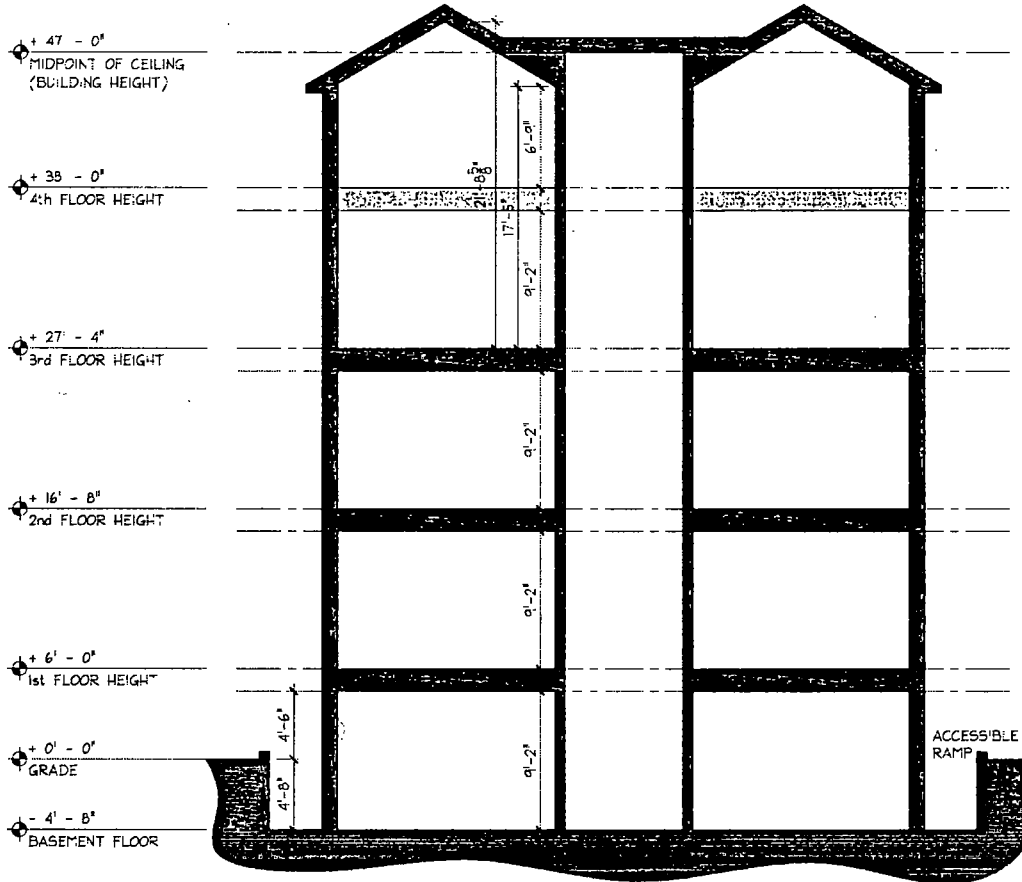


TYP. SECOND & THIRD FLOOR PLAN

1/8" = 1'-0"



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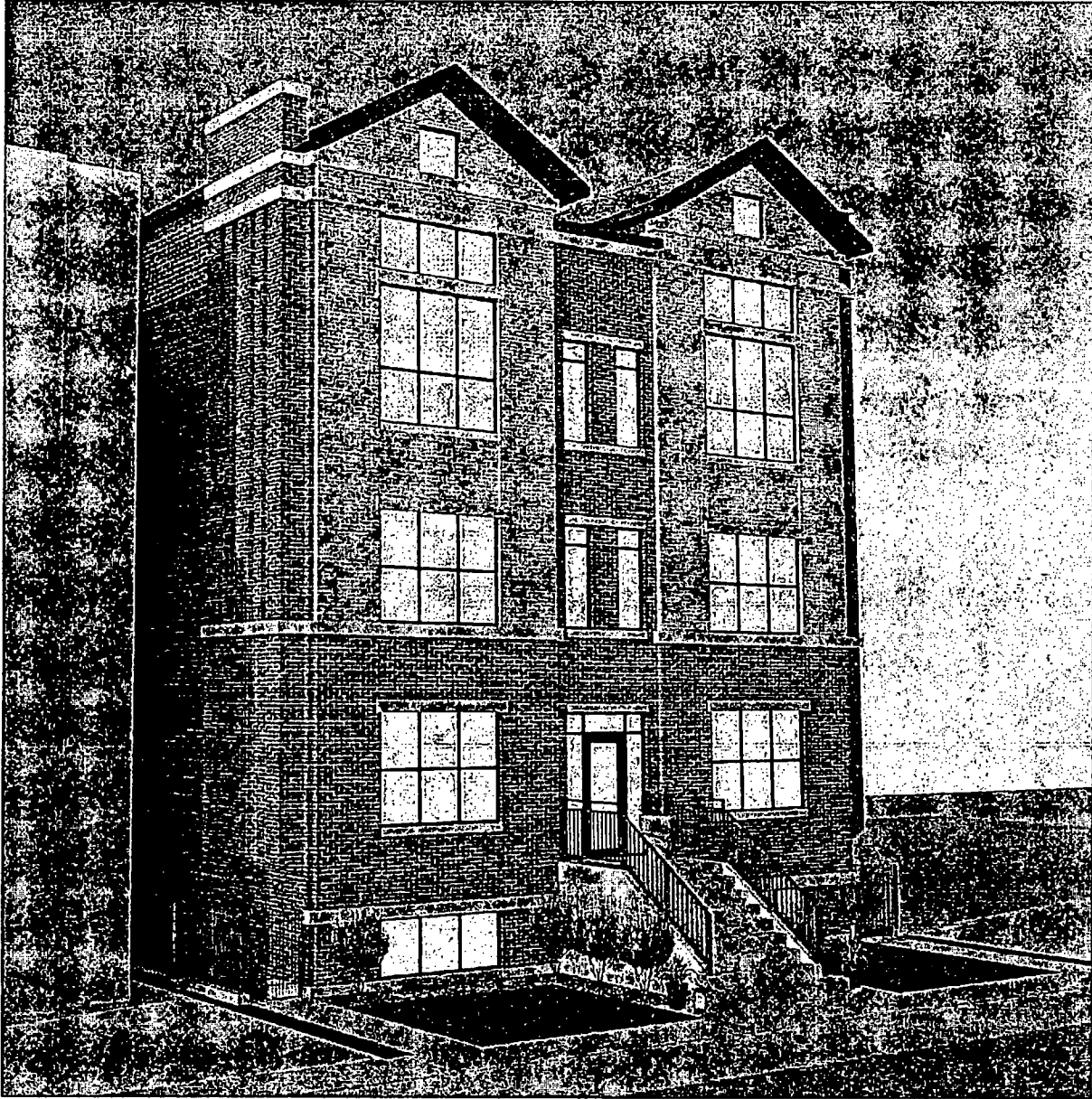
BUILDING SECTION

1/8" = 1'-0"

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proj.# —
 proj. 8 UNIT RESIDENTIAL DEVELOPMENT
 NEW CONSTRUCTION
 2423 W WARREN BLVD
 CHICAGO IL
 description 5/5/2015 ISSUED FOR REVIEW

Final for Publication



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proj 8 UNIT RESIDENTIAL DEVELOPMENT
NEW CONSTRUCTION
2423 W WARREN BLVD
CHICAGO, IL

description 6/6/2018 SCHEDULED FOR REVIEW

